City of Healdsburg Housing Element Update 2023-2031

Public Review Draft Appendices
September 2022

City of Healdsburg Housing Element Update 2023-2031

Public Review Draft Appendix A
September 2022

Appendix A: Community Engagement and Input

Note Appendix A will be updated following the current public review period (September 30 – October 30) to reflect input received during this period.

Note: Additional detail will be added to Appendix A following the current public review period (September 30 – October 30) to reflect input received during this period.

Community engagement has informed the Housing Element Update from day one. This Appendix provides an executive summary of outreach conducted prior to the launch of the Public Review Draft and will be supplemented to incorporate community input on the draft following the 30-day public review period and prior to submittal to the California Department of Housing & Community Development (HCD). **Appendix B** contains the results of the Housing Needs & Opportunities Survey.[1] Continued updates on the Housing Element Update process and opportunities to comment are found at bit.ly/HealdsburgHousing.

The bilingual (English/Spanish) Housing Needs & Opportunities Survey was promoted with a flyer sent as a utility bill insert to every household in the City of Healdsburg, supplemented by doorhangers in neighborhoods with higher proportions of renters and Latino residents. The response is on par and slightly above prior surveys of community interest in Healdsburg at around 500 respondents, with 87% of responses in English and 13% in Spanish. A majority of respondents provided contact information, utilized for distribution of the Public Review Draft.

The biggest housing needs facing Healdsburg today as identified by a supermajority of respondents are housing choices in the lower price range (75%), housing for people who work here (73%), lower-cost rental housing (67%), and homes that are affordable to first-time homebuyers (66%).

Healdsburg's housing needs in the coming 10 years were identified as housing priced so younger Healdsburg residents can afford to live here (79%), and that businesses will need housing affordable to their workers (67%).

72% of respondents expressed support for missing middle housing such townhomes and low-rise multiplexes, and 55% supported accessory dwelling units. These predominated other options including senior housing, cohousing, and mid-rise housing downtown.

Members of the public have provided public comment at community workshops held with the Housing Element Work Group (HEWG), Planning Commission, and City Council. Perspectives offered have ranged from affordable housing residents to housing advocates.

Stakeholder outreach has included discussions with community organizations, housing developers, and local agencies, and will continue with the release of the Public Review Draft.

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[1] NOTE: Page numbers in Appendix B are truncated due to the omission of personal contact information in the Public Review Draft.

City of Healdsburg Housing Element Update 2023-2031
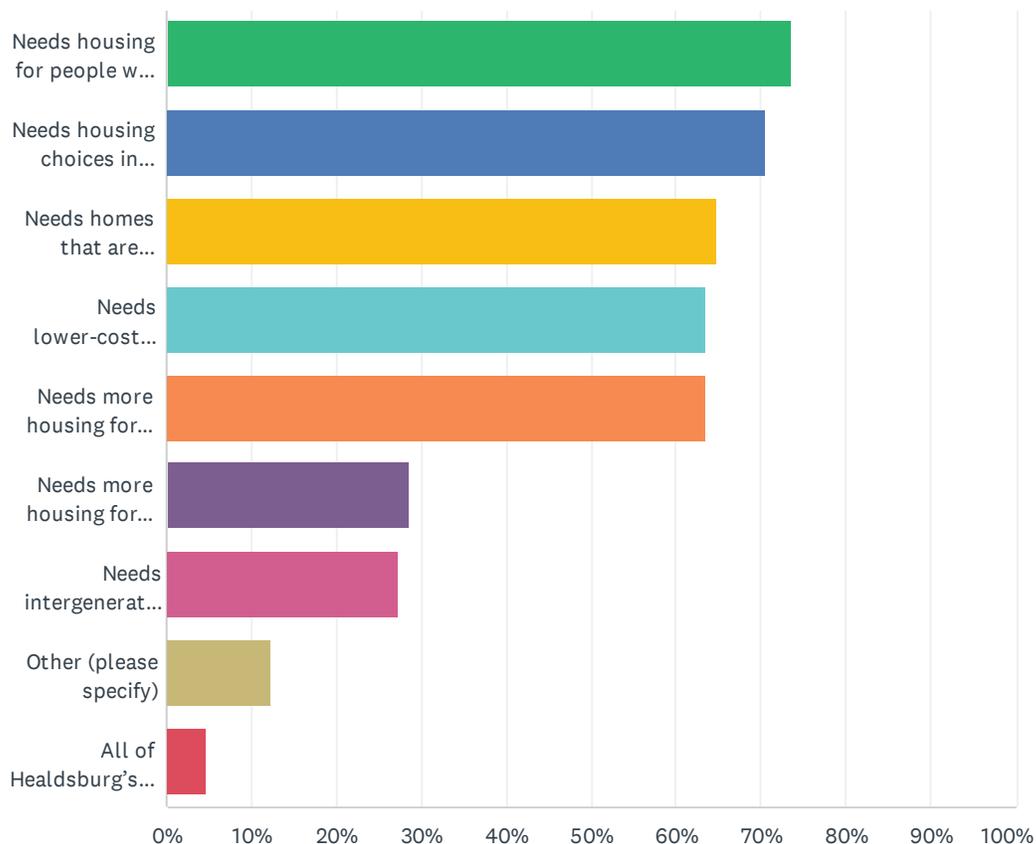
Public Review Draft Appendix B
September 2022

Appendix B: Community Survey Results

Q1 The biggest housing needs facing Healdsburg today are (check all that apply):

Answered: 436   Skipped: 0

ANSWER CHOICES	RESPONSES	
Needs housing for people who work here	73.62%	321
Needs housing choices in lower price range	70.64%	308
Needs homes that are affordable to first-time homebuyers	64.91%	283
Needs lower-cost rental housing	63.53%	277
Needs more housing for young families and workers	63.53%	277
Needs more housing for seniors	28.67%	125
Needs intergenerational living options	27.29%	119
Other (please specify)	12.39%	54
All of Healdsburg's housing needs are being met	4.59%	20
Total Respondents: 436		

#	OTHER (PLEASE SPECIFY)	DATE

1	workforce affordable home ownership homes	5/10/2022 9:22 PM
2	Needs incentives for renting vacant summer homes.	3/17/2022 6:25 PM
3	It does not need more hotels	3/14/2022 8:38 PM
4	Just more. Repeal the GMO.	3/14/2022 12:04 PM
5	Need to address the lack of water!	3/14/2022 8:59 AM
6	Healdsburg's low or even lower cost housing needs are NOT being met. Promises made by high end developers to include "low cost housing" in exchange for the city allowing their development to be permitted are not being followed through and I have seen the COH do NOTHING to go after the developer(s) to force compliance with fines or? e.g. Saggio Hills/Montage.	3/13/2022 8:44 PM
7	Affordable rentals that are not group together and that are not Apartments	3/13/2022 12:34 PM
8	Lower cost of housing for the people who live in healdsburg	3/12/2022 11:37 AM
9	Needs cohousing	3/12/2022 6:20 AM
10	Don't punish Landlord's for the City's lack of low rent housing. Build & convert more.	3/11/2022 11:33 PM
11	Need affordable housing for first time home buyers! The next generation cannot afford to live here!	3/11/2022 10:36 PM
12	Housing isn't an issue. Continuing to build out is the problem. Dog chasing it's tail. More building, more workers, less housing. 2017 was sweet spot. I could get day work in Fulton which is where the day workers ARE. 10-15 minutes from Healdsburg. Now there is pumper to bumper traffic, accidents, people tailgating all stressed out. Look at Marin or Carmel. These questions are not thoughtful. You are ruining our charming small town. Turning it into the bay area places that all those people are trying to escape. STOP allowing Montage and all the rest. Healdsburg is slipping away.	3/11/2022 4:42 PM
13	Need housing for rent to own	3/11/2022 4:31 PM
14	meet water needs for Healdsburg residents first and foremost, precluding second homes, vacation homes and hotels and motels.	3/11/2022 1:59 PM
15	Stop all building till we have a water solution	3/11/2022 9:44 AM
16	Affordable housing for seniors	3/11/2022 6:59 AM
17	Needs supportive permanent housing for homeless people	3/10/2022 5:44 PM
18	Water we need to consider to much building and not enough water for each house hold now	3/9/2022 10:49 AM
19	Water concerns are main priority	3/8/2022 11:37 AM
20	North Village and development in center of town--Luxury "urban sprawl" greed@	3/6/2022 11:27 AM
21	Restrictions on 2nd homes	3/5/2022 7:10 PM
22	If we stop approving nore hotels and wineries, there will be fewer workers needed. Workers in those places need to be paid more so they can afford to live here.	3/4/2022 5:34 PM
23	needs to consider water availability in the future and avoid water rationing and avoid hefty fines	3/4/2022 3:51 PM
24	Less catering to part time residents and tourists	3/4/2022 11:29 AM
25	add PARKING and no more hotels!	3/3/2022 3:58 PM
26	Stop building please	3/3/2022 8:24 AM
27	Needs affordable housing for middle income households	3/2/2022 6:30 PM
28	Insufficient water supply and water infrastructure!	3/2/2022 10:07 AM
29	The landlords and those acting on behalf of the landlords should be accountable. We already know what government housing is like.	3/2/2022 9:59 AM
30	No water for more housing	3/1/2022 6:45 AM

31	Healdsburg needs more housing of every type.	2/18/2022 5:37 PM
32	We do not need more luxury housing and hotels	2/3/2022 4:08 PM
33	Allow more building add ins vanny units etc and quit charging an arm and a leg to do so	2/3/2022 11:43 AM
34	Need more flexibility for building expensive and affordable houses at the same time.	2/2/2022 2:51 PM
35	Need more inventory. The 30 unit cap is brutal. Approving projects like Mill Street District doesn't help the local housing issues as those homes aren't mean for the local community.	2/2/2022 11:49 AM
36	Outlaw air b&b and similar	2/2/2022 8:41 AM
37	When you apply for permits to add housing lady or guest on your property the city makes it so expensive and unreasonable. That nobody can afford to add for family members or helping the housing shortage.you need solar panels , sprinklers , sidewalk change for handicap and upgrade of gas line to main……	2/2/2022 7:55 AM
38	Me and my husband are both working class. We want to start a family but there is no homes here for first time buyers. We have the money there's just nothing available. We both grew up here in healdsburg and now we are being pushed out due to high cost of living. We are both 25 years old this city is not kind to young adults.	2/2/2022 7:31 AM
39	Need for more housing for folks in the 60-120% ami range whether it be rentals or homes to purchase.	2/1/2022 9:50 PM
40	More diversity of housing products	2/1/2022 3:00 PM
41	We need to make Healdsburg more like Ross in Marin County. If employees of business here in town want to live here then they should pay market rates. Business owner in town (generally the Hospitaltity sector) should pay employees a livable wage so they can live here. Us locals who have been living here for decades are tired of subsidizing the business owners who don't pay a fair wage for employees. Then we think it's good to start non profits to subsidize the business owners for not paying the market rate. We should have no government programs in place and let the market dictate what happens.	1/30/2022 9:26 PM
42	Healdsburg needs housing in the $3-400,000 range	1/29/2022 7:13 PM
43	Need smaller house options for seniors/single people. In my neighborhood many single people occupy large homes.	1/29/2022 1:52 PM
44	Any housing development needs to be based on the scarcity of water. If you cannot add your own water, you should not build.	1/29/2022 12:01 PM
45	No more Market Rate! We're losing our soul with more and more wealthy weekenders buying-in and driving up prices	1/22/2022 10:06 AM
46	Cohousing, PSH	1/20/2022 7:48 PM
47	All forms of housing	1/20/2022 7:29 PM
48	Rental housing for younger residents who have not yet began a family	1/20/2022 10:46 AM
49	There is no water	1/20/2022 10:24 AM
50	Needs to cancel GMO	1/19/2022 8:56 PM
51	No more starter mansions, no more developments where afordable housing is demolished and replaced with $500K+ "appartments". Adult supervision of the planning commision would be good	1/17/2022 8:42 AM
52	We really don't need any more housing in this town. Why is it that all these beautiful little towns want to build up and make it like every other town? It's absurd we are already too big	1/15/2022 5:30 PM
53	More ADU's allowed and lowered permit fees	1/15/2022 6:47 AM
54	Too many 2nd homes	1/14/2022 11:25 PM

Q2 Healdsburg's housing needs in the coming 10 years will include (check all that apply):

Answered: 433   Skipped: 3
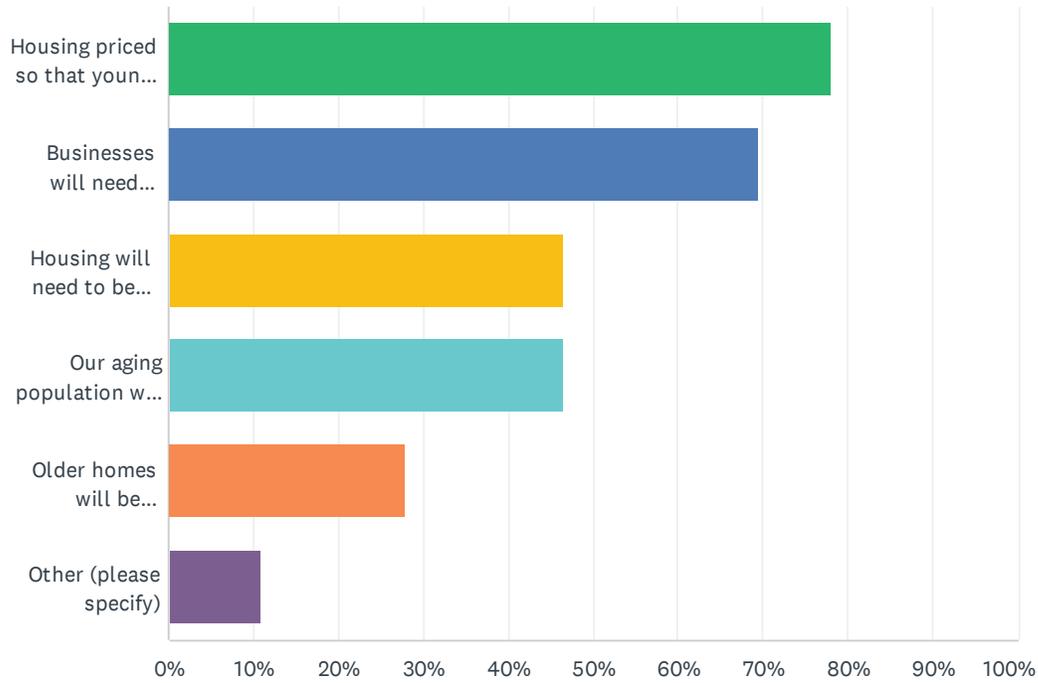
ANSWER CHOICES	RESPONSES	
Housing priced so that younger Healdsburg residents can afford to live here	78.06%	338
Businesses will need housing affordable to their workers	69.52%	301
Housing will need to be priced to attract new families to Healdsburg	46.42%	201
Our aging population will need accessible, well-designed housing options	46.42%	201
Older homes will be deteriorating and in need of repair	27.94%	121
Other (please specify)	10.85%	47
Total Respondents: 433		

#	OTHER (PLEASE SPECIFY)	DATE
1	Renters will need protection from arbitrary evictions and out of control rent increases	6/9/2022 3:14 PM
2	Priced to buy for 1st home owners that are seniors	5/24/2022 4:41 PM
3	Needs incentives for renting empty out of towner homes	3/17/2022 6:25 PM
4	Water lack is an issue!	3/14/2022 8:59 AM
5	HA. HA. HA. Items 1, 2, 3 above. I have seen no movement in that direction.	3/13/2022 8:44 PM
6	Older homes are Not to be replaced by ugly eye sores	3/13/2022 12:34 PM
7	Grants for Landlord's for improvements& ADU's.	3/11/2022 11:33 PM

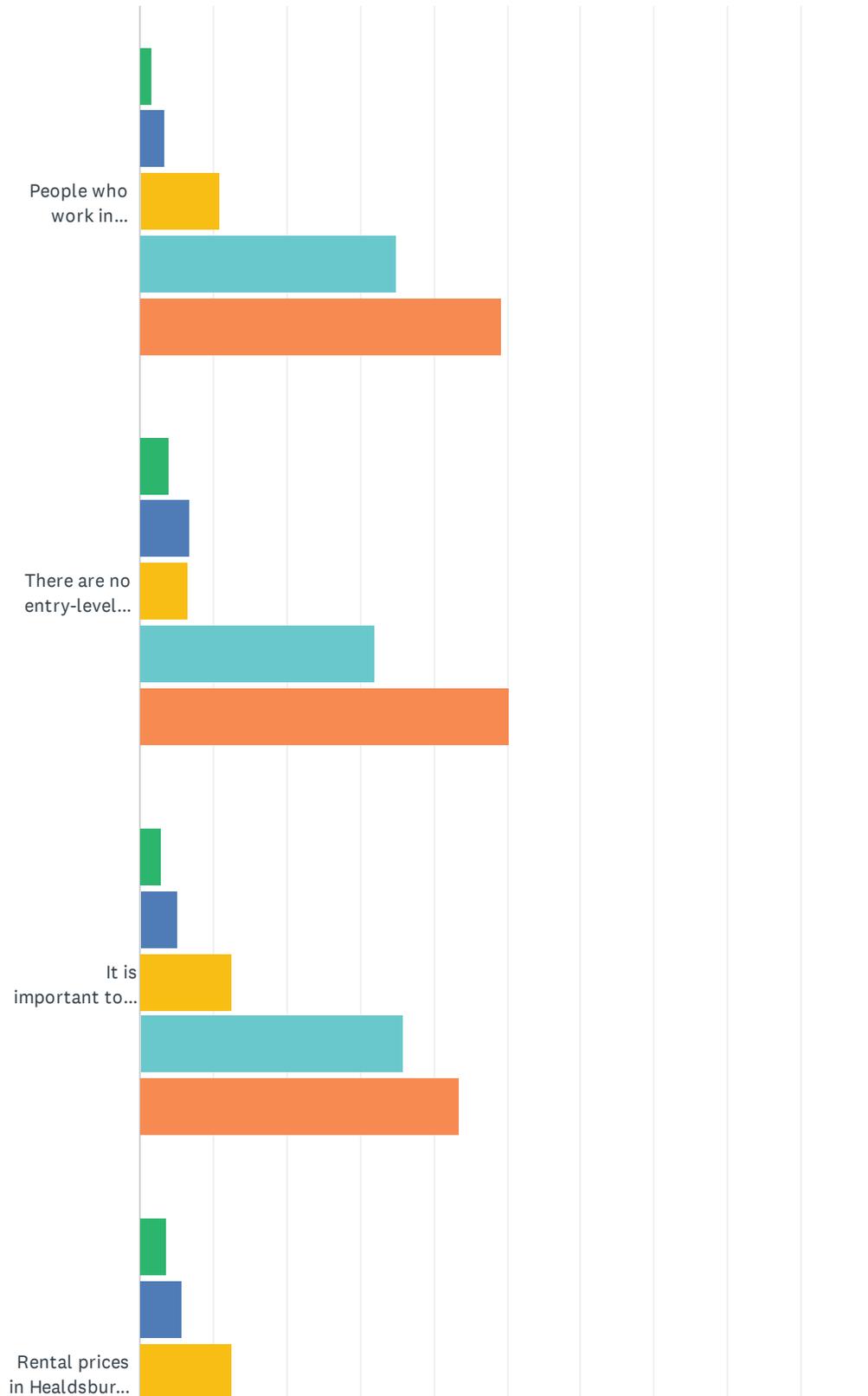| 8	We don't wanna be a tourist town with all rich out of towners buying all the house for ridiculous prices	3/11/2022 10:40 PM
9	Unimaginative question.	3/11/2022 4:42 PM
10	The City of Healdsburg needs to supplement housing for people earring under $60K. The market rate of land does not allow for low cost development.	3/11/2022 4:31 PM
11	on premis parking	3/11/2022 1:59 PM
12	Housing choices in a lower price range.	3/11/2022 1:16 PM
13	Keep custom homes in healdsburg and less developments of cookie cutter homes	3/11/2022 1:00 PM
14	Still will be needing water.	3/9/2022 10:49 AM
15	We need to stop building	3/8/2022 12:33 PM
16	Population should remain the same.	3/8/2022 11:37 AM
17	Improvements are fine but Hldsby is a QUIET small town PLEASE stop building for more income and also higher city salaries??????	3/6/2022 11:27 AM
18	see above stoop approving hotels, events, pay workers more.	3/4/2022 5:34 PM
19	plenty of new housing projects are going on right now including the Mill district and northern part of city affordable housing	3/4/2022 3:51 PM
20	Hlbg has chosen tourisme as its primary source of revenue. If things continue it will no longer be the charming town people want to visit.	3/3/2022 3:58 PM
21	Water supply is insufficient and not keeping up with new construction.	3/2/2022 10:07 AM
22	No water available to increase housing	3/1/2022 6:45 AM
23	No new housing until water issues are met!!	2/28/2022 3:18 PM
24	New housing impacts on available water resourses	2/7/2022 2:31 PM
25	Finding ways to increase economic opportunity to increase income	2/7/2022 10:24 AM
26	ecologically sound practices	2/3/2022 1:49 PM
27	Houses priced under 700,000 for Fucking families to buy who grew up here. It's bullshit	2/3/2022 1:27 PM
28	Housing for workers in agriculture, hospitality	2/3/2022 7:00 AM
29	More inventory will be needed. Remove the 30 unit cap.	2/2/2022 11:49 AM
30	Loosening restrictions on new starts in general. Allow the free market to help set pricing. Restricting growth only compounds the price of a home in a highly desirable area.	2/2/2022 7:27 AM
31	Cheaper rentals/prices for Healdsburg workforce and you see families.	2/2/2022 4:54 AM
32	Less construction	2/2/2022 1:55 AM
33	More low and affordable properties built	2/1/2022 10:50 PM
34	Cheaper housing for everyone	2/1/2022 10:16 PM
35	Large funding sources need to be established to protect the existing housing stock of older rentals and new projects need to have units for the 60-120% ami earners. As labor remains tight and growth is accelerated workers will earn more and more each year over the next ten years. How will our road map for housing be able to support this growth in earning. There needs to be a clear action plan that takes this into account.	2/1/2022 9:50 PM
36	See first answer.	1/30/2022 9:26 PM
37	We are a small town geographically. How about building south of town where they have more access to water.	1/29/2022 12:01 PM
38	Housing will need to be priced to attract *any* new residents, not just young people and families.	1/28/2022 3:07 PM

39	Mo more Market Rate housing	1/22/2022 10:06 AM
40	Healdsburg needs to figure out it's water policy to get more water 1st before any more building goes on	1/21/2022 6:28 AM
41	More multi family options	1/20/2022 7:48 PM
42	Do not discriminate. Market rate on down to workforce	1/20/2022 7:29 PM
43	All of the above	1/20/2022 1:28 PM
44	a little of everything	1/20/2022 11:37 AM
45	Housing programs to invest in the construction of the home, and restrictions for outsiders to purchase multiple homes and airBnb them or rent them out	1/20/2022 10:46 AM
46	There is no water	1/20/2022 10:24 AM
47	More ADU's allowed and lowered permiting fees	1/15/2022 6:47 AM

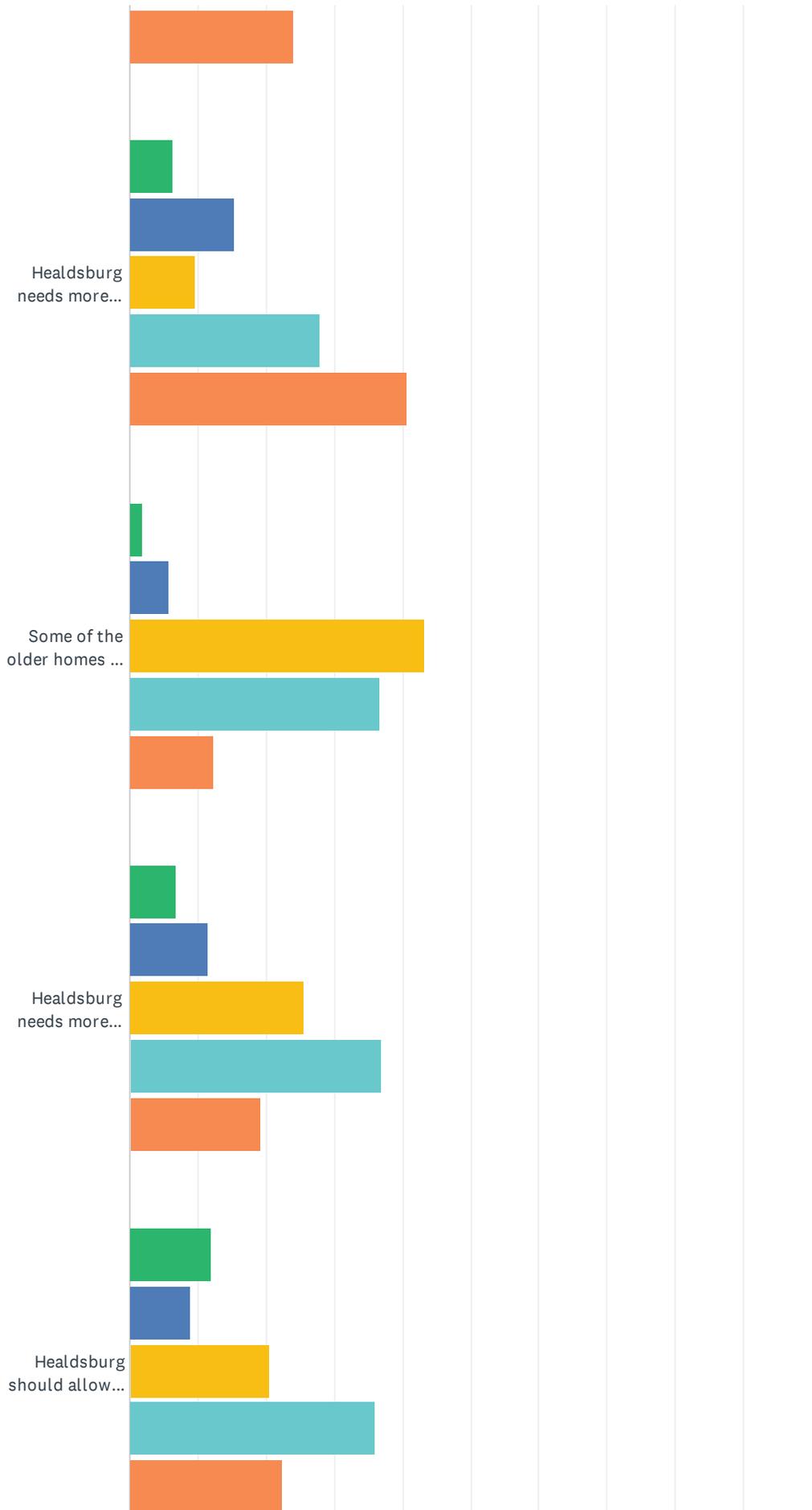# Q3 Please rank your level of agreement with each of the following statements:
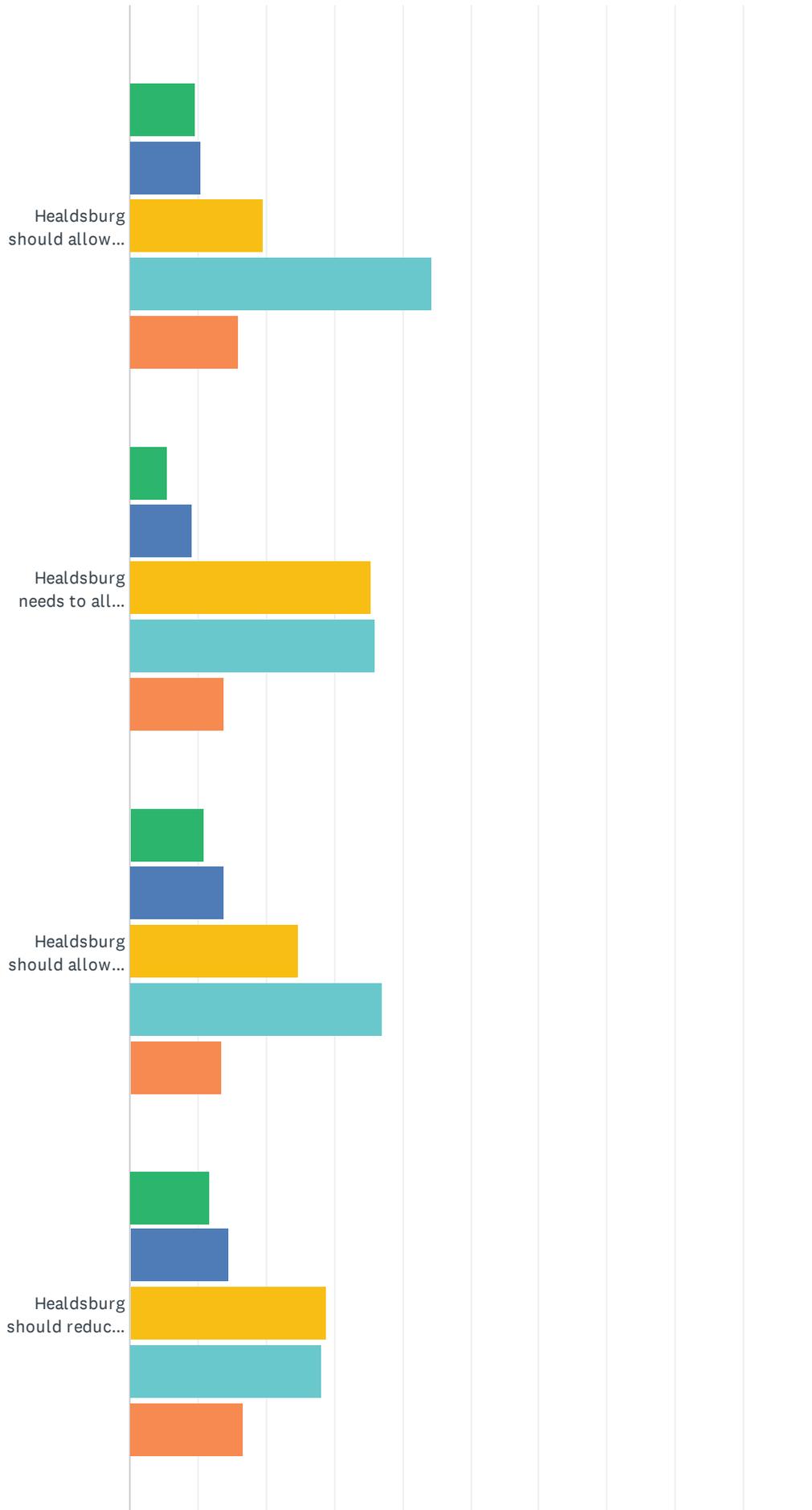
Answered: 436   Skipped: 0

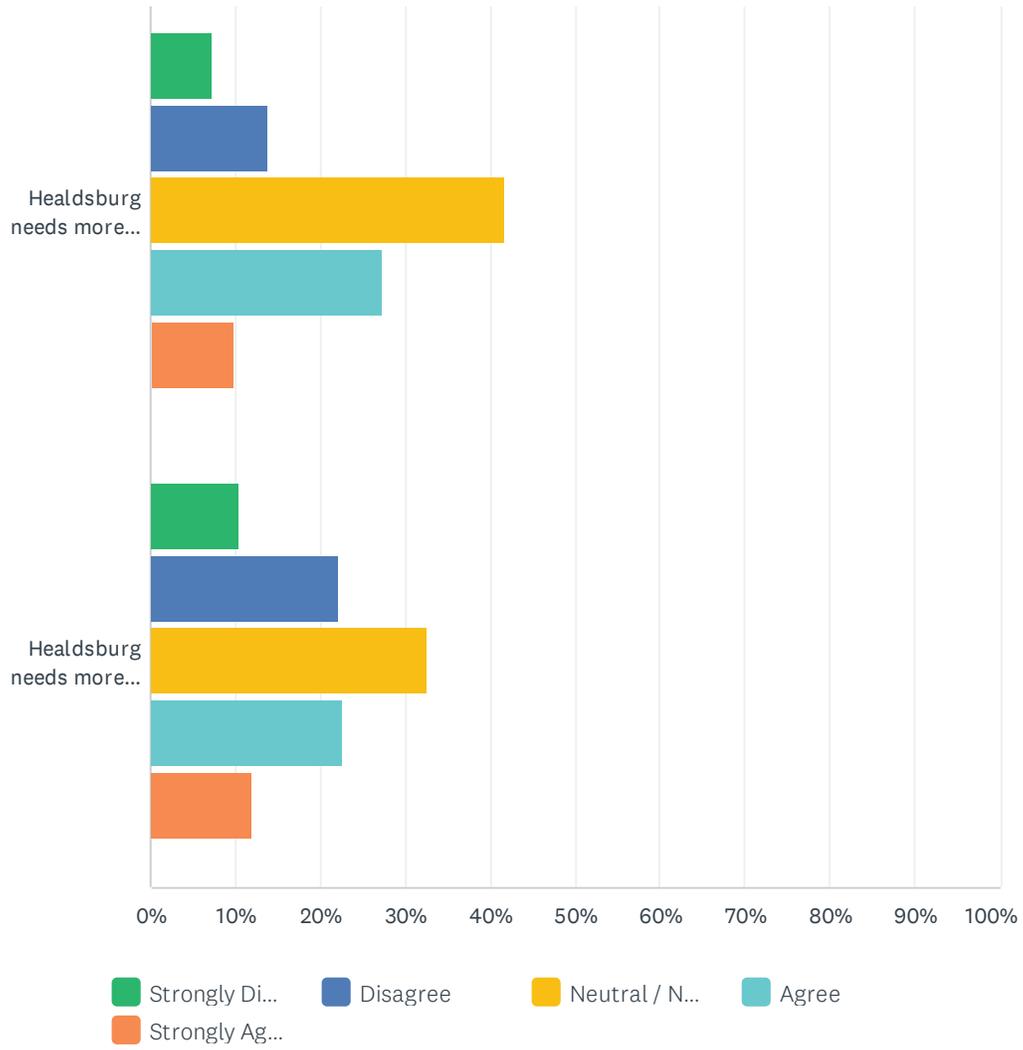# City of Healdsburg Housing Needs and Opportunities Survey
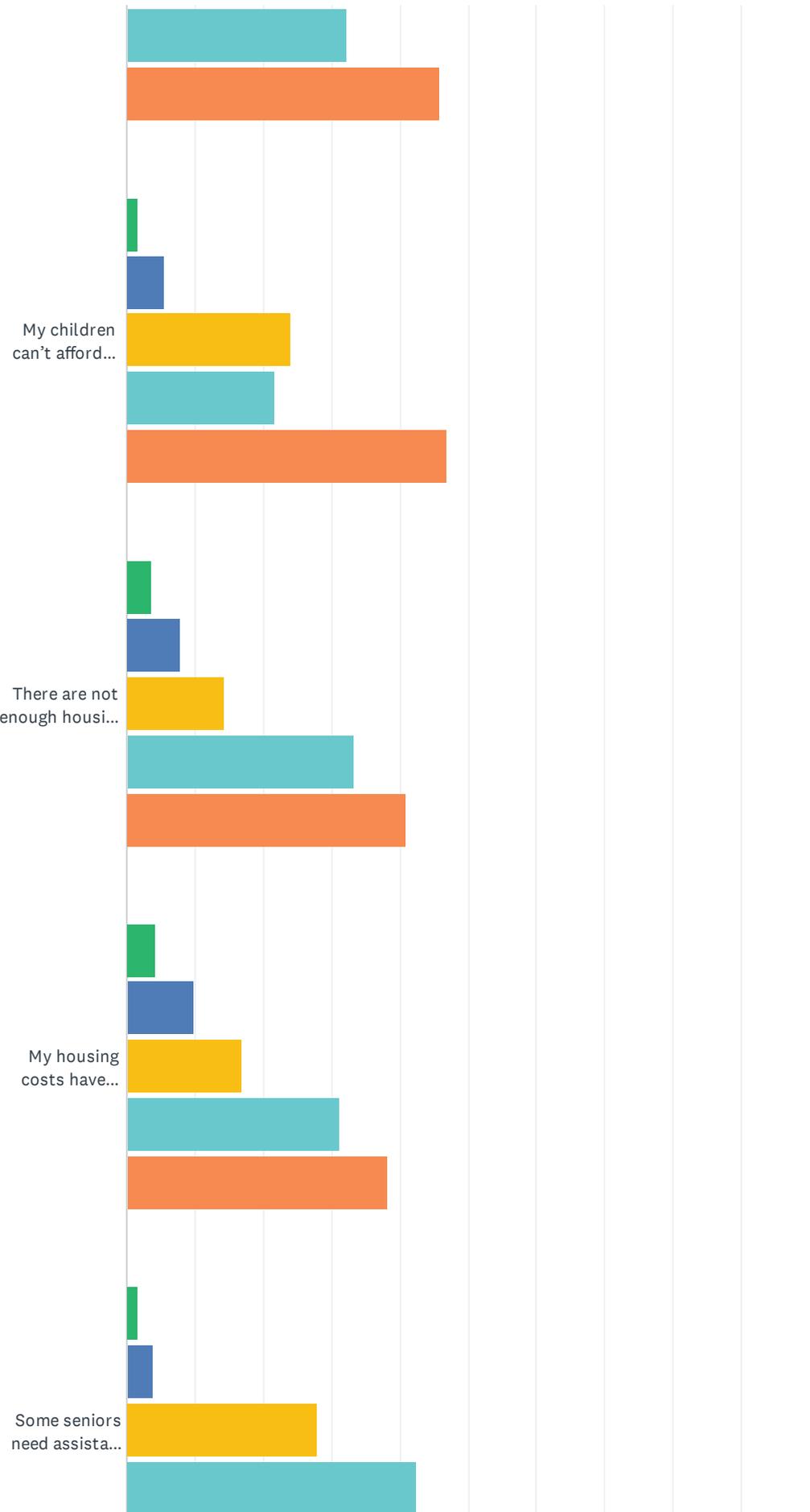
My children
can't afford...

There are not
enough housi...

My housing
costs have...

Some seniors
need assista...

City of Healdsburg Housing Needs and Opportunities Survey

Healdsburg needs more...

Some of the older homes ...

Healdsburg needs more...

Healdsburg should allow...

City of Healdsburg Housing Needs and Opportunities Survey

Legend: Strongly Di..., Disagree, Neutral / N..., Agree, Strongly Ag...

City of Healdsburg Housing Needs and Opportunities Survey

	STRONGLY DISAGREE	DISAGREE	NEUTRAL / NO OPINION	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
People who work in Healdsburg can't afford to live here	1.61% 7	3.44% 15	10.78% 47	34.86% 152	49.31% 215	436	1.73
There are no entry-level homes to purchase in Healdsburg	4.14% 18	6.90% 30	6.67% 29	31.95% 139	50.34% 219	435	1.83
It is important to preserve Healdsburg 's neighborhoods	3.01% 13	5.09% 22	12.50% 54	35.88% 155	43.52% 188	432	1.88
Rental prices in Healdsburg are too high	3.67% 16	5.73% 25	12.61% 55	32.11% 140	45.87% 200	436	1.89
My children can't afford to live here in Healdsburg	1.62% 7	5.56% 24	24.07% 104	21.76% 94	46.99% 203	432	1.93
There are not enough housing options in Healdsburg	3.69% 16	7.83% 34	14.29% 62	33.18% 144	41.01% 178	434	2.00
My housing costs have increased in the last 5 years	4.19% 18	9.77% 42	16.74% 72	31.16% 134	38.14% 164	430	2.11
Some seniors need assistance to remain in their homes	1.62% 7	3.94% 17	27.84% 120	42.46% 183	24.13% 104	431	2.16
Healdsburg needs more housing options for all income levels	6.48% 28	15.28% 66	9.49% 41	28.01% 121	40.74% 176	432	2.19
Some of the older homes in Healdsburg need rehabilitation	1.85% 8	5.77% 25	43.19% 187	36.72% 159	12.47% 54	433	2.48
Healdsburg needs more mixed-use development	6.73% 29	11.60% 50	25.52% 110	36.89% 159	19.26% 83	431	2.50
Healdsburg should allow more apartments to be built	12.01% 52	9.01% 39	20.55% 89	36.03% 156	22.40% 97	433	2.52
Healdsburg should allow small apartments throughout the city	9.70% 42	10.39% 45	19.63% 85	44.34% 192	15.94% 69	433	2.54
Healdsburg needs to allow more housing in conjunction with existing businesses	5.62% 24	9.13% 39	35.36% 151	36.07% 154	13.82% 59	427	2.57
Healdsburg should allow fourplexes throughout the city	10.85% 47	13.86% 60	24.71% 107	37.18% 161	13.39% 58	433	2.72
Healdsburg should reduce parking requirements where safety allows	11.76% 50	14.59% 62	28.71% 122	28.24% 120	16.71% 71	425	2.76
Healdsburg needs more housing in commercial corridors	7.21% 31	13.95% 60	41.86% 180	27.21% 117	9.77% 42	430	2.82
Healdsburg needs more housing near the Downtown Area	10.42% 45	22.22% 96	32.64% 141	22.69% 98	12.04% 52	432	2.96

Q4 Please indicate what types of new housing you feel would be most successful in Healdsburg today:

Answered: 425   Skipped: 11
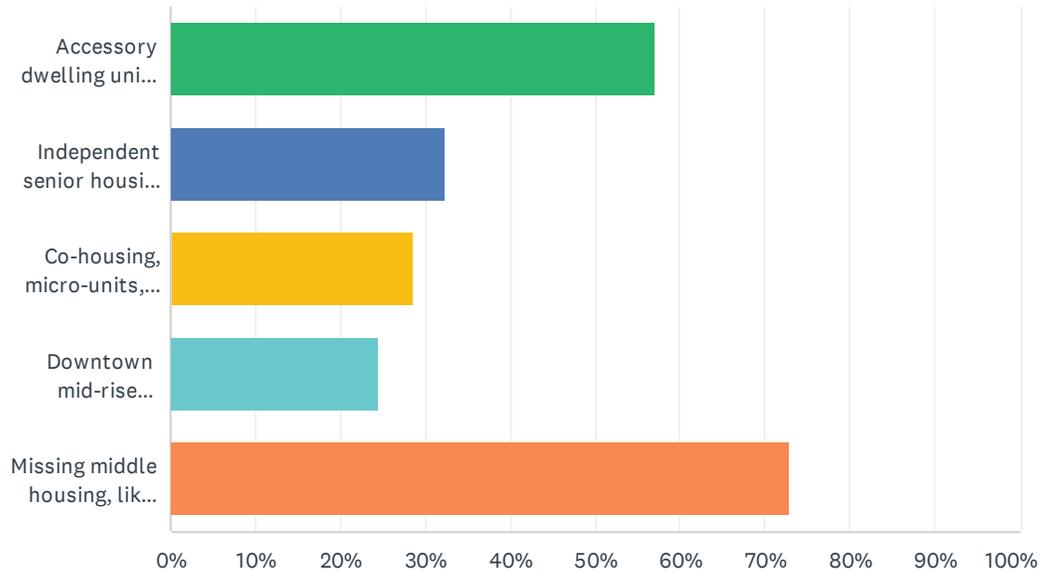
ANSWER CHOICES	RESPONSES	
Accessory dwelling units (second units/granny units/junior units)	57.18%	243
Independent senior housing and residential care facilities for seniors or persons with disabilities	32.47%	138
Co-housing, micro-units, and single room occupancy	28.47%	121
Downtown mid-rise (5-story) apartments	24.47%	104
Missing middle housing, like townhouses and low-rise multiplexes	72.94%	310
Total Respondents: 425		

Q5 What are some unique features of Healdsburg that can be housing opportunities for the community? For example:• Locations for multifamily housing (e.g. planned SMART Station, South Entry, Healdsburg Avenue Corridor)• Detached garages and other accessory structures converted into housing• Large homes modified to accommodate more residents• Additional units on large lots• Commercial and industrial area converted to housing

Answered: 277   Skipped: 159

#	RESPONSES	DATE
1	1. Understand and communicate the probability of Smart coming to Healdsburg, and then plan accordingly. 2. realistically assess current industrial zones and determine probability of a return of industry. Revise for housing as needed.	9/29/2022 7:45 PM
2	A second SMART station should be built in the gravel patch next to the community center so more suburban residents are less dependent on cars.	9/5/2022 10:05 AM
3	Additional units on large lots, Commercial and industrial area converted to housing	6/9/2022 3:14 PM
4	Con-Dops commercial businesses will have apartment above or beside then	5/24/2022 4:41 PM
5	We have many vacant lots within the City limits that could provide space for in-fill housing. All housing should be owner-occupied (possibility for "sweat-equity" construction).	5/10/2022 9:22 PM
6	I would like to see small affordable units near the train tracks, should the train ever reach HBG	4/13/2022 11:56 AM
7	All of the above are great ideas.	3/30/2022 9:31 PM
8	Commercial and industrial areas converted to housing, large homes modified	3/25/2022 5:18 PM
9	None	3/20/2022 4:00 PM
10	Using locations for apartments rather than mega-million condos and hotels.	3/20/2022 11:02 AM
11	Affordable housing purchase/rental options for residents who live and work in Healdsburg.	3/20/2022 9:04 AM
12	Large lots need home options!	3/17/2022 6:25 PM
13	Commercial and industrial area converted to housing	3/16/2022 5:08 PM
14	Detached garages and other accessory units converted into houses, large homes modified to accommodate more residents,	3/16/2022 1:18 PM
15	You worry about Airbnb and then want To cram people into garages And small units to room the neighborhood???	3/16/2022 9:27 AM
16	The light industrial area along Grove would be better as housing and restaurants and shops.	3/15/2022 4:20 PM
17	Multi family @ Healdsburg lumber site when they move would be a good idea	3/14/2022 9:32 PM
18	Unknown	3/14/2022 5:45 PM
19	Redevelopment of a number of existing vacant or under-utilized small (4-8 unit) apartment complexes in town	3/14/2022 4:08 PM
20	I think mixed use residential/business is great.	3/14/2022 3:28 PM
21	This survey stress more building- where will you get water to service all these units?	3/14/2022 8:59 AM
22	All of the above	3/14/2022 8:17 AM

23	Commercial area converted into housing	3/13/2022 10:04 PM
24	• Commercial and industrial area converted to housing • Locations for multifamily housing (e.g. planned SMART Station, South Entry, Healdsburg Avenue Corridor) Of course, any and all of this means nothing if housing is not truly affordable and affordable rents are not tied to the cost of living index at the very least.	3/13/2022 8:44 PM
25	Low rise housing in areas needing redevelopment	3/13/2022 8:22 PM
26	we don't have the water and sewer treatment facility for houses and comercial buildings	3/13/2022 5:31 PM
27	No smart train, no more people, this area must be preserve,	3/13/2022 12:34 PM
28	Like all the examples mentioned above.	3/13/2022 12:31 PM
29	Construction of new affordable units on vacant / unused plots. Extension of city limits with carefully planned construction of affordable homes. We don't want to leave Healdsburg with our family but soon we won't be able to afford to live here and my teens despair of ever being able to buy a home here and have families here. It's a sad outlook for a town that was so community focused and family oriented up until a few years ago. Now it's a town of second homes and dwindling school enrollment. We still have time to turn this around!	3/13/2022 10:10 AM
30	There's no water for additional housing. When we have a detailed plan for water needs, then we should tailor the housing growth to the availability of water.	3/13/2022 9:08 AM
31	Stop building hotels for tourist and build housing for locals that is affordable on a single 40hr minimum wage income.	3/12/2022 12:08 PM
32	Needs more 4 bedroom 3 bathroom houses	3/12/2022 11:37 AM
33	Additional units on large lots; Detached garages and accessory structures converted into houses	3/12/2022 11:01 AM
34	Allow for additional units to be built on large properties at a highly reduced price for those of us that actually live here to be able to afford to complete. Change zoning is some older neighborhoods to allow for second units to be built on smaller lots or expansion of homes. I am not a huge fan of apartments but townhomes are nicer if you want to build those closer to downtown.	3/12/2022 9:50 AM
35	Middle income apartment developments with mixed use	3/12/2022 7:57 AM
36	Housing accessed via alleys	3/12/2022 6:20 AM
37	We just need to have home that people who work here and would like to live in town. Make it easier for people who was raised here to to able to come back home	3/12/2022 5:42 AM
38	All of the above	3/12/2022 4:50 AM
39	ranches, vineyards and industrial businesses to provide onsite housing for workers.	3/12/2022 1:07 AM
40	ADU's & help for landlord's.	3/11/2022 11:33 PM
41	Stop pushing this ridiculous tourism. This town is ruined by the greedy.	3/11/2022 10:40 PM
42	Commercial and industrial area converted to housing, affordable housing for the younger generation!	3/11/2022 10:36 PM
43	Anything that middle and low income families can afford. The multimillion housing being built are a slap in the face. For every construction there was supposed to be some housing available for low and middle income families. Most of the starting prices are over 600,000. What family can afford on a $15/hr salary?	3/11/2022 8:34 PM
44	Anything. Just STOP building hotels.	3/11/2022 5:38 PM
45	Detached garage or above garage conversion with AFFORDABLE or scale: income, longevity as owner Permit Prices.	3/11/2022 5:26 PM
46	Stop building hotels......and spending MILLIONS on homeless and start investing in our local families through development of safe, affordable housing options.	3/11/2022 4:50 PM
47	Stop increasing the general population. Stop building buildings that require yet more workers who require yet more everything...water, traffic, less green space, more stress, more	3/11/2022 4:42 PM

	accidents, more congestion. It's absurd.	
48	Rooms over garages, ADU and granny units, commercial and industrial and mixed use	3/11/2022 4:33 PM
49	Purchase land. Re-zone commercial land to residential zoning. The city should purchase the land at 13255 Healdsburg Avenue, Healdsburg for multifamily housing. https://www.cityfeet.com/cont/listing/13255-healdsburg-ave-healdsburg-ca-95448/cs24764820?sk=b802101264ad4e31a2e592c0c6a8d3f1	3/11/2022 4:31 PM
50	Commercial and industrial area converted to housing	3/11/2022 4:04 PM
51	More apartments and condos. Need denser housing, not more mega mansions	3/11/2022 3:46 PM
52	All of the above	3/11/2022 3:36 PM
53	Detached garages, granny units, town homes	3/11/2022 3:09 PM
54	Commercial and industrial COnversion to housing	3/11/2022 2:52 PM
55	Encourage real estate agents to prioritize homes for sale to primary residences rather than 2nd. or 3rd. vacation homes. It depletes our inventory which obviously you know. I know it's all about money but now it's greed. This is why we are loosing our Healdsburg charm.	3/11/2022 2:25 PM
56	not allowing outrageously pricy housing complexes to be built anywhere in Healdsburg. This will include the take over of any existing structures to be re-built at high - end prices.	3/11/2022 1:59 PM
57	• Additional units on large lots • Commercial and industrial area converted to housing	3/11/2022 1:16 PM
58	ADUs and JADUs	3/11/2022 12:20 PM
59	Overall the building of housing that only the very few can afford i.e. the Mill District is NOT in the best interests of Healdsburg. Although we are a tourist destination this town is also home to many people - We need housing that addresses the needs of the people who live here full time	3/11/2022 9:53 AM
60	Additional units on large lots. More middle-range housing rather than 2 and 3 million-dollar apartments or luxury homes.	3/11/2022 9:36 AM
61	Multi family and apartments/lofts near and around transit and highway access or commercial areas, easier permitting for ADUs.	3/11/2022 8:20 AM
62	Additional Units on Large Lots / ability to sub-divide large lots that ca accommodate min SqFt lot sizes for a house.	3/11/2022 8:12 AM
63	All of the above	3/11/2022 8:04 AM
64	?	3/11/2022 7:43 AM
65	Acquire old gas station lot on Healdsburg Ave and Piper for multi family housing. Allow area for "little houses" to be located	3/11/2022 7:20 AM
66	There is a huge need for more family homes not just million dollar plus condos	3/11/2022 7:00 AM
67	Affordable single family home rentals	3/11/2022 6:41 AM
68	Housing allowed in Commercial/industrial areas Fewer new permits for vineyards and high end hotels Locations for multi family housing with good public transportation Require new developments for tourist/wineries/hotels to fund or provide housing for their necessary employees Assess water use needs, no new businesses or hotels without city ensuring adequate water for RESIDENTS	3/11/2022 6:37 AM
69	Allow adus w/o tuff permitting. Allow 2-4plexes on large lots. Bust air bnb's Incentivize renting to local teachers for landlords	3/11/2022 4:56 AM
70	No more housing- we don't have enough water to support	3/11/2022 3:30 AM
71	Think of saftey approach we need less hotels and more housing There are plenty of houses in town but priced way to high that teachers cops and firefighter cant even afford to live in the community they serve. How about if the property is considered a non primary home then more taxes	3/11/2022 12:59 AM
72	I know aging residents that could downsize and "free up" family sized homes but there is no	3/11/2022 12:51 AM

affordable option for them to move into. The family homes are already here but they are occupied by retired residents that don't have enough incentive/opportunity to downsize. I think the idea of shared guest houses (for residents only) could help also. People may be holding on to extra rooms they only need for visitors and it's too expensive in our area for guests to stay at hotels. Some sort of shared rental unit that acts as a shared guest house for residents only could allow people to downsize while still hosting guests when needed.

73	Commercial area converted to housing	3/11/2022 12:18 AM
74	Stop allowing mansions built for 2 people or those that are second, third, etc homes within city limits that sit empty or are used as short term rentals.	3/10/2022 10:42 PM
75	Vacant lots, families willing to be part of a sweat program,	3/10/2022 9:59 PM
76	Many vacant lots around healdsburg in neighborhoods	3/10/2022 9:54 PM
77	In-fill housing in residential neighborhoods of multi-family homes. Depot area for mixed-use residential and transit hub. Leave commercial & industrial for future business growth. Think about TRANSIT when planning. Montage affordable housing is a one mile+ walk to SCTA 60 bus stop. Current 67 bus runs too infrequently to be used effectively by those new residents.	3/10/2022 8:14 PM
78	Multi-family dense housing around planned SMART depot, additional units / townhouses on larger lots, mixed use housing on commercial and industrial areas	3/10/2022 5:44 PM
79	Very concerned about any building when there is a question of not enough water. This is a serious problem. It is different in Windsor and SR.	3/9/2022 10:49 AM
80	No opinion	3/9/2022 10:03 AM
81	All of the above.	3/9/2022 9:17 AM
82	commercial and industrial area converted to housing	3/8/2022 4:22 PM
83	Stop building!!!	3/8/2022 12:33 PM
84	Open to above approaches.	3/7/2022 2:50 PM
85	Very large lots in parts of town are opportunities to build multi family dwellings. Some very old and dilapidated housing can be removed and replaced by multi family dwellings.	3/6/2022 11:51 AM
86	commercial and industrial area for housing detached garages and other structures converted to housing STOP HIGH PRICE developments--ruining character of Hldsb !	3/6/2022 11:27 AM
87	Exorbitant costs from City e. g. sewer improvements, make renovations and adding ADU's cost prohibitive	3/5/2022 7:10 PM
88	Locations close to transit. Detached garages converted into housing.	3/5/2022 4:56 PM
89	Housing for young families - well designed, smaller residences away from the freeway. Quality housing that workers can afford. Two-story apartment buildings that are well-designed with "green" features - solar, etc.	3/4/2022 7:05 PM
90	such a great place to live. Build slowly and carefully	3/4/2022 5:34 PM
91	Healdsburg needs to account for water needs of existing residents and current development before considering any new development	3/4/2022 3:51 PM
92	Commercial/industrial areas converted to housing development	3/4/2022 11:29 AM
93	The city management missed the opportunity to maintain the village like lifestyle of Healdsburg and became spellbound by the wine tasting room and restaurant obsession.	3/4/2022 7:09 AM
94	Many of these questions lack référence points (ex: "too expensive" to which I ask "compared to what?" This scattered approach may be one of the reasons the town has not developed well (IMHO).	3/3/2022 3:58 PM
95	Too many houses already	3/3/2022 8:24 AM
96	Commercial and industrial area converted to housing garages and other structures converted into housing. Limit people's ability to take up large lots with huge houses	3/2/2022 6:30 PM
97	Healdsburg should incorporate and incentivize cooperative housing, co-op businesses and land	3/2/2022 11:39 AM

	trusts into its plan since the city has a strong community and this would strengthen this attribute while allowing for growth at more affordable prices.	
98	Additional units on large lots, convert industrial areas, housing for multi family around smart Station and south end	3/2/2022 11:32 AM
99	planned multi-family community living residential situation	3/2/2022 10:33 AM
100	Fix the water supply and water infrastructure problem before any new feeds!	3/2/2022 10:07 AM
101	Multi family housing	3/1/2022 5:07 PM
102	Stop allowing developers to buy homes already over priced and then leveling them and selling them to San Francisco people for three times the price	3/1/2022 2:47 PM
103	all or above	3/1/2022 10:55 AM
104	More definitive judgement by Planning Commission and City Council to not allow new construction, either residential or commercial due to drought conditions and water usage	3/1/2022 8:23 AM
105	No housing opportunities due to no water	3/1/2022 6:45 AM
106	More affordable rental apartments and condos for purchase	2/28/2022 8:03 PM
107	Large homes modified to accommodate more residents	2/28/2022 7:53 PM
108	None	2/28/2022 4:29 PM
109	Granny units with minimal permit logger jam	2/28/2022 3:24 PM
110	We do need additional housing, however, that should be on hold until water needs are met. We already have too many new housing developments going in (North Hbg and Mill St). What about water, traffic, etc. Stop thinking about the money and consider the established residents of our City. NO MORE BUILDING!!!	2/28/2022 3:18 PM
111	All the above	2/28/2022 12:17 PM
112	Increase density in RM & MU zones. Add lots to the edges of RM & MU zones (expand the edges where it can make sense).	2/18/2022 5:37 PM
113	Put a cap on out of towners buying houses as investments/second homes	2/8/2022 5:16 PM
114	SB 9 New Law 2022	2/8/2022 11:23 AM
115	I like the commercial and industrial conversion option.	2/7/2022 6:54 PM
116	Additional units on large lots.	2/7/2022 4:05 PM
117	All of the above	2/7/2022 3:16 PM
118	High density housing for low income workers	2/7/2022 2:33 PM
119	#1	2/7/2022 2:07 PM
120	Community Services receives more TOT revenue than affordable housing does, yet the Council has said that affordable housing is a priority. Who will use our new Parks if no one can live here. Let's get our funding priorities right.	2/7/2022 10:24 AM
121	convert or intermix light industrial areas with housing. More density at south entry. Allow 3-4 tiny homes or cottages on larger lots in single family neighborhoods. The one above about converting larger homes to add households. Allow 2 ADUS on some of the larger R1 properties. Microapartments near core. Allow on-site worker housing.	2/6/2022 2:04 PM
122	Affordable homes to accommodate more residents	2/6/2022 10:03 AM
123	More low income housing is needed	2/6/2022 7:33 AM
124	Large homes modified to accommodate more residents. A non-resident tax on 2nd homes to pay for apartments and low income housing.	2/4/2022 4:22 PM
125	All of the above	2/4/2022 10:54 AM
126	Smart station!	2/4/2022 10:51 AM

127	Housing in south corridor. Commercial converted to housing. Mixed use. Keep any "affordable" homes, apartments for locals, not from being used as 2nd homes from people out of town.	2/4/2022 8:59 AM
128	Low income rentals and homes to purchase	2/4/2022 8:55 AM
129	Do not allow multi unit dwellings in single family home neighborhoods.	2/3/2022 4:49 PM
130	Pricing for Healdsburg homes is way too high. It has been attracting big money city folks and pushing out the natives that have been here for generations. Don't let a town rot for the sake of increasing profits. Keep the Healdsburg charm alive and show the folks that have been here a while that they matter more than attracting big money.	2/3/2022 4:42 PM
131	Affordable in-fill housing.	2/3/2022 1:49 PM
132	No more McMansions! No more ultra-wealthy units like Mill District and Montage! Get it Right. We have PLENTY for the millionaire stock. Stop serving those that have nothing but money to bring to HEALDSBURG, to our community. We benefit from workforce housing for our essential workers. I DO not trust our PC and CC to approve what is best for our town! Get this Housing Element done with integrity and wisdom.	2/3/2022 1:45 PM
133	Houses that are priced under 700,000 for young families who only rent and can't afford to buy in their community. Like my family we can't afford to live here. Water prices are 4 times higher then Santa Rosa! Like come on. Figure it out we pay too much for our utilities, make the expensive hotels pay more then the residents.	2/3/2022 1:27 PM
134	Detached garages as accessory structures for housing. Lower the cost for separate utility meters and fees!	2/3/2022 1:05 PM
135	Additional housing on large lots	2/3/2022 12:12 PM
136	All of the above and stop making it so difficult and expensive to expand larger lots that are already zoned appropriately. Those fees are then handed down to the renter. Not wise! Below area of interest only allows # s to be entered. My interest is housing while maintaining our charm	2/3/2022 11:43 AM
137	All above	2/3/2022 9:02 AM
138	In-law units, detached garages converted to housing, large homes modified to accommodate more residents, all the many second homes required to accommodate full-time residents somehow on the property	2/3/2022 7:18 AM
139	Housing with granny units would be ideal!!!	2/3/2022 7:00 AM
140	Easier/more affordable permitting for residents to make small healdsburg homes adequate for their families.	2/2/2022 9:36 PM
141	Additional units on large lots. Accessory units converted into housing.	2/2/2022 9:24 PM
142	The north or south Healdsburg Ave corridor both have large properties with the ability to build townhomes and complexes which I believe is happening with the Montage development but won't like be affordable for our agricultural or hospitality employees.	2/2/2022 4:02 PM
143	ADUs, more apartments, duplex style low income housing for those who work here.	2/2/2022 3:55 PM
144	Lots of spread our rural land that can accommodate ADUs. There should be incentives for families to build them to provide more housing.	2/2/2022 3:53 PM
145	Industrial land near downtown that could be used for housing development.	2/2/2022 2:51 PM
146	All of the above could be allowed IF parking is taken into consideration. Historically, that has not been the case, so I would not agree with the above. I believe more small single-level homes 1- and 2- bedroom) are needed for singles and small families and first time buyers. Restrictions on rent are necessary and priority should be given to those who have a history in Healdsburg. Healdsburg should act now to include vetting in applications for rental units- prioritize renting to long-time residents that work in Healdsburg. Also, despite my strong support of conservation of our land, I would suggest expanding residential areas. It is a severe shame that montage was allowed, which now employs mostly staff from Santa Rosa. We see them come off 101 in the mornings and speed to work. Please support our native healdsburg residents.	2/2/2022 12:00 PM
147	There is huge opportunity for commercial to be move to housing. That's what south SF did. We	2/2/2022 11:49 AM

want to be cautious with the housing we add as Healdsburg is a special spot and if we add a huge amount of low income housing, we are going to become Windsor.. even Santa Rosa and that is DEFINITELY not the direction to go in.. and this is coming from a mid 20's woman who hussles to work and live in Hburg.

148	South entry for apartments and multi family housing, existing large homes near downtown converted to fourplexes etc with low- and moderate-income families in mind	2/2/2022 11:14 AM
149	All of the above	2/2/2022 9:39 AM
150	Commercial and industrial areas converted to housing. Allowing conversion to apartments for multi unit. The city should require that housing be primary residence or for long term rental, and if a second home should charge an increased property tax to support housing.	2/2/2022 8:59 AM
151	Less 3,000 sq ft homes should be required to include a market wise rental. Homes larger than 3,000sqft should no longer be approved.	2/2/2022 8:44 AM
152	build more housing that lower cost, perhaps multistory. Have centralized downtown parking so people walk instead of drive.	2/2/2022 8:42 AM
153	No new commercial businesses or water resources approved until there are groundbreakings on new residential opportunities.	2/2/2022 8:41 AM
154	Commercial area turned into housing	2/2/2022 8:36 AM
155	Apartments, town houses, condos in strategic locations. SMART Station, south entry, north entry, Hbg Ave.	2/2/2022 8:34 AM
156	Healdsburg has squandered its unique opportunities for housing which supports residents by prioritizing extravagance, e.g. Montage and other north end developments	2/2/2022 8:33 AM
157	Convert hotels into housing.	2/2/2022 8:20 AM
158	Detached parking garages	2/2/2022 8:15 AM
159	Unique tiny homes or a container village homes for younger people. Work/ live housing for artist. We need to think about housing outside the traditional box . Materials and labor are very expensive at this point.	2/2/2022 7:55 AM
160	In addition to above-«affordable tiny house units with a common garden area to rent with lease options to purchase	2/2/2022 7:54 AM
161	Bot sure if there's plan already for The lots behind Davine and tip top but that seems like a good location for larger multi unit affordable housing	2/2/2022 7:45 AM
162	I think the Healdsburg Avenue corridor could be a great place for housing that also allows people to walk to the downtown area/many places of work without driving. I also think that, instead of using the south entry for housing, you could use it as a place to build attractive commercial/industrial that would allow businesses displaced by increasing residential demand to move and stay in the city. Good examples would be the Ford dealership, the commercial area occupied by redwood auto body in the Kennedy Lane neighborhood. This could allow for more housing infill in areas where residential and commercial are mixed without throwing these businesses out of the city limits.	2/2/2022 7:41 AM
163	Na	2/2/2022 7:41 AM
164	Vacation homes should not be preserved for one family	2/2/2022 7:31 AM
165	More planned developments like Parkland Farms.	2/2/2022 7:27 AM
166	Need more small homes and apts. we have enough for the rich.	2/2/2022 7:08 AM
167	Is there a town that excels in thriving and surviving community standards. I would go knock on their door and be curious on what works and what fails. Kellie Barrow	2/2/2022 6:43 AM
168	Healdsburg has a small footprint, anywhere housing is built within city limits is a good place for housing.	2/2/2022 6:09 AM
169	Adu's	2/2/2022 5:57 AM
170	In general, opening things up for new growth in all directions while ensuring equitable pricing and access for our Latin community and work force as well as younger generations.	2/2/2022 5:38 AM

171	Additional units should be built in areas that have a lot of room. For example the older Doctor complexes south of the hospital. Ideally the lots that are for sale south of town, across the bridge, across the street from the new Healdsburg Lumber. Plenary of room for affordable multi units and parking.	2/2/2022 4:54 AM
172	Less housing. Water is of main concern and we need to stop the growth! Anything currently being built should be REQUIRED to put in a grey water system and pay into a recycled water program. No additional building please!!! Stop the growth. Keep our small town small.	2/2/2022 1:55 AM
173	Secure housing (and housing options) for locals. This is an amazing area but I would hate to see it all turn to vacation rentals and airbnbs.	2/1/2022 11:05 PM
174	All of the above.	2/1/2022 10:50 PM
175	Additional units on large lots. Commercial and industrial area converted to housing.	2/1/2022 10:48 PM
176	N/a	2/1/2022 10:29 PM
177	?	2/1/2022 10:23 PM
178	Adding tiny houses for ADUs and reducing permitting fees	2/1/2022 10:22 PM
179	ADUS that are monitored and rented out, real estate agents with morals not just dollar signs. Apartment buildings for local workers not for commuters	2/1/2022 10:20 PM
180	Affordable Live work housing	2/1/2022 10:16 PM
181	More granny/side units available to the public	2/1/2022 10:11 PM
182	Wine and hospitality industries collaborate on the development of housing for their extensive and largely low paid workforces. Do not allow any further commercial hospitality development until the town is thriving with local residents in affordable and sustainable housing.	2/1/2022 10:08 PM
183	Affordable housing	2/1/2022 10:02 PM
184	-Unused parking lots to build affordable housing. -commercial buildings for housing -more granny units	2/1/2022 10:01 PM
185	Higher density projects, parking lots covered to housing, bringing infrastructure across memorial bridge. Purchasing apartment buildings or the rights to manage these apartment buildings like the citrine apartments. Then use them for the missing middle 60-120% ami renters.	2/1/2022 9:50 PM
186	manor homes/ multiplexes that look like some of the older homes. more small lot development -allow lots splits to small size (LA small lot subdivision ordinance)	2/1/2022 3:00 PM
187	detached garages and other structures converted into housing. Large homes modified to accommodate more residents and additional units on large lots	1/31/2022 4:53 PM
188	Additional units on large lots	1/31/2022 2:42 PM
189	Older single family homes rehabilitated into affordable first time homes for younger people. Residential Land development in surrounding rural areas.	1/31/2022 10:25 AM
190	Quit subsidizing business owners by providing low income housing; have the owners pay a livable wage. Let the market dictate where the housing and what housing would go in. Why not developers build more million dollar plus houses and just add more inventory to the town. BTW I have no dog in this race. Just someone who has lived in this town since 1988 and not in love what the 1990's city council has done to this town. It's change and that's something that is always present and I will accept that.	1/30/2022 9:26 PM
191	Less high end development - more middle income not necessarily low income. No apartments or high rises are not the character of healdsburg. Stop development that only attracts city people, who want second homes	1/30/2022 6:48 PM
192	There are too many luxury housing developments being built. Families can't afford to live here.	1/30/2022 6:05 PM
193	More homes and lower buying prices	1/30/2022 4:08 PM
194	All of those mentioned are excellent ideas	1/30/2022 11:34 AM

195	Reject outside development of hotels, luxury condos/homes until the city can manage its resident housing and water needs (or ever, we have enough luxury dev now). Purchase properties to rehabilitate and build multi family units that are 1) small and 2) not luxury. Moratorium on new builds for single family homes over X size. Convert old homes into multi units. Ignore NIMBYs. Build more cohousing units at edges of town and in downtown. Build senior living with assisted care, attached to family/single units to bring diverse multi generational community. Build units of ALL affordable housing of different sizes in empty lots and unused industrial space (use existing developed areas).	1/30/2022 9:03 AM
196	No comment	1/30/2022 6:34 AM
197	Granny units and exhausting large homes converted into livable units.	1/29/2022 8:29 PM
198	Basically Healdsburg needs higher density cheaper housing. Mill District is not a good example of this. Just how many units are there that are 7 Million? So maybe we will have 10 or so more millionaires (probably part time) when that land could have housed a couple hundred easily with low er cost attractive residences. It doesn't have to be ugly or big.	1/29/2022 7:13 PM
199	When planning the location of the smart train station(s), sites where housing could be co-located or adjacent should be prioritized; we need to rezone areas downtown now, so when they are ripe for development, we can build denser housing.	1/29/2022 3:43 PM
200	Do not allow further high end occasionally occupied homes to be built!	1/29/2022 2:45 PM
201	It's important to maintain space for commercial and industrial businesses in town. We should not just refine those areas. Otherwise local residents will have to drive farther for those services. I would like to see the downtown parking lots turned into housing with parking underneath. I don't want to see any more multi million luxury condos like the Mill District or Montage is offering. I don't want any more hotels (especially from the folks at Hotel Healdsburg). I think the Safeway shopping, Mitchell Center, and Rite Aid areas could be redone to include both housing and businesses as multi-story (with parking underneath). I don't like the ultra modern linear designs on new buildings (like the one on Healdsburg Avenue proposed by Hotel Healdsburg), and would prefer a more historically inspired contemporary design in Healdsburg.	1/29/2022 1:52 PM
202	As long as you have wealthy people from the Tech Industry snapping up houses at more than $1,000 per square foot, I don't see any long term solution. Additional units on large lots will encourage the wealthy to buy, develop, profit and move on.	1/29/2022 12:01 PM
203	Don't house homeless. They are unpredictable mostly on drugs and criminals	1/29/2022 11:56 AM
204	More units on large lots.	1/29/2022 10:38 AM
205	Large lots in neighborhoods close to downtown could be subdivided to make for 2-4 multi family units. A lot of low density commercial lots and underutilized building going be Re zoned for high density apartments	1/29/2022 9:04 AM
206	I wonder if there if retired hugely affluent people are a renewable resource to inhabit all the lovely but outrageously expensive housing that is here presently, or will there be a day when some of the prices are forced to be lowered due to less affluent people wanting to live here.	1/29/2022 7:16 AM
207	Commercial and industrial area converted to low rise four-plexes or townhomes	1/28/2022 5:10 PM
208	Housing with water efficiency. We currently don't have enough water for the residents who live here now. If we continue to build how will we increase our water supply?	1/28/2022 3:47 PM
209	Commercial and industrial area converted to housing More mix of commercial / retail / housing More accessory structure conversions Do not segregate lower cost housing from market housing in new developments	1/28/2022 3:37 PM
210	Unsure how to reply.	1/28/2022 3:07 PM
211	Multifamily AFFORDABLE housing. Small units for rentals. Get rid of requirements that new housing that end up in the multi-million dollar range must have rental unit because that ISN'T working. They aren't rented to working people.	1/28/2022 3:05 PM
212	Utilizing the large lots for multiple housing units Using Repurposed ocean containers for small houses Taking advantage of the City's open spaces to develop low cost housing	1/28/2022 2:50 PM
213	Granny units and unused industrial areas converted to housing.	1/28/2022 2:47 PM

214	Stop allowing developers to buy homes and then redo them and sell them at crazy prices that only attract outside the area buyers with money or that want only a second home. They are not invested in the community and raise the housing prices so young families with children get priced out. Apartments and high rises do not go with the farming culture of healdsburg.	1/28/2022 10:04 AM
215	All of the above.	1/28/2022 10:00 AM
216	All of the above, as is practical and available	1/27/2022 12:41 PM
217	Healdsburg needs to fund the infrastructure necessary to accommodate more housing. Solve the water, power, and wastewater disposal issues first.	1/25/2022 11:27 AM
218	Build the north end of town, Terrace Boulevard north. The extreme are the mcmansions that house 2 adults in this town and no one parks in their garage-they park on the streets causing more access/traffic flow issues. We have a sufficient number of these pretentious second homes. North end of town has some large undeveloped areas.	1/24/2022 2:48 PM
219	Multi generational areas close to town. Develop the south entry to town with more middle income family townhouses or single family homes with yards, open space similar to a mini parklands feel. I think all the entries into town have areas that could be developed and hence look more welcoming.	1/23/2022 9:27 AM
220	We have significant potential building sites: 155 Dry Creek (in process), the Vercelli property on West side of Hbg Ave by MIX, the South EntryArea, the underutilized parking lot North of City Hall, several lots along Hbg that are shut down, increasing density in central Hbg & considering redevelopment of the CVS /Raven shopping area and the Safeway shopping area.	1/22/2022 9:07 PM
221	ADU's, detached garages. Whatever is done maintain the charm of the community	1/22/2022 10:06 AM
222	Locations for multi-family housing and commercial/industrial converted to housing	1/21/2022 2:59 PM
223	Location for multifamily housing additional units on large lots	1/21/2022 1:15 PM
224	Really don't know	1/21/2022 11:05 AM
225	Industrial areas or abandoned areas covered to rent restricted housing for people who are full time employed in Healdsburg. Also need a parking garage.	1/21/2022 10:07 AM
226	Large homes modified to accommodate more residents Unused commercial and industrial areas converted to housing	1/21/2022 9:40 AM
227	Place apts and multi unit housing in appropriate areas. Not established residential areas. Those built in the 50s&60s are dreadful for the most part. Breakup neighborhood cohesiveness. We need more multi housing options but should be done thoughtfully so we don't destroy the architectural character of our town.	1/21/2022 9:39 AM
228	Housing issue, and building issues in total, MUST address parking situation. It is driving tourists and residents away from commerce in the downtown area.	1/21/2022 9:24 AM
229	More housing in commercial areas	1/21/2022 7:19 AM
230	Widen growth development boundary. Look at areas on edges of community to transfer from ag/industrial to mixed use or residential	1/21/2022 7:01 AM
231	Additional units on larger residential lots.	1/21/2022 6:51 AM
232	Figure out how to fix the water crisis/drought first before any more housing!	1/21/2022 6:28 AM
233	stop the KB box home-flunenza, this needs to be an art community instead of shoebox home community. there is so much creativity here. the newest houses are eyesores.	1/21/2022 12:22 AM
234	Large homes modified to accommodate more residents , we need at least those of us who live in apartments to have a yard where the children can play ball, oh go out and play without having to go to a park	1/20/2022 8:48 PM
235	Granny units for extended families. Yes, detached garages etc.	1/20/2022 8:21 PM
236	Commercial and industrial underutilized land rezoned for housing.	1/20/2022 7:48 PM
237	All forms of housing without government intervention. Let developers who are experts build product that meets market demand. Remove red tape and expedite approvals for more	1/20/2022 7:29 PM

affordable product. Time is money and the city is not qualified to be in the housing business. Good quality housing for working families can be accomplished with speed. Lessen fees and the city can meet housing needs.

| 238	All in example	1/20/2022 7:14 PM
239	We should not be considering low density housing as we don't have the infrastructure for it. Nor should we be building anything over 3 stories	1/20/2022 5:40 PM
240	City owned apartments for teachers	1/20/2022 4:33 PM
241	Increase cap for number of housing units built per year	1/20/2022 12:25 PM
242	Large homes modified to accommodate more residents	1/20/2022 12:08 PM
243	do not destroy healdsburg keep us small	1/20/2022 11:37 AM
244	Apartments and townhouses located near transportation and commerce.	1/20/2022 11:25 AM
245	More affordable apt or houses for the younger generation and not letting outsiders buy property for Weekend rentals!	1/20/2022 11:20 AM
246	Commercial and industrial area converted to housing, resident eagerness to own a home can result in construction programs for them to help	1/20/2022 10:46 AM
247	There is no water	1/20/2022 10:24 AM
248	Planned SMART Station.	1/20/2022 9:04 AM
249	Locations for multi family housing	1/20/2022 8:37 AM
250	Large homes modified to fit more residents. More stories on buildings, healdsburg has nearly infinite space above the ground.	1/20/2022 6:17 AM
251	Doesn't have to be downtown...there seem to be a lot of county owned land lots that can be purchased by the city and used to build decent units for people. The area across from mill district can be converted too, and by coyote den bar, that's a huge parking lot and warehouse that seems to be mostly vacant. All along that section of Healdsburg ave, there are many opportunities to build taller buildings instead of the single story ones that are currently there. Not sure if structures around Foss creek circle can have apartments above them, but that could be another option or extension of the condos already over there. The city could buy the lots that Eric Drew is selling, or the people who own the lot on Fitch and north streets (though I think there is a COH easement there anyway?) And build multi units on those. Above raven film center and that whole complex, could all be apartments or condos. But as for single family housing for someone like me, I would love to see affordable prices like they were a few years ago in the $500-600k range.. now those houses are over $1mm and they don't seem to actually be worth that price tag since they were half that price just 2 years ago.	1/19/2022 11:39 PM
252	I'm not sure. I'm disappointed that the city keeps allowing hotels, which impacts water usage, and no real options for lower or middle income folks.	1/19/2022 11:25 PM
253	Affordable Single Housing. More housing communities like Fitch Mountain Villas or small home neighborhoods like the Bird Courts. AFFORDABLE for people who work or grew up in the town.	1/19/2022 9:47 PM
254	Industrial areas converted to housing	1/19/2022 9:09 PM
255	New policy. It's impossible to build here. If you don't believe me…try it!	1/19/2022 8:56 PM
256	Tiny home plots set up and the city could rent out the plots like a mobile home park set up, young people are not into mobile homes but tiny homes are a way to get young people to live in Healdsburg. I'd love to see apartments on the side of town by Giorgio's pizza. Seems like a wasted space over there and could be opportunities for low and working class apartments or tiny home village.	1/19/2022 8:26 PM
257	Healdsburg is catering to high end development such as the mill district. Wouldn't it be great if that property was set up for affordable housing?	1/19/2022 8:20 PM
258	ADU infill Additional units on large lots	1/19/2022 8:15 PM
259	Healdsburg is only so big, expansion is very limited. Let's look at making it easier to travel and get into healdsburg from surrounding communities like Cloverdale and Windsor. Better	1/19/2022 8:10 PM

sidewalks, better transportation. It's very dangerous to bike in from Windsor as there are no good bike lanes on very busy roads. Cloverdale isn't much better. Both are definitely close enough to bike if a safe option exists.

260	Why does the city want to keep building appartments when we have a 40% water reduction CITY WIDE and no apparent plan to aleviate this any time soon. You are putting the cart before the horse. We do not need any more houses that have 2 bedrooms and cost $700,000+. Do not reduce parking requirements until we have at least basic public transit. You cannot get to Santa Rosa by AM if you take the bus, and that is the only option.	1/17/2022 8:42 AM
261	Empty lots and abandoned vintage buildings can be converted into housing or just lower the house prices for only first time buyers families	1/15/2022 9:50 PM
262	NOTHING! We have far too many homes ..... what's next the new San Jose	1/15/2022 5:30 PM
263	Taller buildings downtown, up zoning of parkland farms and other neighborhoods, remove parking requirements for non senior housing	1/15/2022 1:14 PM
264	All of the above, but limit high end hotels, resorts, and high end rental apartments.	1/15/2022 11:01 AM
265	Commercial area converted to housing or allow mixed use.	1/15/2022 7:57 AM
266	Multi family housing locations, commercial and industrial areas converted to housing, mixed use to include housing.	1/15/2022 7:23 AM
267	Housing units in/near vineyards Units close to transportation	1/15/2022 7:07 AM
268	City owned properties for affordable housing.	1/15/2022 6:50 AM
269	Detached garages converted Additional units on large lots should be allowed Revitalize with new quality housing/ mixed use development toward the south entrance of town. Think Windsor as example. Our south entrance is in need of a complete overhaul and beautification We needs new and planned development with style guidelines like Windsor. Not the bland Burbank style housing types. We only get one shot at development near the entrance to town correct. It is prime for beautiful architecture mixed use condo style living.	1/15/2022 6:47 AM
270	Stop making it so difficult and expensive for small developers to build and expand structures on lots. Hence having to pass costs onto renters!	1/15/2022 1:03 AM
271	Senior co-housing, inter generational housing	1/14/2022 9:51 PM
272	Large Victorians in disrepair could become SROs	1/14/2022 8:44 PM
273	ADUS AND JADUS	1/14/2022 7:54 PM
274	Commercial and industrial area converted to housing. Locations for multi family housing. I really like what was built across from fire station on Grant St.	1/14/2022 6:57 PM
275	Rezoning the downtown area to provide for higher density housing in the downtown area	1/14/2022 6:43 PM
276	All of the above!	1/14/2022 6:05 PM
277	Undeveloped large lots that are inappropriately zoned CS or industrial, low density that could be increased easily to allow for apartment buildings,	1/2/2022 10:28 AM

Q1 Las más grandes necesidades en vivienda de Healdsburg hoy son (seleccione toda opción que aplique):

Answered: 62 Skipped: 0
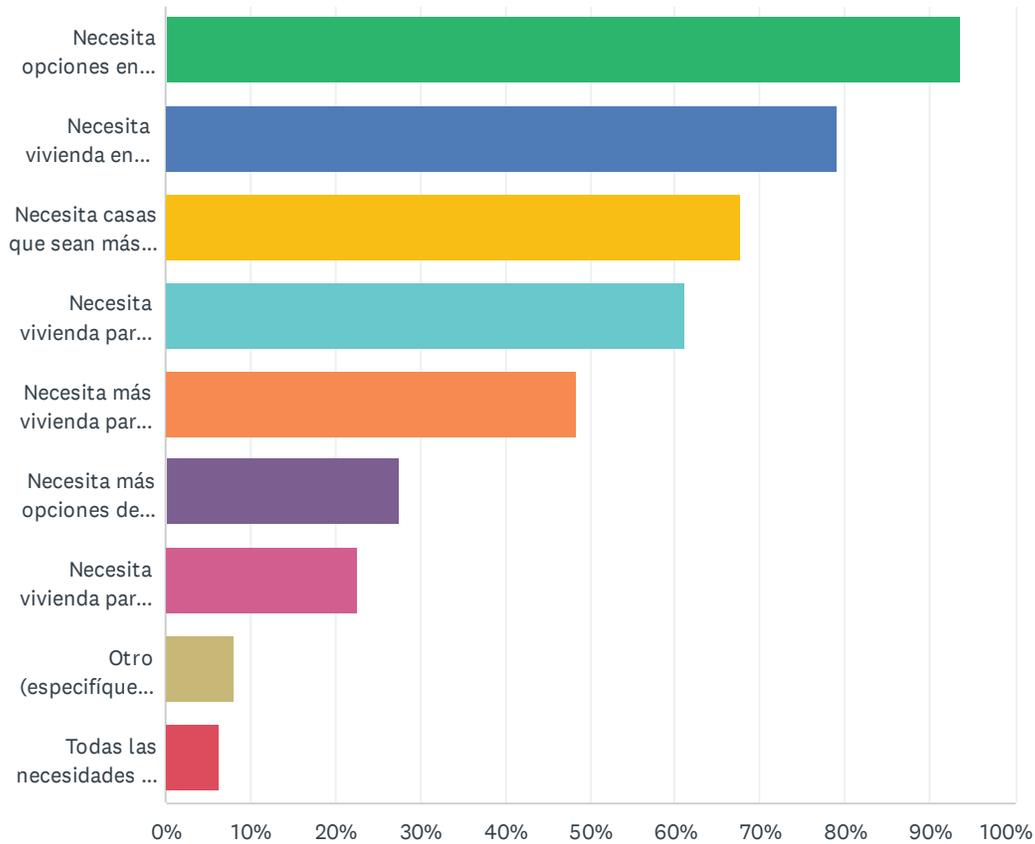
ANSWER CHOICES	RESPONSES	
Necesita opciones en vivienda en precios más bajos	93.55%	58
Necesita vivienda en renta y a bajo costo	79.03%	49
Necesita casas que sean más asequibles para compradores de primera vez	67.74%	42
Necesita vivienda para gente que trabaja aquí	61.29%	38
Necesita más vivienda para familias jóvenes y trabajadores	48.39%	30
Necesita más opciones de vivienda para familias multigeneracionales	27.42%	17
Necesita vivienda para personas de la tercera edad	22.58%	14
Otro (especifíque por favor)	8.06%	5
Todas las necesidades de vivienda en Healdsburg han sido satisfechas	6.45%	4
Total Respondents: 62		

#	OTRO (ESPECIFÍQUE POR FAVOR)	DATE

1	Casas de venta realmente para bajos ingresos.	3/13/2022 11:06 AM
2	Necesita Vivienda bajo costos para padres solteros	3/10/2022 12:43 PM
3	Q nos ayuden mas x q las rentas son muy caras	2/3/2022 5:30 PM
4	Las rentas son costosas y muy poco para las personas que trabajamos en el campo	2/2/2022 3:14 PM
5	Vivienda para personas que están por debajo de la pobreza. No solamente de bajos ingresos.	2/2/2022 10:21 AM

Q2 Las necesidades de Healdsburg en vivienda dentro de los próximos 10 años incluirá (seleccione toda opción que aplique):

Answered: 62   Skipped: 0
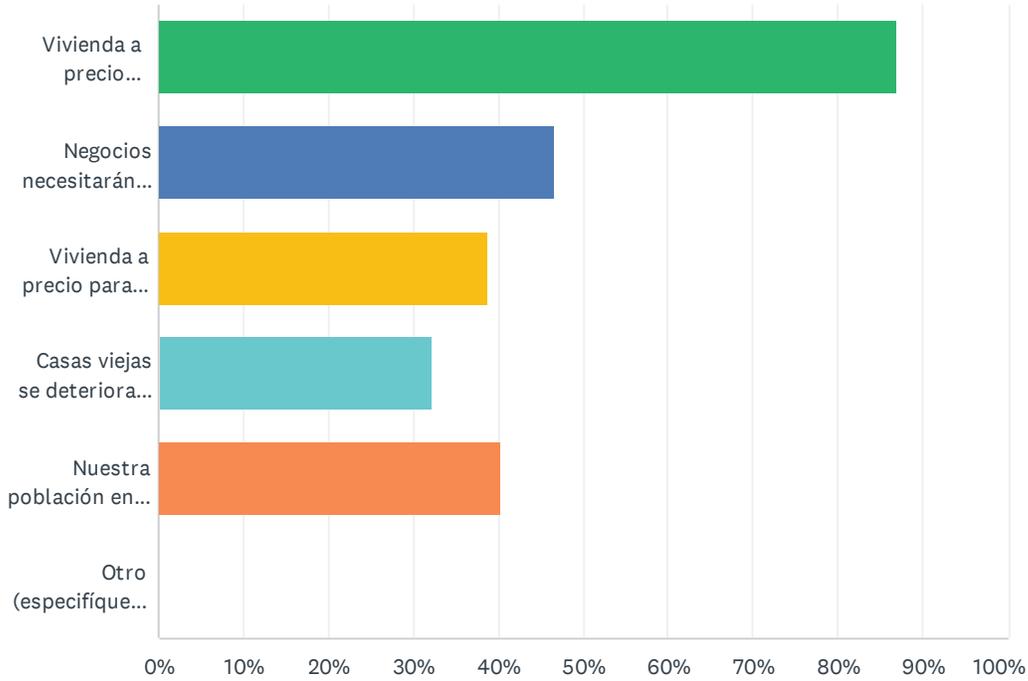
ANSWER CHOICES	RESPONSES	
Vivienda a precio accesible para que adultos jóvenes puedan vivir aquí	87.10%	54
Negocios necesitarán vivienda asequible para sus empleados	46.77%	29
Vivienda a precio para atraer nuevas familias a Healdsburg	38.71%	24
Casas viejas se deteriorarán y necesitarán reparaciones	32.26%	20
Nuestra población en envejecimiento necesitará opciones de vivienda más accesible y bien diseñada	40.32%	25
Otro (especifíque por favor)	0.00%	0
Total Respondents: 62		

#	OTRO (ESPECIFÍQUE POR FAVOR)	DATE
	There are no responses.	

Q3 Por favor categorice su nivel de acuerdo con cada una de las siguientes declaraciones:

Answered: 62   Skipped: 0
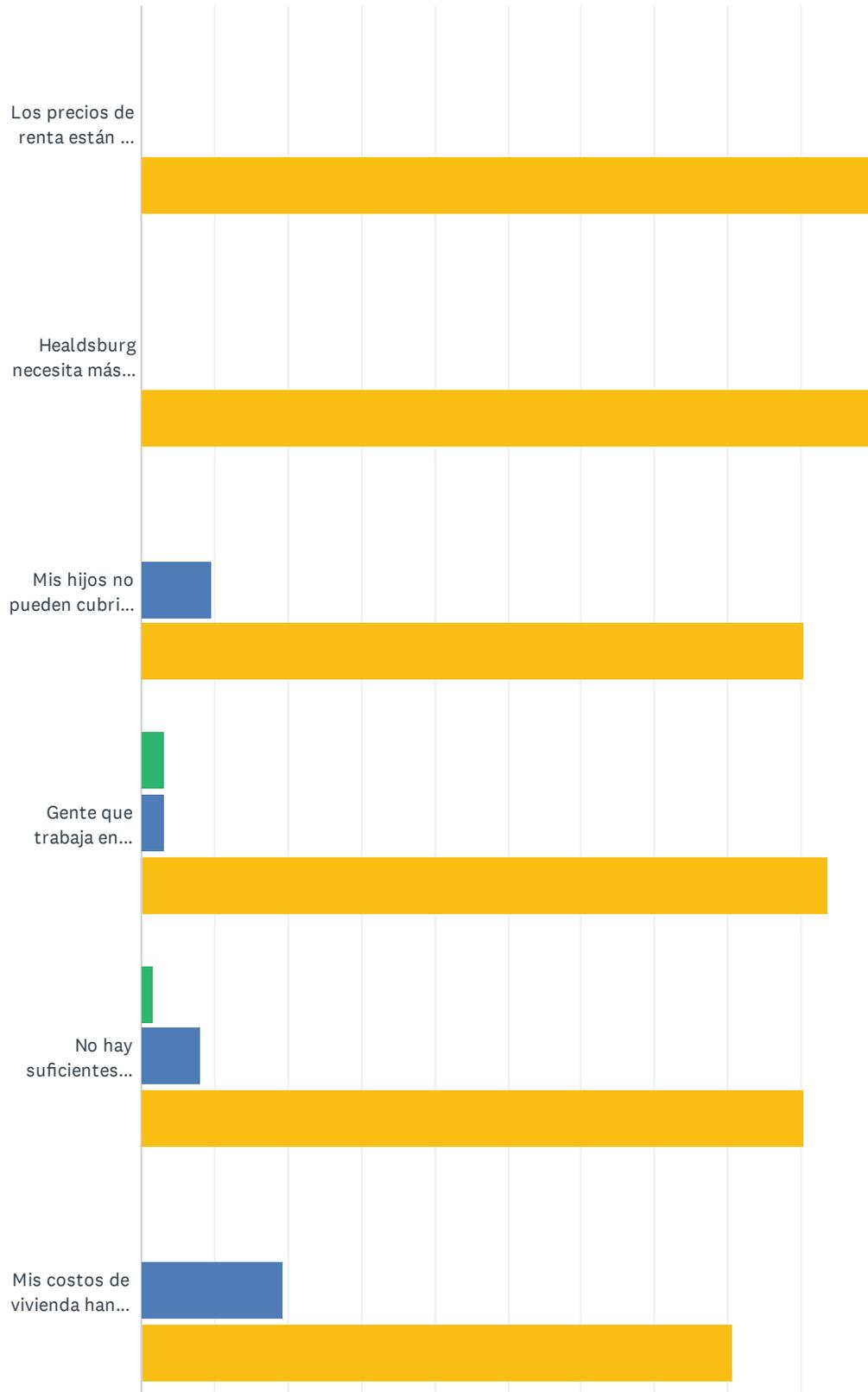
Los precios de renta están ...

Healdsburg necesita más...

Mis hijos no pueden cubri...

Gente que trabaja en...

No hay suficientes...

Mis costos de vivienda han...

Algunos adultos mayo...

Healdsburg debería...

Es importante preservar lo...

No hay casas a nivel de...

Healdsburg debería...

Healdsburg necesita más...

Algunas de las casas viejas...

Encuesta sobre Necesidades y Oportunidades en Vivienda - Healdsburg
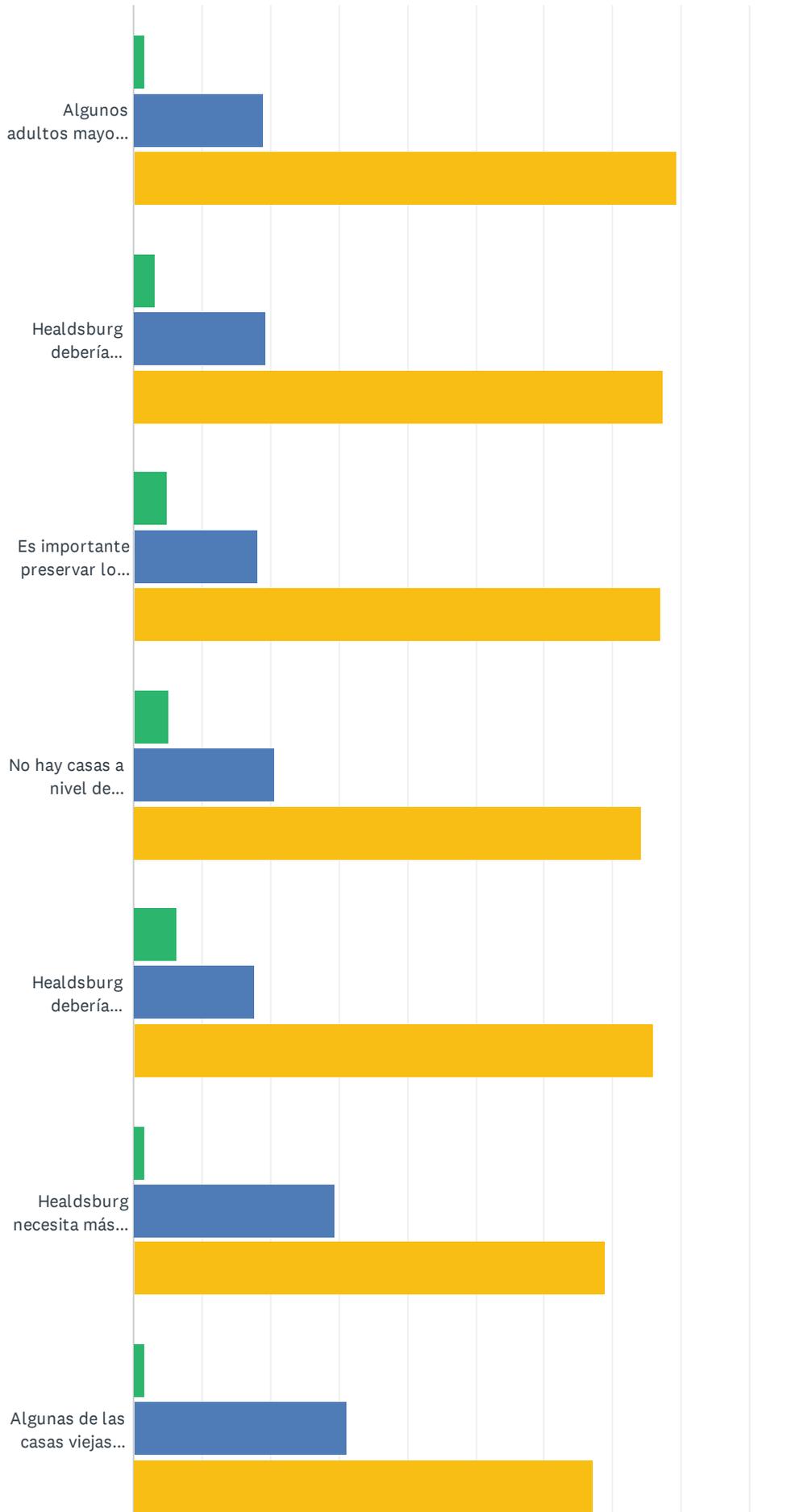
Legend: En Desacue... | Neutral/ N... | De Acuerdo
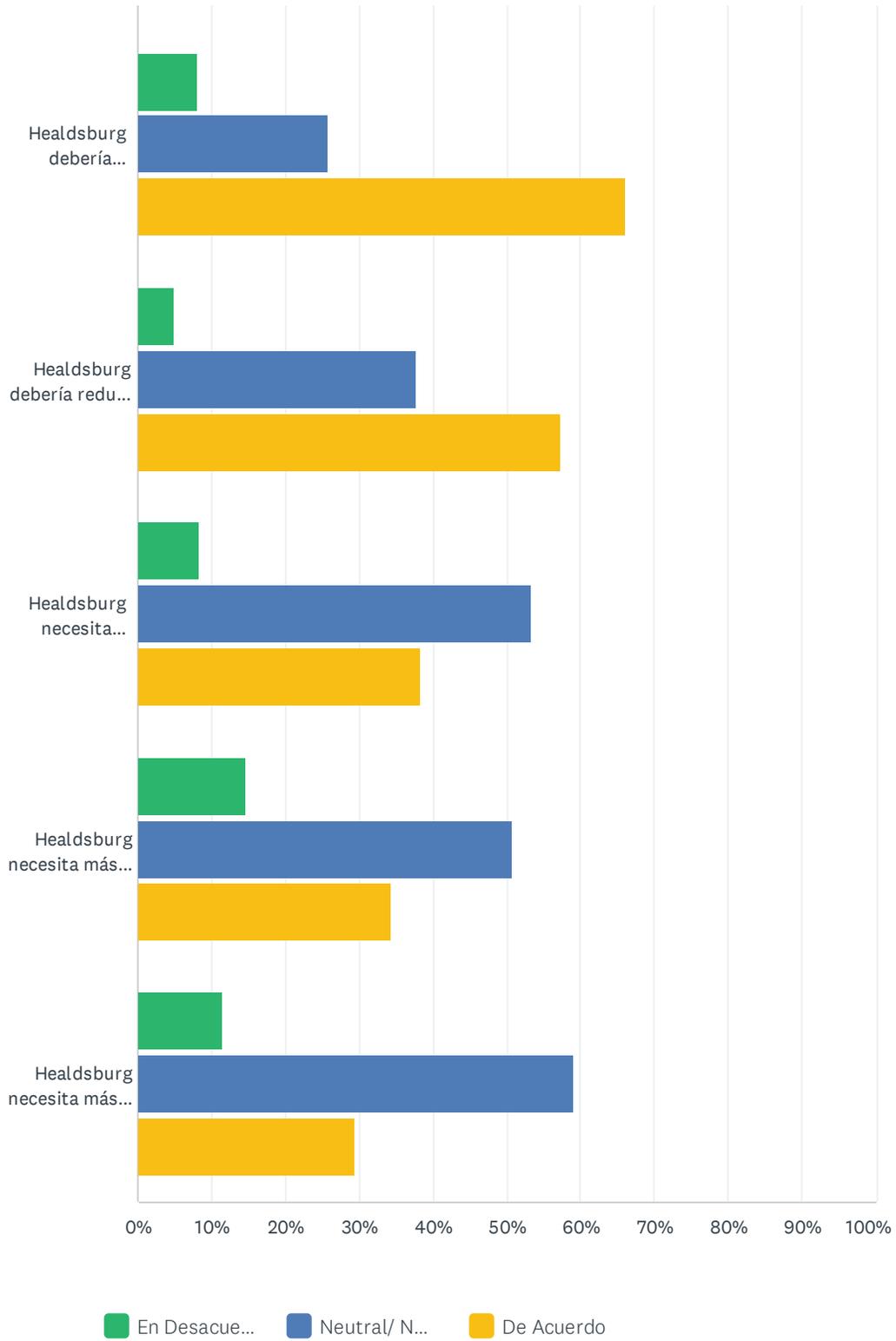
Encuesta sobre Necesidades y Oportunidades en Vivienda - Healdsburg

	EN DESACUERDO	NEUTRAL/ NO OPINION	DE ACUERDO	TOTAL	WEIGHTED AVERAGE
Los precios de renta están muy altos en Healdsburg	0.00% 0	0.00% 0	100.00% 62	62	1.00
Healdsburg necesita más opciones de vivienda para todos los niveles de ingreso	0.00% 0	0.00% 0	100.00% 62	62	1.00
Mis hijos no pueden cubrir el costo de vivir en Healdsburg	0.00% 0	9.68% 6	90.32% 56	62	1.10
Gente que trabaja en Healdsburg no pueden cobrar el costo para vivir aquí	3.23% 2	3.23% 2	93.55% 58	62	1.10
No hay suficientes opciones de vivienda en Healdsburg	1.61% 1	8.06% 5	90.32% 56	62	1.11
Mis costos de vivienda han incrementado en los últimos 5 años	0.00% 0	19.35% 12	80.65% 50	62	1.19
Algunos adultos mayores necesitan asistencia para permanecer en sus hogares	1.72% 1	18.97% 11	79.31% 46	58	1.22
Healdsburg debería permitir la construcción de más apartamentos	3.23% 2	19.35% 12	77.42% 48	62	1.26
Es importante preservar los vecindarios de Healdsburg	4.92% 3	18.03% 11	77.05% 47	61	1.28
No hay casas a nivel de entrada para comprar en Healdsburg	5.17% 3	20.69% 12	74.14% 43	58	1.31
Healdsburg debería permitir la construcción de apartamentos pequeños en la ciudad	6.45% 4	17.74% 11	75.81% 47	62	1.31
Healdsburg necesita más desarrollo de usos mixtos	1.64% 1	29.51% 18	68.85% 42	61	1.33
Algunas de las casas viejas de Healdsburg necesitan rehabilitación	1.64% 1	31.15% 19	67.21% 41	61	1.34
Healdsburg debería permitir la construcción de vivienda de cuatro unidades en la ciudad	8.06% 5	25.81% 16	66.13% 41	62	1.42
Healdsburg debería reducir los requisitos de estacionamiento donde las condiciones de seguridad lo permitan	4.92% 3	37.70% 23	57.38% 35	61	1.48
Healdsburg necesita permitir más vivienda junto con negocios existentes	8.33% 5	53.33% 32	38.33% 23	60	1.70
Healdsburg necesita más vivienda en áreas comerciales	14.75% 9	50.82% 31	34.43% 21	61	1.80
Healdsburg necesita más vivienda cerca del Centro	11.48% 7	59.02% 36	29.51% 18	61	1.82

Q4 Por favor seleccione los tipos de vivienda nueva que sería más exitosa en Healdsburg:

Answered: 59   Skipped: 3
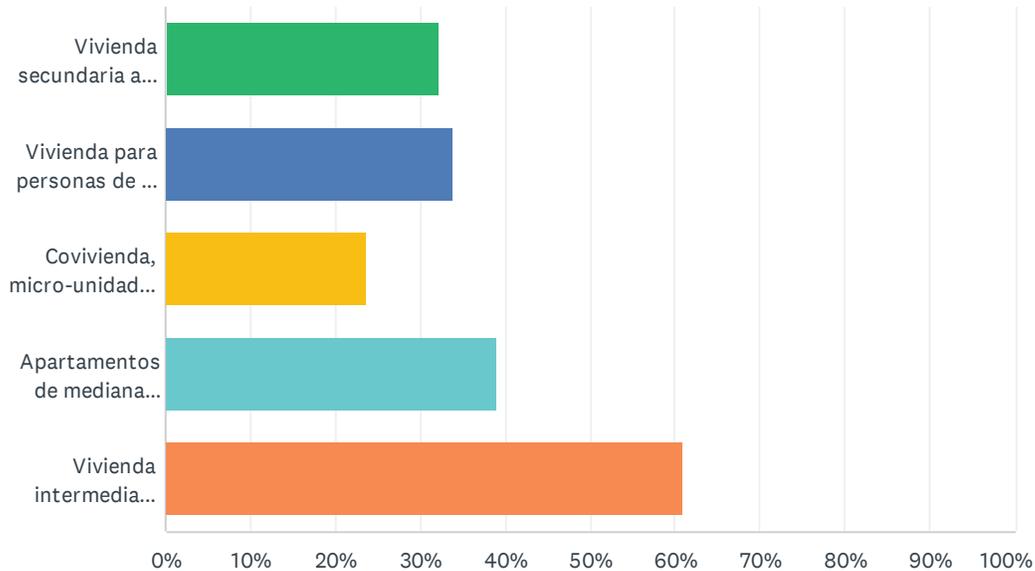
ANSWER CHOICES	RESPONSES	
Vivienda secundaria a la residencia principal (second units/granny units/junior units)	32.20%	19
Vivienda para personas de la tercera edad independiente y instalaciones de cuidado residencial para personas mayores o personas con discapacidades	33.90%	20
Covivienda, micro-unidades, y unidades de una sola recámara	23.73%	14
Apartamentos de mediana altura (5 pisos) en el Centro	38.98%	23
Vivienda intermedia faltante como casas adosadas o vivienda de unidades múltiples de baja altura	61.02%	36
Total Respondents: 59		

Q5 ¿Cuáles son algunas de las características únicas de Healdsburg que pueden ser oportunidades de vivienda para la comunidad? Por ejemplo: Ubicaciones para vivienda multifamiliar (p. ej. la estación del SMART, la zona sur, Avenida Healdsburg) Garajes independientes y otras estructuras secundarias que podrían convertirse en viviendas. Casas grandes que pueden modificadarse para alojar más residentes Lotes grandes perfectos para alojar más residencias Espacios comerciales/industriales subutilizados infrautilizados que podrían convertirse en viviendas Su(s) idea(s):

Answered: 29   Skipped: 33

#	RESPONSES	DATE
1	Mas viviendas de bajos ingresos multifamiliares.	3/14/2022 1:01 PM
2	La autorización para los dueños de casas con garaje, para hacerlo vivienda a bajo costo. Así se ayuda el dueño de casa y nuestros jóvenes o parejas jóvenes trabajadoras.	3/13/2022 11:06 AM
3	Lotes grandes, program SWEAT, la área norte de la ciudad y sur de la ciudad, el lote a lado de la ciudad, lote en frente de el centro comunitario	3/10/2022 9:51 PM
4	Viviendas en lotes grandes para todo tipo de familias pero también que cuenten con parqueadero suficiente	3/10/2022 12:43 PM
5	Construir nuevas casas cerca	3/4/2022 7:00 PM
6	Más casas accesible para rentar o poder comprar	2/28/2022 5:12 PM
7	Lotes grandes para construir casas a personas q no ajustan pagar sus rentas	2/6/2022 7:11 PM
8	Viviendas de 2 pisos pero que los dos pisos pertenezcan a la misma vivienda, porque cuando en el piso de abajo es una vivienda y en el segundo piso es otra vivienda es incómodo por el ruido	2/5/2022 10:48 PM
9	Lotes grandes perfectos para alojar más residencias	2/5/2022 4:18 AM
10	Vivienda familiar barata	2/4/2022 9:03 PM
11	Viviendas más asequibles para los del campo	2/4/2022 6:00 PM
12	3	2/4/2022 5:15 PM
13	Q no sean tan caras	2/3/2022 5:30 PM
14	Lotes grandes que puedan convertirse en vivienda. Apartamento de bajo costo con unidades de un pizo o dos para familia multicultural. Usar lotes commerciales para Casas pequeñas con yarda de un piso para familia multigeneracional	2/3/2022 5:08 AM
15	.	2/2/2022 7:26 PM
16	Lotes grandes perfectos para alojar más recientes y departamento para trabajador del Campo	2/2/2022 3:14 PM
17	Las casas que están en venta que las compre la ciudad y las rente a familias que trabajan en Healdsburg. En lugar de estacionar lanchas o botes deben hacer apartamentos. En los viñedos también debe haber apartamentos adecuados para los trabajadores del campo.	2/2/2022 10:21 AM
18	Viviendas para personas de bajos ingresos que vivan en Healdsburg, por ejemplo yo, que tengo 30 años viendo en Healdsburg y no he podido comprar una casa por el precio tan alto..	1/30/2022 2:44 PM

19	Casas con yardas grandes	1/27/2022 11:09 PM
20	Estructuras secundarias que puedan convertirse en viviendas	1/26/2022 10:02 PM
21	Al este de la ciudad	1/26/2022 9:32 PM
22	Casas de estudio	1/25/2022 11:46 PM
23	Casas de 4 unidades, rentas más economicas.	1/21/2022 8:54 AM
24	1	1/20/2022 8:03 PM
25	Lotes vacíos en la ciudad	1/20/2022 6:36 PM
26	Jubilación de vivienda	1/20/2022 5:58 PM
27	Todas las sugerencias mencionadas tienen sentido, lo que falta es que la ciudad apoye a la comunidad.	1/20/2022 5:46 PM
28	Lotes grandes perfectos para alojar más residencia	1/20/2022 5:11 PM
29	Ubicaciones para viviendas multi familiar	1/14/2022 7:11 PM

City of Healdsburg Housing Element Update 2023-2031

Public Review Draft Appendix C
September 2022

Appendix C: ABAG Housing Needs Data Packet

HOUSING NEEDS DATA REPORT: HEALDSBURG

ABAG/MTC Staff and Baird + Driskell Community Planning

2021-04-02

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ASSOCIATION OF BAY AREA GOVERNMENTS
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1 INTRODUCTION

The Bay Area continues to see growth in both population and jobs, which means more housing of various types and sizes is needed to ensure that residents across all income levels, ages, and abilities have a place to call home. While the number of people drawn to the region over the past 30 years has steadily increased, housing production has stalled, contributing to the housing shortage that communities are experiencing today. In many cities, this has resulted in residents being priced out, increased traffic congestion caused by longer commutes, and fewer people across incomes being able to purchase homes or meet surging rents.

The 2023-2031 Housing Element Update provides a roadmap for how to meet our growth and housing challenges. Required by the state, the Housing Element identifies what the existing housing conditions and community needs are, reiterates goals, and creates a plan for more housing. The Housing Element is an integral part of the General Plan, which guides the policies of Healdsburg.

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- **Population** – Generally, the population of the Bay Area continues to grow because of natural growth and because the strong economy draws new residents to the region. The population of Healdsburg increased by 10.8% from 2000 to 2020, which is below the growth rate of the Bay Area.

- **Age** – In 2019, Healdsburg's youth population under the age of 18 was 2,097 and senior population 65 and older was 2,665. These age groups represent 17.7% and 22.5%, respectively, of Healdsburg's population.

- **Race/Ethnicity** – In 2020, 63.8% of Healdsburg's population was White while 0.0% was African American, 1.8% was Asian, and 31.0% was Latinx. People of color in Healdsburg comprise a proportion below the overall proportion in the Bay Area as a whole.[1]

- **Employment** – Healdsburg residents most commonly work in the *Health & Educational Services* industry. From January 2010 to January 2021, the unemployment rate in Healdsburg decreased by 4.4 percentage points. Since 2010, the number of jobs located in the jurisdiction increased by 1,460 (26.8%). Additionally, the jobs-household ratio in Healdsburg has increased from 1.14 in 2002 to 1.53 jobs per household in 2018.

- **Number of Homes** – The number of new homes built in the Bay Area has not kept pace with the demand, resulting in longer commutes, increasing prices, and exacerbating issues of displacement and homelessness. The number of homes in Healdsburg increased, 5.5% from 2010 to 2020, which is *above* the growth rate for Sonoma County and *above* the growth rate of the region's housing stock during this time period.

- **Home Prices** – A diversity of homes at all income levels creates opportunities for all Healdsburg residents to live and thrive in the community.

  - **Ownership** The largest proportion of homes had a value in the range of $500k-$750k in 2019. Home prices increased by 74.4% from 2010 to 2020.

  - **Rental Prices** – The typical contract rent for an apartment in Healdsburg was $1,450 in 2019. Rental prices increased by 39.5% from 2009 to 2019. To rent a typical apartment without cost burden, a household would need to make $58,360 per year.[2]

- **Housing Type** – It is important to have a variety of housing types to meet the needs of a community today and in the future. In 2020, 74.0% of homes in Healdsburg were single family detached, 4.1% were single family attached, 9.7% were small multifamily (2-4 units), and 10.8% were medium or large multifamily (5+ units). Between 2010 and 2020, the number of single-

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[1] The Census Bureau's American Community Survey accounts for ethnic origin separate from racial identity. The numbers reported here use an accounting of both such that the racial categories are shown exclusive of Latinx status, to allow for an accounting of the Latinx population regardless of racial identity. The term Hispanic has historically been used to describe people from numerous Central American, South American, and Caribbean countries. In recent years, the term Latino or Latinx has become preferred. This report generally uses Latinx, but occasionally when discussing US Census data, we use Hispanic or Non-Hispanic, to clearly link to the data source.
[2] Note that contract rents may differ significantly from, and often being lower than, current listing prices.

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family units increased more than multi-family units. Generally, in Healdsburg, the share of the housing stock that is detached single family homes is above that of other jurisdictions in the region.

- **Cost Burden** – The U.S. Department of Housing and Urban Development considers housing to be affordable for a household if the household spends less than 30% of its income on housing costs. A household is considered "cost-burdened" if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered "severely cost-burdened." In Healdsburg, 18.9% of households spend 30%-50% of their income on housing, while 15.7% of households are severely cost burden and use the majority of their income for housing.

- **Displacement/Gentrification** – According to research from The University of California, Berkeley, 0.0% of households in Healdsburg live in neighborhoods that are susceptible to or experiencing displacement, and 0.0% live in areas at risk of or undergoing gentrification. 33.1% of households in Healdsburg live in neighborhoods where low-income households are likely excluded due to prohibitive housing costs. There are various ways to address displacement including ensuring new housing at all income levels is built.

- **Neighborhood** – 0.0% of residents in Healdsburg live in neighborhoods identified as "Highest Resource" or "High Resource" areas by State-commissioned research, while 0.0% of residents live in areas identified by this research as "Low Resource" or "High Segregation and Poverty" areas. These neighborhood designations are based on a range of indicators covering areas such as education, poverty, proximity to jobs and economic opportunities, low pollution levels, and other factors.[3]

- **Special Housing Needs** – Some population groups may have special housing needs that require specific program responses, and these groups may experience barriers to accessing stable housing due to their specific housing circumstances. In Healdsburg, 9.6% of residents have a disability of any kind and may require accessible housing. Additionally, 7.0% of Healdsburg households are larger households with five or more people, who likely need larger housing units with three bedrooms or more. 9.7% of households are female-headed families, which are often at greater risk of housing insecurity.

> *Note on Data*
>
> *Many of the tables in this report are sourced from data from the Census Bureau's American Community Survey or U.S. Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy (CHAS) data, both of which are samples and as such, are subject to sampling variability. This means that data is an estimate, and that other estimates could be possible if another set of*

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[3] For more information on the "opportunity area" categories developed by HCD and the California Tax Credit Allocation Committee, see this website: https://www.treasurer.ca.gov/ctcac/opportunity.asp. The degree to which different jurisdictions and neighborhoods have access to opportunity will likely need to be analyzed as part of new Housing Element requirements related to affirmatively furthering fair housing. ABAG/MTC will be providing jurisdictions with technical assistance on this topic this summer, following the release of additional guidance from HCD.

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respondents had been reached. We use the five-year release to get a larger data pool to minimize this "margin of error" but particularly for the smaller cities, the data will be based on fewer responses, and the information should be interpreted accordingly.

Additionally, there may be instances where there is no data available for a jurisdiction for particular data point, or where a value is 0 and the automatically generated text cannot perform a calculation. In these cases, the automatically generated text is "NODATA." Staff should reword these sentences before using them in the context of the Housing Element or other documents.

Note on Figures

Any figure that does not specify geography in the figure name represents data for Healdsburg.

3.1   Regional Housing Needs Determination

The Plan Bay Area 2050[4] Final Blueprint forecasts that the nine-county Bay Area will add 1.4 million new households between 2015 and 2050. For the eight-year time frame covered by this Housing Element Update, the Department of Housing and Community Development (HCD) has identified the region's housing need as 441,176 units. The total number of housing units assigned by HCD is separated into four income categories that cover housing types for all income levels, from very low-income households to market rate housing.[5] This calculation, known as the Regional Housing Needs Determination (RHND), is based on population projections produced by the California Department of Finance as well as adjustments that incorporate the region's existing housing need. The adjustments result from recent legislation requiring HCD to apply additional adjustment factors to the baseline growth projection from California Department of Finance, in order for the regions to get closer to healthy housing markets. To this end, adjustments focus on the region's vacancy rate, level of overcrowding and the share of cost burdened households, and seek to bring the region more in line with comparable ones.[6] These new laws governing the methodology for how HCD calculates the RHND resulted in a significantly higher number of housing units for which the Bay Area must plan compared to previous RHNA cycles.

3.2   Regional Housing Needs Allocation

A starting point for the Housing Element Update process for every California jurisdiction is the Regional Housing Needs Allocation or RHNA – the share of the RHND assigned to each jurisdiction by the Association of Bay Area Governments (ABAG). State Housing Element Law requires ABAG to develop a methodology that calculates the number of housing units assigned to each city and county and distributes each jurisdiction's housing unit allocation among four affordability levels. For this RHNA cycle, the RHND increased by 135%, from 187,990 to 441,776. For more information on the RHNA process this cycle, see ABAG's website: https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation

Almost all jurisdictions in the Bay Area are likely to receive a larger RHNA this cycle compared to the last cycle, primarily due to changes in state law that led to a considerably higher RHND compared to previous cycles.

In January 2021, ABAG adopted a Draft RHNA Methodology, which is currently being reviewed by HCD. For Healdsburg, the proposed RHNA to be planned for this cycle is 476 units, a slated increase from the last cycle. **Please note that the previously stated figures are merely illustrative, as ABAG has yet to issue Final RHNA allocations. The Final RHNA allocations that local jurisdictions will use for their**

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[4] Plan Bay Area 2050 is a long-range plan charting the course for the future of the nine-county San Francisco Bay Area. It covers four key issues: the economy, the environment, housing and transportation

[5] HCD divides the RHND into the following four income categories:

Very Low-income: 0-50% of Area Median Income

Low-income: 50-80% of Area Median Income

Moderate-income: 80-120% of Area Median Income

Above Moderate-income: 120% or more of Area Median Income

[6] For more information on HCD's RHND calculation for the Bay Area, see this letter sent to ABAG from HCD on June 9, 2020: https://www.hcd.ca.gov/community-development/housing-element/docs/abagrhna-final060920(r).pdf

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Housing Elements will be released at the end of 2021. The potential allocation that Healdsburg would receive from the Draft RHNA Methodology is broken down by income category as follows:

Table 1: Illustrative Regional Housing Needs Allocation from Draft Methodology

Income Group	Healdsburg Units	Sonoma County Units	Bay Area Units	Healdsburg Percent	Sonoma County Percent	Bay Area Percent
Very Low Income (<50% of AMI)	190	3999	114442	39.9%	27.5%	25.9%
Low Income (50%-80% of AMI)	109	2302	65892	22.9%	15.8%	14.9%
Moderate Income (80%-120% of AMI)	49	2302	72712	10.3%	15.8%	16.5%
Above Moderate Income (>120% of AMI)	128	5959	188130	26.9%	40.9%	42.6%
Total	476	14562	441176	100.0%	100.0%	100.0%

Source: Association of Bay Area Governments Methodology and tentative numbers were approved by ABAG's Executive board on January 21, 2021 (Resolution No. 02-2021). The numbers were submitted for review to California Housing and Community Development in February 2021, after which an appeals process will take place during the Summer and Fall of 2021.
THESE NUMBERS SHOULD BE CONSIDERED PRELIMINARY AND SUBJECT TO CHANGE PER HCD REVIEW

4 POPULATION, EMPLOYMENT AND HOUSEHOLD CHARACTERISTICS

4.1 Population

The Bay Area is the fifth-largest metropolitan area in the nation and has seen a steady increase in population since 1990, except for a dip during the Great Recession. Many cities in the region have experienced significant growth in jobs and population. While these trends have led to a corresponding increase in demand for housing across the region, the regional production of housing has largely not kept pace with job and population growth. Since 2000, Healdsburg's population has increased by 10.8%; this rate is below that of the region as a whole, at 14.8%. In Healdsburg, roughly 14.1% of its population moved during the past year, a number 0.7 percentage points greater than the regional rate of 13.4%.

Table 2: Population Growth Trends

Geography	1990	1995	2000	2005	2010	2015	2020
Healdsburg	9469	9435	10915	11661	11254	11740	12089
Sonoma County	388222	416776	458614	475703	483878	500640	492980
Bay Area	6020147	6381961	6784348	7073912	7150739	7595694	7790537

Universe: Total population
Source: California Department of Finance, E-5 series
For more years of data, please refer to the Data Packet Workbook, Table POPEMP-01.

In 2020, the population of Healdsburg was estimated to be 12,089 (see Table 2). From 1990 to 2000, the population increased by 15.3%, while it increased by 3.1% during the first decade of the 2000s. In the most recent decade, the population increased by 7.4%. The population of Healdsburg makes up 2.5% of Sonoma County.[7]

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[7] To compare the rate of growth across various geographic scales, Figure 1 shows population for the jurisdiction, county, and region indexed to the population in the year 1990. This means that the data points represent the population growth (i.e. percent change) in each of these geographies relative to their populations in 1990.
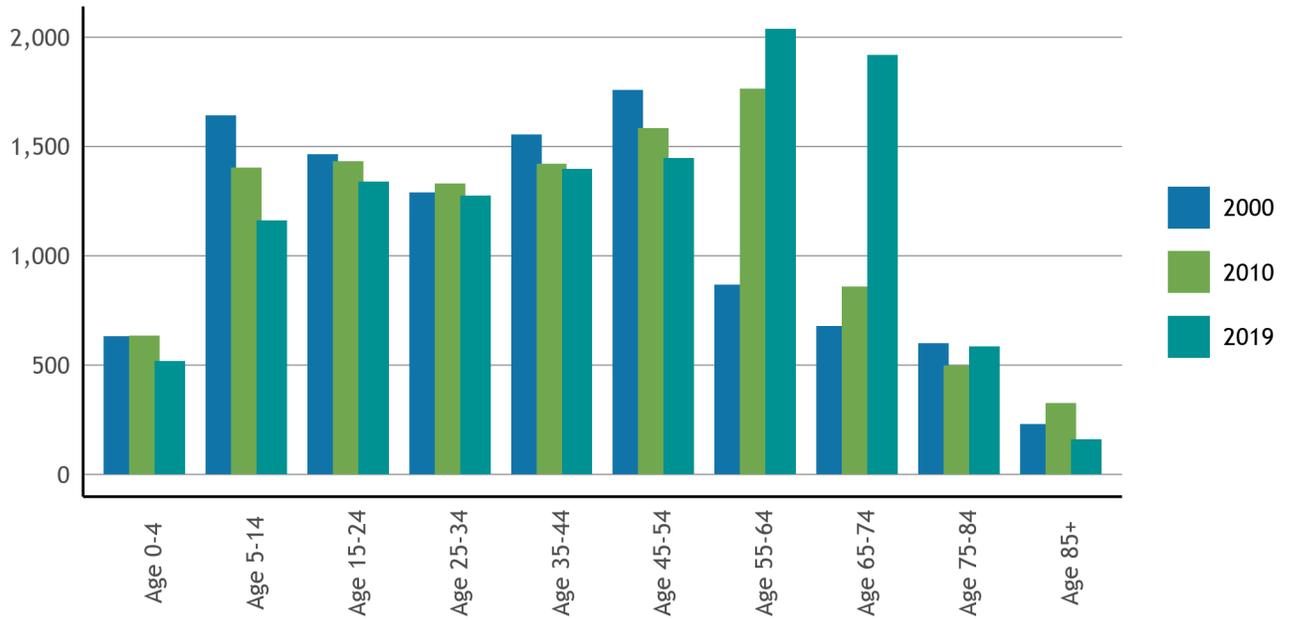
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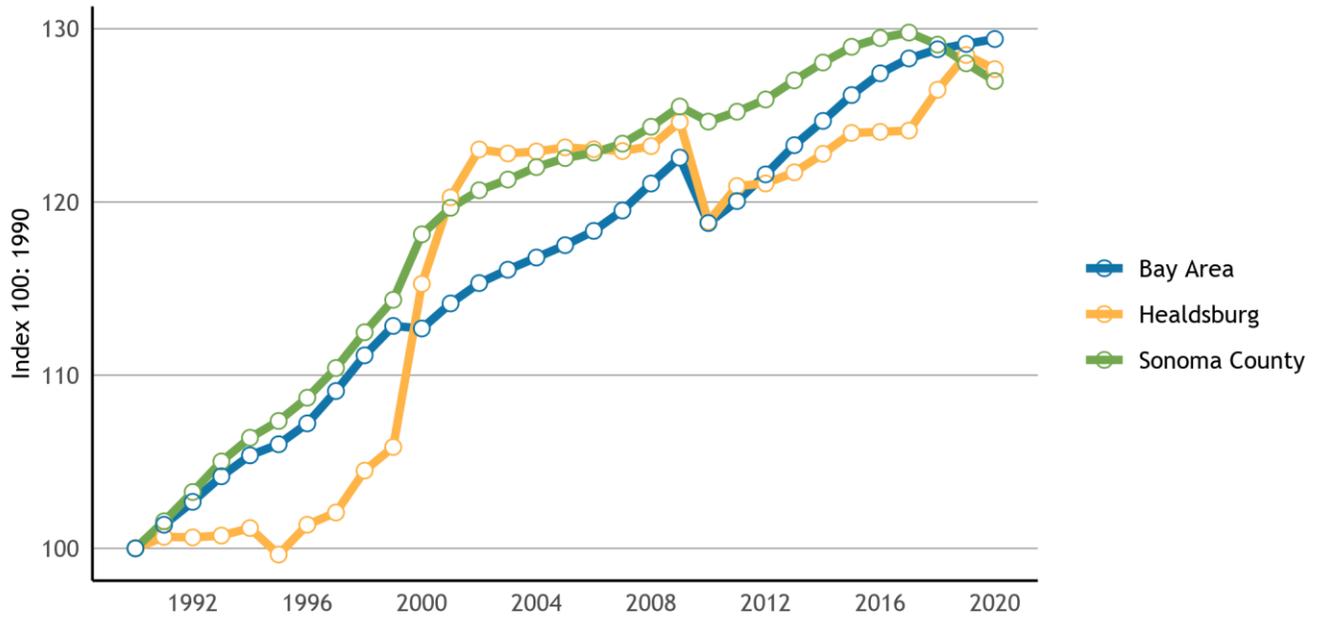
Figure 1: Population Growth Trends

Source: California Department of Finance, E-5 series Note: The data shown on the graph represents population for the jurisdiction, county, and region indexed to the population in the first year shown. The data points represent the relative population growth in each of these geographies relative to their populations in that year.
For some jurisdictions, a break may appear at the end of each decade (1999, 2009) as estimates are compared to census counts. DOF uses the decennial census to benchmark subsequent population estimates.
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-01.

4.2   Age

The distribution of age groups in a city shapes what types of housing the community may need in the near future. An increase in the older population may mean there is a developing need for more senior housing options, while higher numbers of children and young families can point to the need for more family housing options and related services. There has also been a move by many to age-in-place or downsize to stay within their communities, which can mean more multifamily and accessible units are also needed.

In Healdsburg, the median age in 2000 was 36.9; by 2019, this figure had increased, landing at around 46 years. More specifically, the population of those under 14 has decreased since 2010, while the 65-and-over population has increased (see Figure 2).

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Figure 2: Population by Age, 2000-2019

Universe: Total population
Source: U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau,
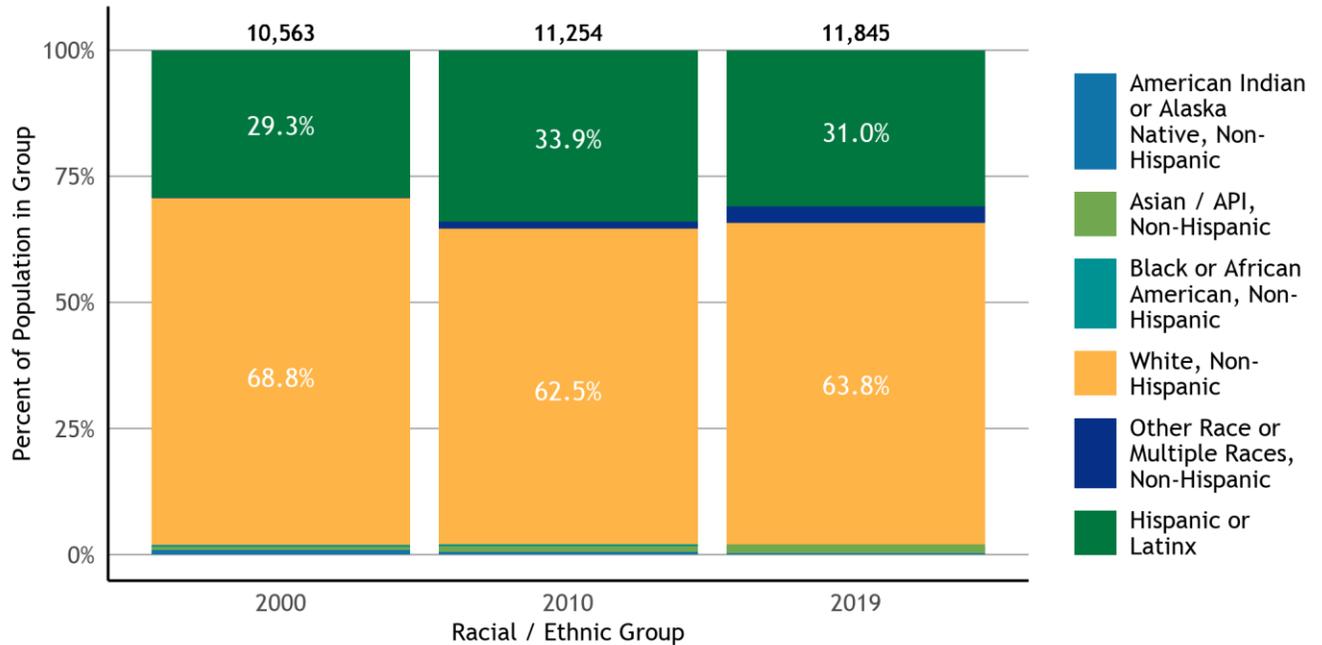*American Community Survey 5-Year Data (2015-2019), Table B01001*
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-04.

Looking at the senior and youth population by race can add an additional layer of understanding, as families and seniors of color are even more likely to experience challenges finding affordable housing. People of color[8] make up 5.7% of seniors and 28.8% of youth under 18 (see Figure 3).

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[8] Here, we count all non-white racial groups

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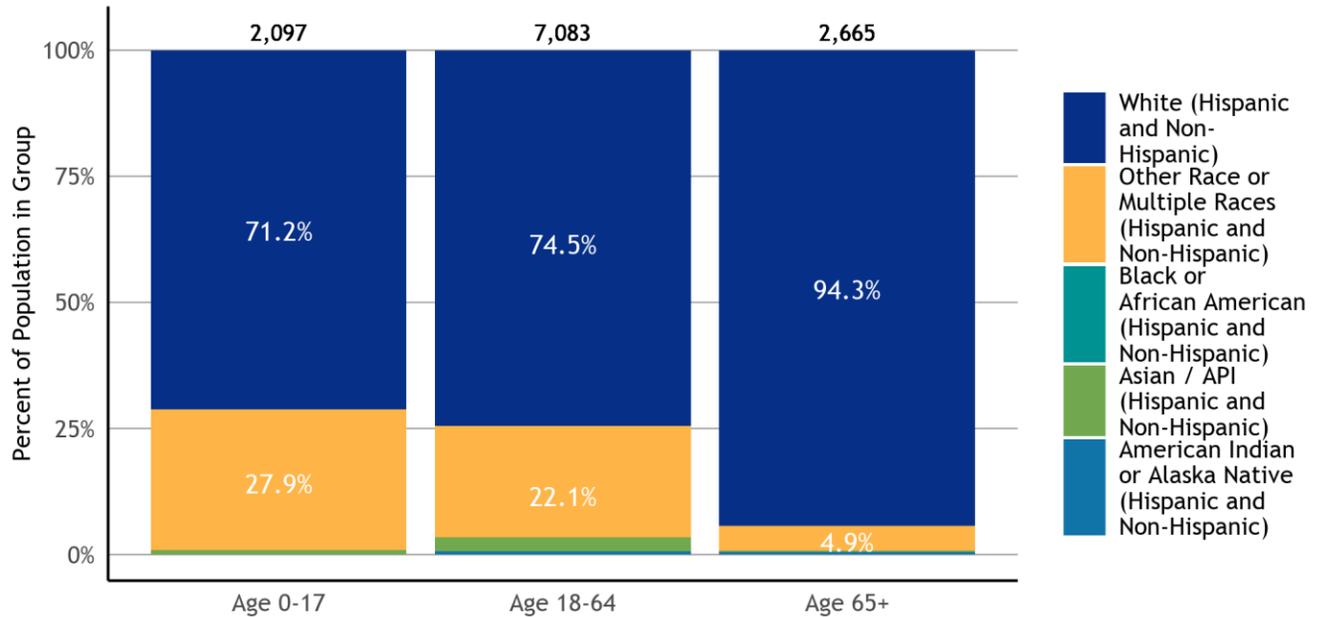
Figure 3: Senior and Youth Population by Race

Universe: Total population
Notes: In the sources for this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity, and an overlapping category of Hispanic / non-Hispanic groups has not been shown to avoid double counting in the stacked bar chart.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-G)
For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-02.

4.3   Race and Ethnicity

Understanding the racial makeup of a city and region is important for designing and implementing effective housing policies and programs. These patterns are shaped by both market factors and government actions, such as exclusionary zoning, discriminatory lending practices and displacement that has occurred over time and continues to impact communities of color today[9]. Since 2000, the percentage of residents in Healdsburg identifying as White has decreased – and by the same token the percentage of residents of all *other* races and ethnicities has *increased* – by 5.0 percentage points, with the 2019 population standing at 7,554 (see Figure 4). In absolute terms, the *Hispanic or Latinx* population increased the most while the *American Indian or Alaska Native, Non-Hispanic* population decreased the most.

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[9] See, for example, Rothstein, R. (2017). The color of law : a forgotten history of how our government segregated America. New York, NY & London, UK: Liveright Publishing.

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Figure 4: Population by Race, 2000-2019

Universe: Total population
Notes: Data for 2019 represents 2015-2019 ACS estimates. The Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this graph, the "Hispanic or Latinx" racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.
Source: U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-02.

4.4   Employment Trends

4.4.1 Balance of Jobs and Workers

A city houses employed residents who either work in the community where they live or work elsewhere in the region. Conversely, a city may have job sites that employ residents from the same city, but more often employ workers commuting from outside of it. Smaller cities typically will have more employed residents than jobs there and export workers, while larger cities tend to have a surplus of jobs and import workers. To some extent the regional transportation system is set up for this flow of workers to the region's core job centers. At the same time, as the housing affordability crisis has illustrated, local imbalances may be severe, where local jobs and worker populations are out of sync at a sub-regional scale.

One measure of this is the relationship between *workers* and *jobs*. A city with a surplus of workers "exports" workers to other parts of the region, while a city with a surplus of jobs must conversely "import" them. Between 2002 and 2018, the number of jobs in Healdsburg increased by 40.7% (see Figure 5).
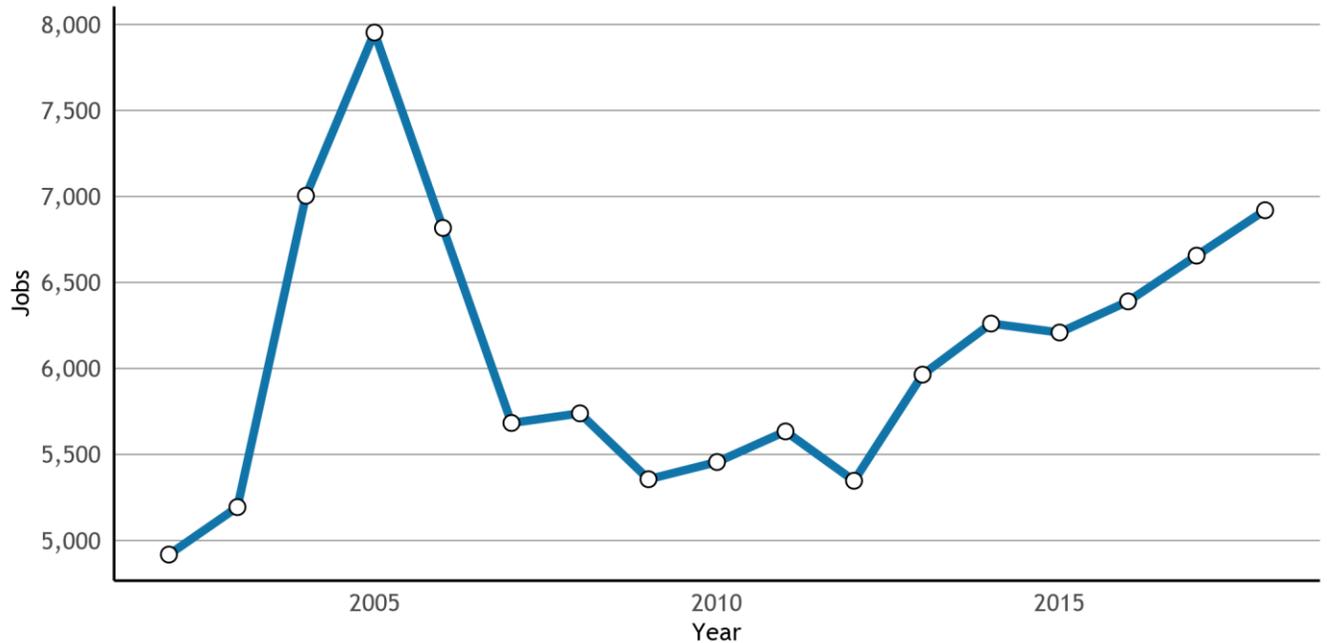
Figure 5: Jobs in a Jurisdiction

Universe: Jobs from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment
Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized.
*Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018*
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-11.

There are 6,312 employed residents, and 8,646 jobs[10] in Healdsburg - the ratio of jobs to resident workers is 1.37; Healdsburg is *a net importer of workers*.

Figure 6 shows the balance when comparing jobs to workers, broken down by different wage groups, offering additional insight into local dynamics. A community may offer employment for relatively low-income workers but have relatively few housing options for those workers - or conversely, it may house residents who are low wage workers but offer few employment opportunities for them. Such relationships may cast extra light on potentially pent-up demand for housing in particular price categories. A relative *surplus* of jobs relative to residents in a given wage category suggests the need to import those workers, while conversely, surpluses of workers in a wage group relative to jobs means the community will export those workers to other jurisdictions. Such flows are not inherently bad, though over time, sub-regional imbalances may appear. Healdsburg has more low-wage *jobs* than low-wage *residents* (where low-wage refers to jobs paying less than $25,000). At the other end of the wage

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[10] Employed *residents* in a jurisdiction is counted by place of residence (they may work elsewhere) while *jobs* in a jurisdiction are counted by place of work (they may live elsewhere). The jobs may differ from those reported in Figure 5 as the source for the time series is from administrative data, while the cross-sectional data is from a survey.

spectrum, the city has more high-wage *residents* than high-wage *jobs* (where high-wage refers to jobs paying more than $75,000) (see Figure 6).[11]
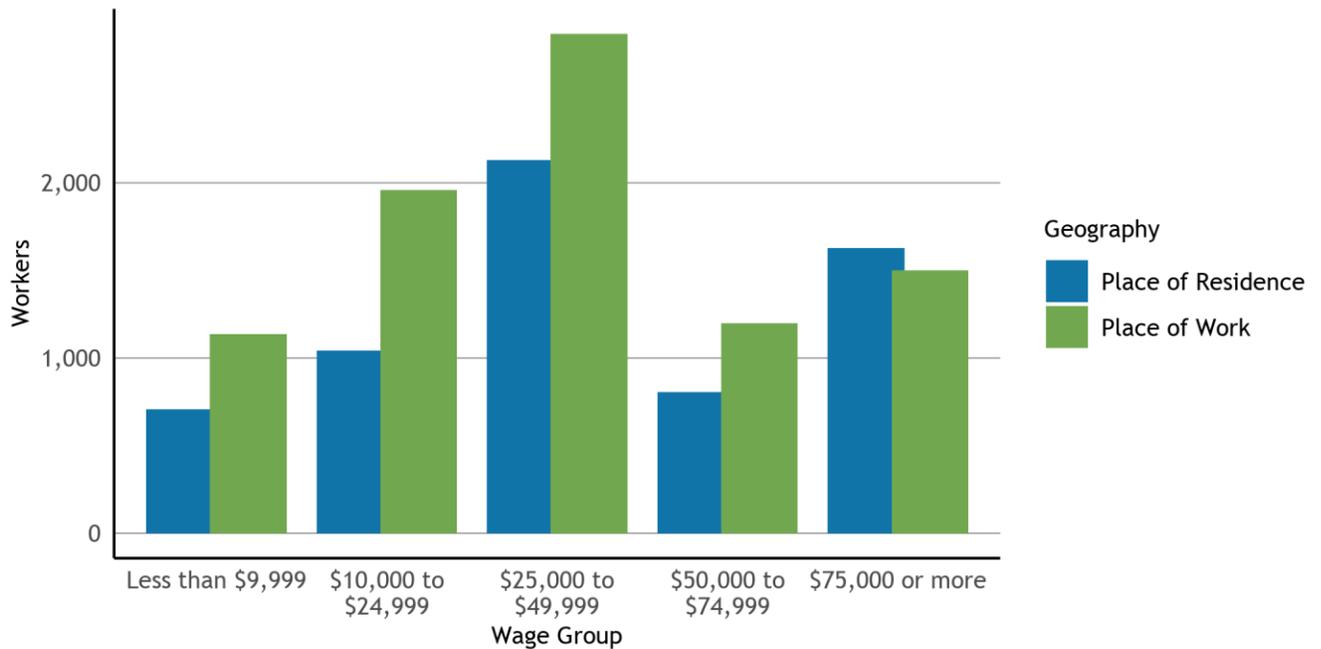
Figure 6: Workers by Earnings, by Jurisdiction as Place of Work and Place of Residence
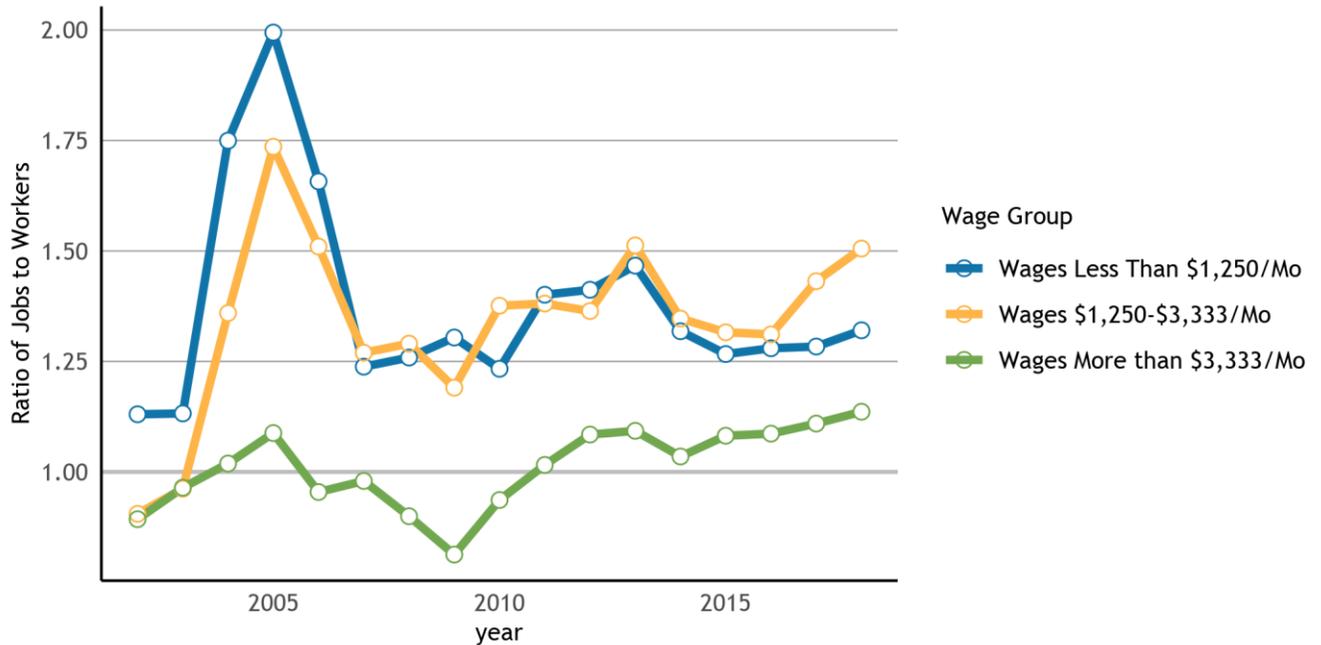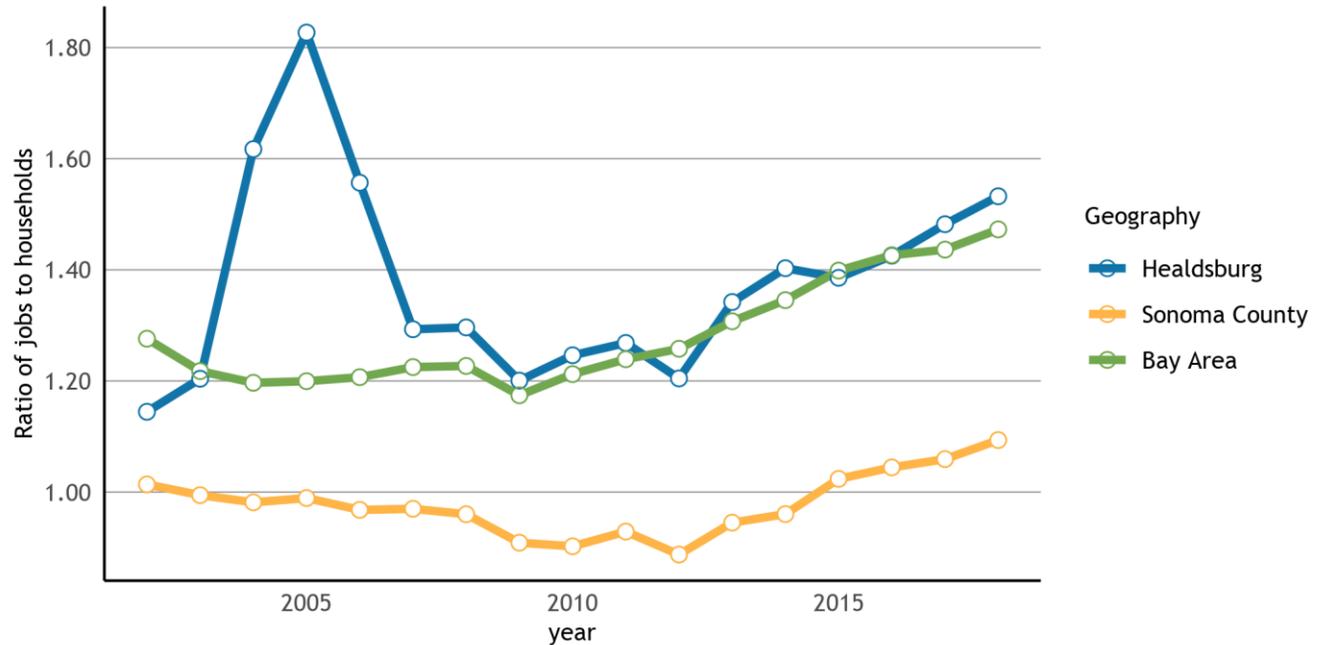
Universe: Workers 16 years and over with earnings
Source: U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-10.

Figure 7 shows the balance of a jurisdiction's resident workers to the jobs located there for different wage groups as a ratio instead - a value of 1 means that a city has the same number of jobs in a wage group as it has resident workers - in principle, a balance. Values above 1 indicate a jurisdiction will need to import workers for jobs in a given wage group. At the regional scale, this ratio is 1.04 jobs for each worker, implying a modest import of workers from outside the region (see Figure 7).

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[11] The source table is top-coded at $75,000, precluding more fine grained analysis at the higher end of the wage spectrum.

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Figure 7: Jobs-Worker Ratios, By Wage Group

Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment
Notes: The ratio compares job counts by wage group from two tabulations of LEHD data: Counts by place of work relative to counts by place of residence. See text for details.
Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs); Residence Area Characteristics (RAC) files (Employed Residents), 2010-2018
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-14.

Such balances between jobs and workers may directly influence the housing demand in a community. New jobs may draw new residents, and when there is high demand for housing relative to supply, many workers may be unable to afford to live where they work, particularly where job growth has been in relatively lower wage jobs. This dynamic not only means many workers will need to prepare for long commutes and time spent on the road, but in the aggregate it contributes to traffic congestion and time lost for all road users.

If there are more jobs than employed residents, it means a city is relatively jobs-rich, typically also with a high jobs to household ratio. Thus bringing housing into the measure, the *jobs-household ratio* in Healdsburg has increased from 1.14 in 2002, to 1.53 jobs per household in 2018 (see Figure 8).
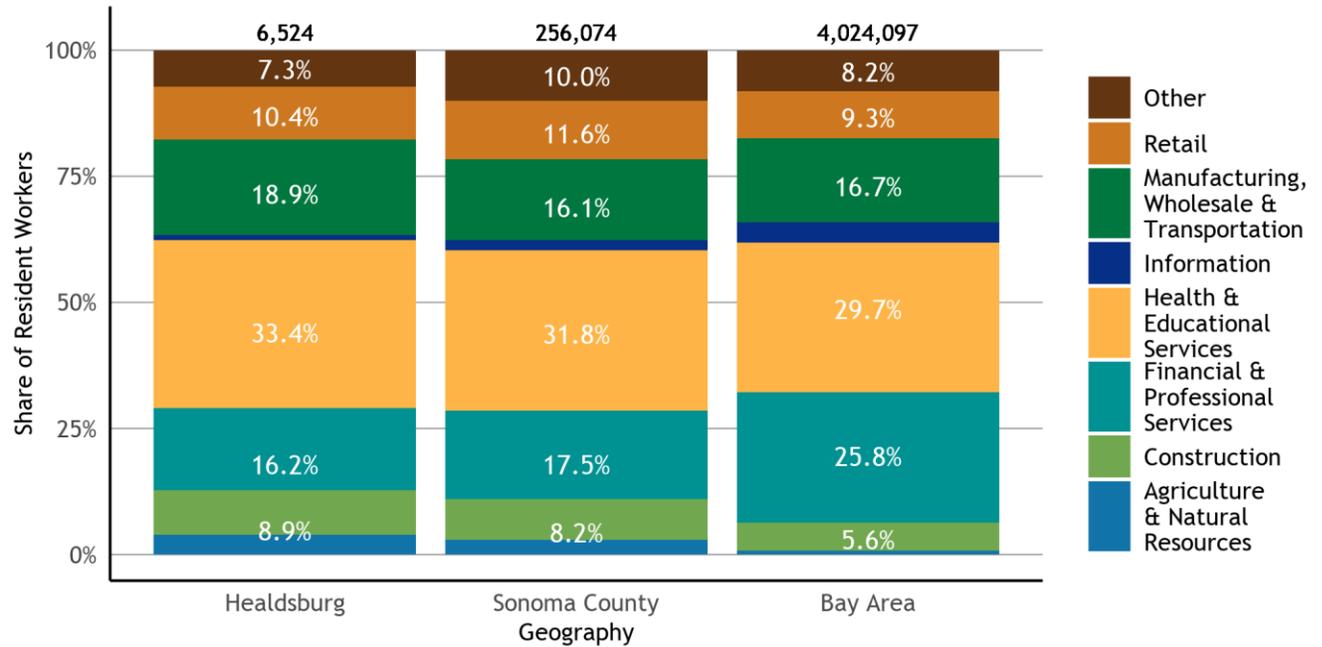
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Figure 8: Jobs-Household Ratio

Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment; households in a jurisdiction
Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized. The ratio compares place of work wage and salary jobs with households, or occupied housing units. A similar measure is the ratio of jobs to housing units. However, this jobs-household ratio serves to compare the number of jobs in a jurisdiction to the number of housing units that are actually occupied. The difference between a jurisdiction's jobs-housing ratio and jobs-household ratio will be most pronounced in jurisdictions with high vacancy rates, a high rate of units used for seasonal use, or a high rate of units used as short-term rentals.
Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs), 2002-2018; California Department of Finance, E-5 (Households)
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-13.

4.4.2 Sector Composition

In terms of sectoral composition, the largest industry in which Healdsburg residents work is *Health & Educational Services*, and the largest sector in which Sonoma residents work is *Health & Educational Services* (see Figure 9). For the Bay Area as a whole, the *Health & Educational Services* industry employs the most workers.

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Figure 9: Resident Employment by Industry

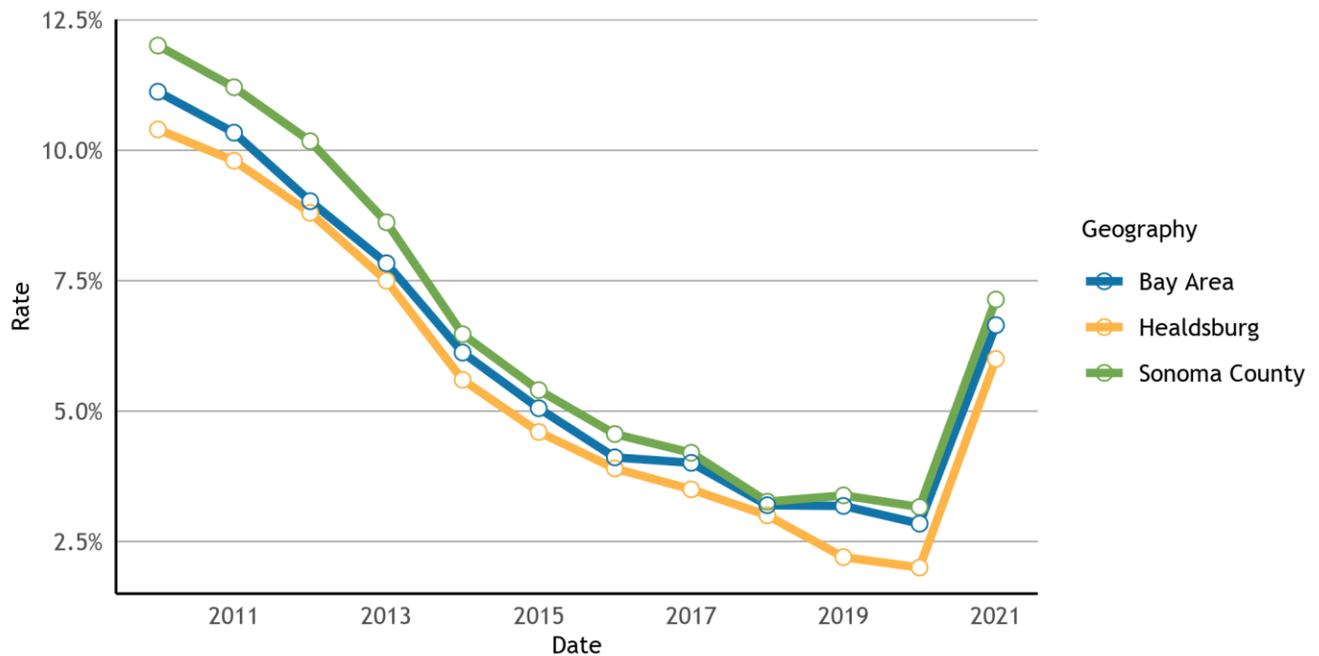*Universe: Civilian employed population age 16 years and over*
Notes: The data displayed shows the industries in which jurisdiction residents work, regardless of the location where those residents are employed (whether within the jurisdiction or not). Categories are derived from the following source tables: Agriculture & Natural Resources: C24030_003E, C24030_030E; Construction: C24030_006E, C24030_033E; Manufacturing, Wholesale & Transportation: C24030_007E, C24030_034E, C24030_008E, C24030_035E, C24030_010E, C24030_037E; Retail: C24030_009E, C24030_036E; Information: C24030_013E, C24030_040E; Financial & Professional Services: C24030_014E, C24030_041E, C24030_017E, C24030_044E; Health & Educational Services: C24030_021E, C24030_024E, C24030_048E, C24030_051E; Other: C24030_027E, C24030_054E, C24030_028E, C24030_055E
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24030
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-06.

4.4.3 Unemployment

In Healdsburg, there was a 4.4 percentage point decrease in the unemployment rate between January 2010 and January 2021. Jurisdictions through the region experienced a sharp rise in unemployment in 2020 due to impacts related to the COVID-19 pandemic, though with a general improvement and recovery in the later months of 2020.

Figure 10: Unemployment Rate

Universe: Civilian noninstitutional population ages 16 and older
Notes: Unemployment rates for the jurisdiction level is derived from larger-geography estimates. This method assumes that the rates of change in employment and unemployment are exactly the same in each sub-county area as at the county level. If this assumption is not true for a specific sub-county area, then the estimates for that area may not be representative of the current economic conditions. Since this assumption is untested, caution should be employed when using these data. Only not seasonally-adjusted labor force (unemployment rates) data are developed for cities and CDPs.
Source: California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021.
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-15.

4.5   Extremely Low-Income Households

Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the highest income inequality between high- and low-income households in the state[12].

In Healdsburg, 60.3% of households make more than 100% of the Area Median Income (AMI)[13], compared to 9.0% making less than 30% of AMI, which is considered extremely low-income (see Figure 11).

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[12] Bohn, S.et al. 2020. Income Inequality and Economic Opportunity in California. *Public Policy Institute of California*.

[13] Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. Households making between 80 and 120 percent of the AMI are moderate-income, those making 50 to 80 percent are low-income, those making 30 to 50

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Regionally, more than half of all households make more than 100% AMI, while 15% make less than 30% AMI. In Sonoma County, 30% AMI is the equivalent to the annual income of $29,450 for a family of four. Many households with multiple wage earners – including food service workers, full-time students, teachers, farmworkers and healthcare professionals – can fall into lower AMI categories due to relatively stagnant wages in many industries.

Note on Estimating the Projected Number of Extremely Low-Income Households

Local jurisdictions are required to provide an estimate for their projected extremely low-income households in their Housing Elements. HCD's official Housing Element guidance notes that jurisdictions can use their RHNA for very low-income households (those making 0-50% AMI) to calculate their projected extremely low-income households. For more information, visit HCD's Building Blocks page on Extremely Low-Income Housing Needs.

This document does not contain the required data point of projected extremely low-income households, as Bay Area jurisdictions have not yet received their final RHNA numbers. Once Healdsburg receives its 6th Cycle RHNA, staff can estimate the projected extremely low-income households using one of the following three methodologies:

Option A: *Assume that 59.8% of Healdsburg's very low-income RHNA is for extremely low-income households.*

According to HCD's Regional Housing Need Determination for the Bay Area, 15.5% of the region's housing need is for 0-30% AMI households while 25.9% is for 0-50% AMI households. Therefore, extremely low-income housing need represents 59.8% of the region's very low-income housing need, as 15.5 divided by 25.9 is 59.8%. This option aligns with HCD's guidance to use U.S. Census data to calculate the percentage of very low-income RHNA that qualifies for extremely low-income households, as HCD uses U.S. Census data to calculate the Regional Housing Need Determination.

Option B: *Assume that 43.8% of Healdsburg's very low-income RHNA is for extremely low-income households.*
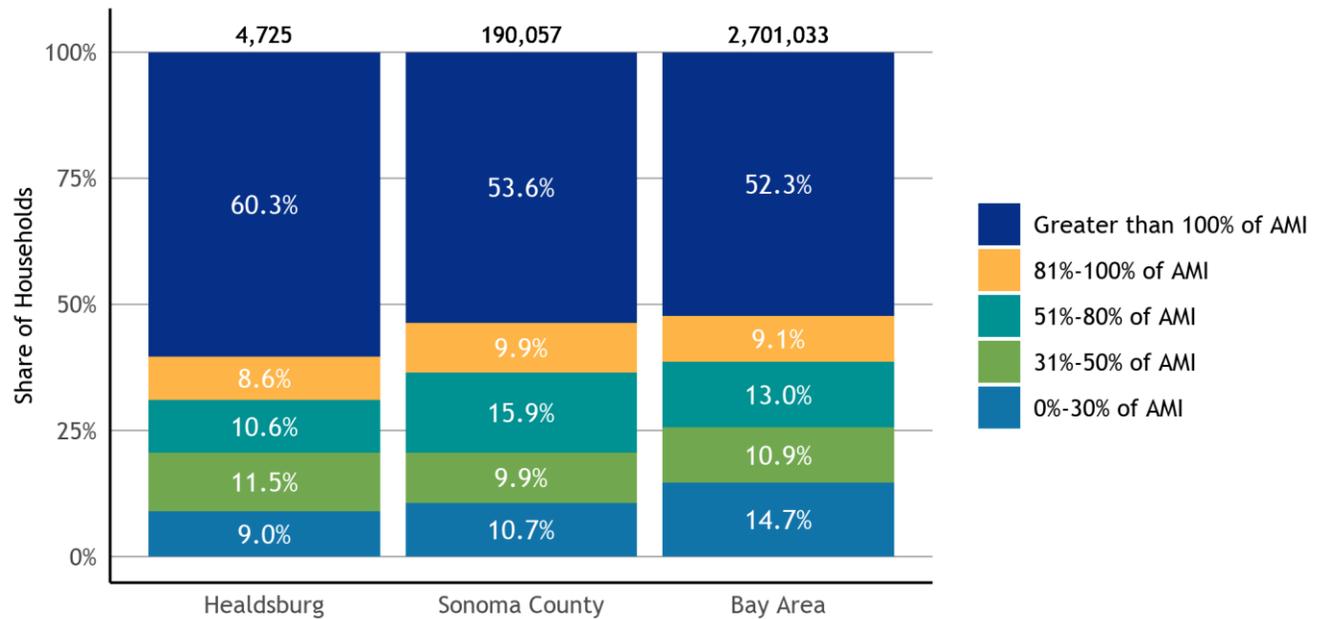
According to the data shown below (Figure 11), 970 of Healdsburg's households are 0-50% AMI while 425 are extremely low-income. Therefore, extremely low-income households represent 43.8% of households who are 0-50% AMI, as 425 divided by 970 is 43.8%. This option aligns with HCD's guidance to use U.S. Census data to calculate the percentage of very low-income RHNA that qualifies for extremely low-income households, as the information in Figure 11 represents a tabulation of Census Bureau Data.

Option C: *Assume that 50% of Healdsburg's very low-income RHNA is for extremely low-income households.*

HCD's guidance notes that instead of using use U.S. Census data to calculate the percentage of very low-income RHNA that qualifies for extremely low-income households, local jurisdictions can presume that 50% of their RHNA for very low-income households qualifies for extremely low-income households.

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percent are very low-income, and those making less than 30 percent are extremely low-income. This is then adjusted for household size.

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Figure 11: Households by Household Income Level

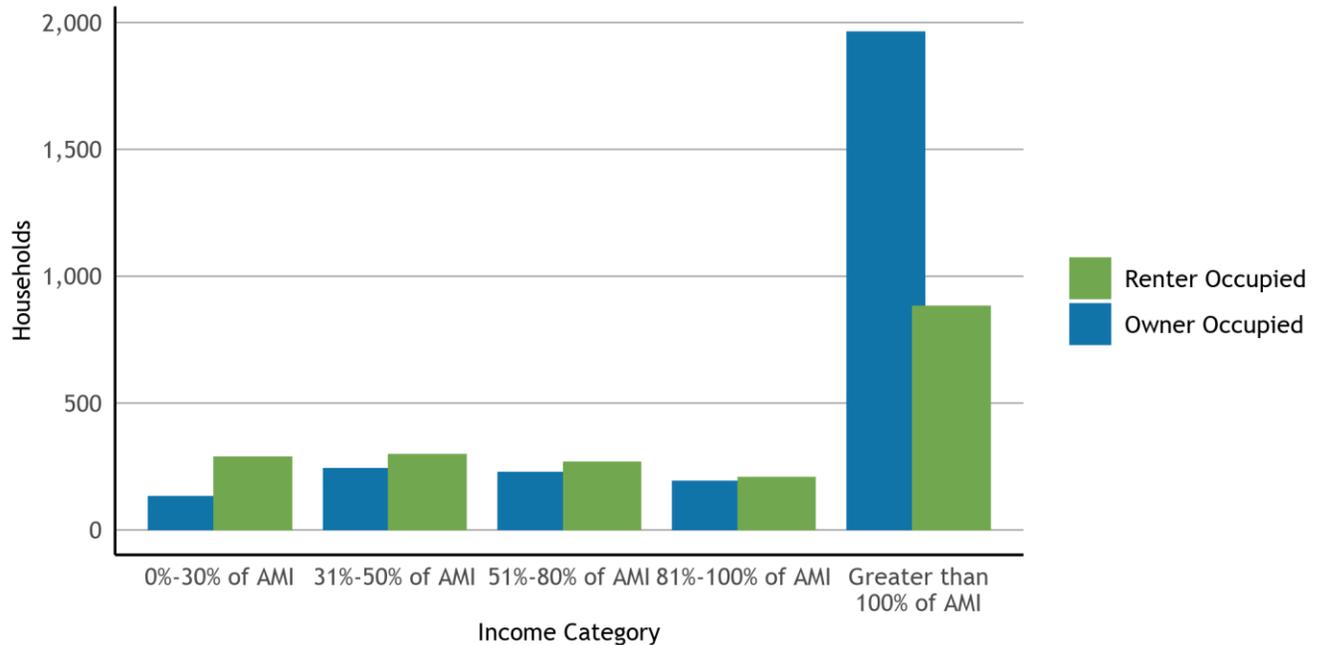*Universe: Occupied housing units*

Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. The data that is reported for the Bay Area is not based on a regional AMI but instead refers to the regional total of households in an income group relative to the AMI for the county where that household is located. Local jurisdictions are required to provide an estimate for their projected extremely low-income households (0-30% AMI) in their Housing Elements. HCD's official Housing Element guidance notes that jurisdictions can use their RHNA for very low-income households (those making 0-50% AMI) to calculate their projected extremely low-income households. As Bay Area jurisdictions have not yet received their final RHNA numbers, this document does not contain the required data point of projected extremely low-income households. The report portion of the housing data needs packet contains more specific guidance for how local staff can calculate an estimate for projected extremely low-income households once jurisdictions receive their 6th cycle RHNA numbers.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table ELI-01.

Throughout the region, there are disparities between the incomes of homeowners and renters. Typically, the number of low-income renters greatly outpaces the amount of housing available that is affordable for these households.

In Healdsburg, the largest proportion of renters falls in the *Greater than 100% of AMI* income group, while the largest proportion of homeowners are found in the *Greater than 100% of AMI* group (see Figure 12).

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Figure 12: Household Income Level by Tenure

Universe: Occupied housing units
Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-21.

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents.[14] These economic disparities also leave communities of color at higher risk for housing insecurity, displacement or homelessness. In Healdsburg, Other Race or Multiple Races (Hispanic and Non-Hispanic) residents experience the highest rates of poverty, followed by Asian / API (Hispanic and Non-Hispanic) residents (see Figure 13).

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[14] Moore, E., Montojo, N. and Mauri, N., 2019. Roots, Race & Place: A History of Racially Exclusionary Housing the San Francisco Bay Area. *Hass Institute*.
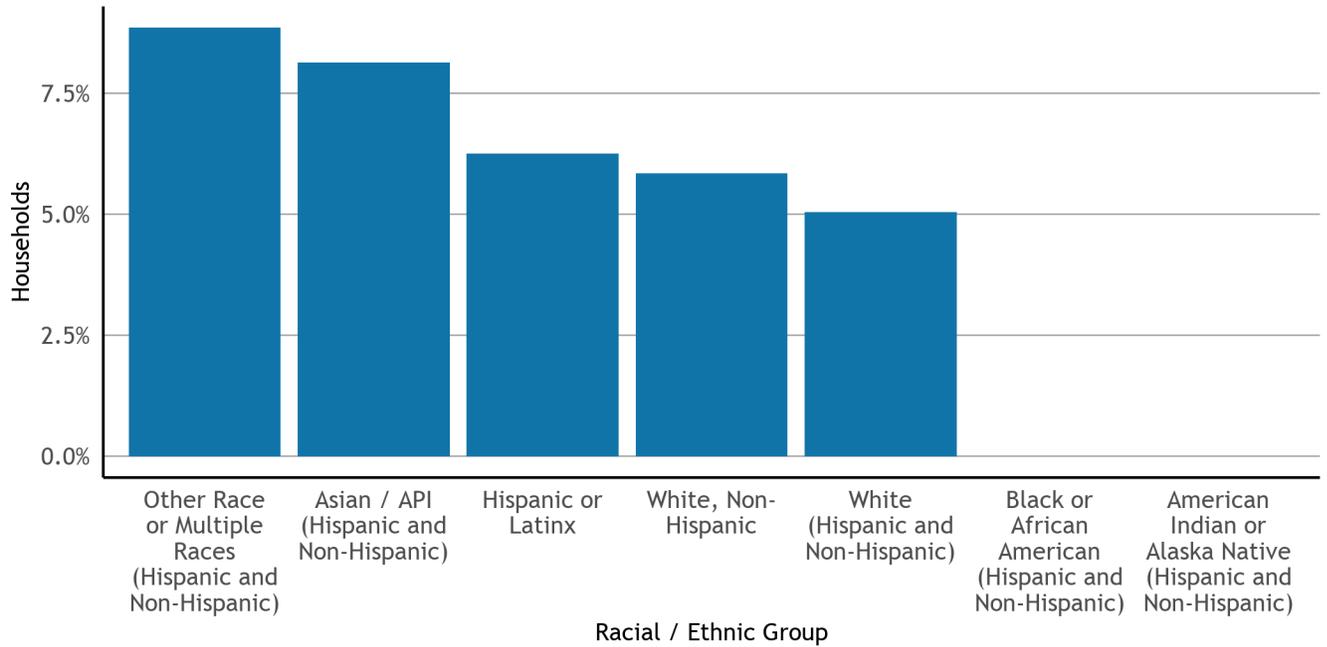
Figure 13: Poverty Status by Race

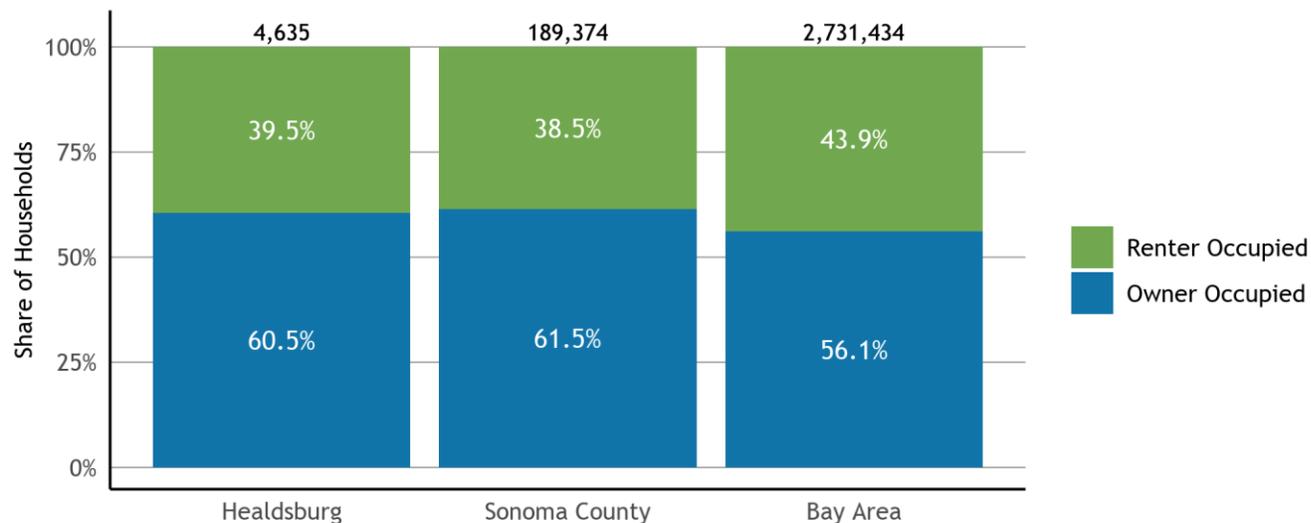*Universe: Population for whom poverty status is determined*

Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the population for whom poverty status is determined for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the population for whom poverty status is determined.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17001(A-I)

For the data table behind this figure, please refer to the Data Packet Workbook, Table ELI-03.

4.6   Tenure

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity – ability for individuals to stay in their homes – in a city and region. Generally, renters may be displaced more quickly if prices increase. In Healdsburg there are a total of 4,635 housing units, and fewer residents rent than own their homes: 39.5% versus 60.5% (see Figure 14). By comparison, 38.5% of households in Sonoma County are renters, while 44% of Bay Area households rent their homes.

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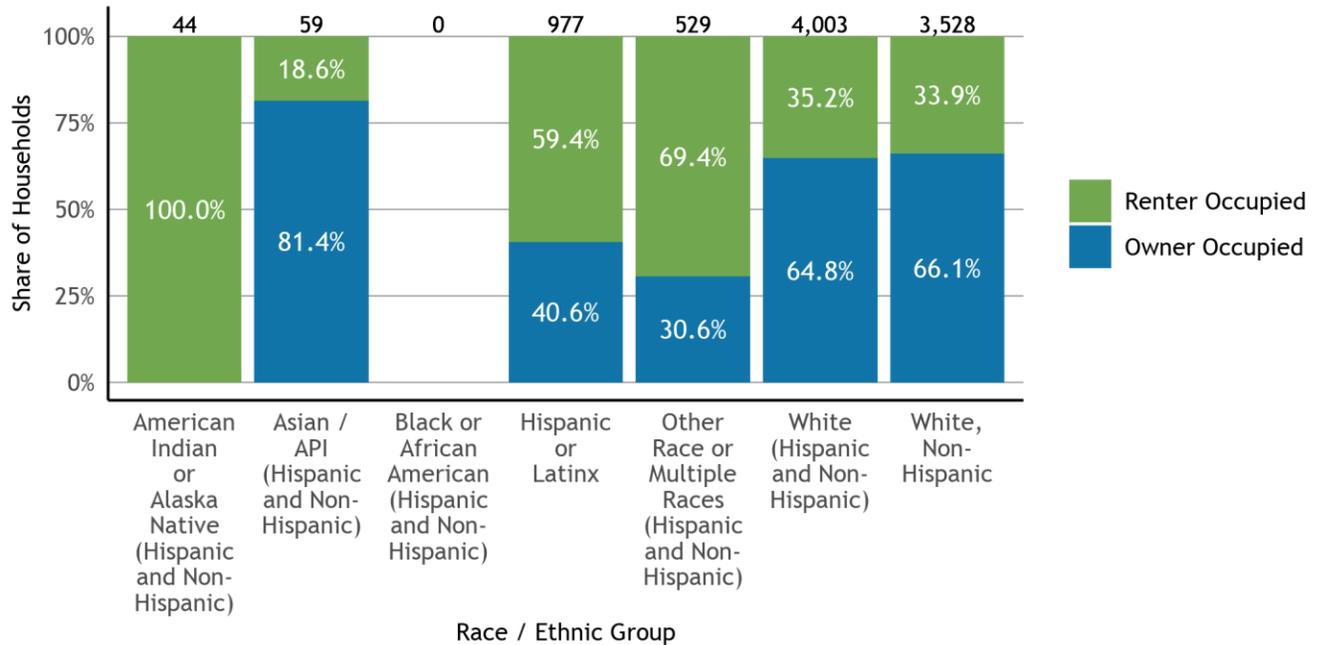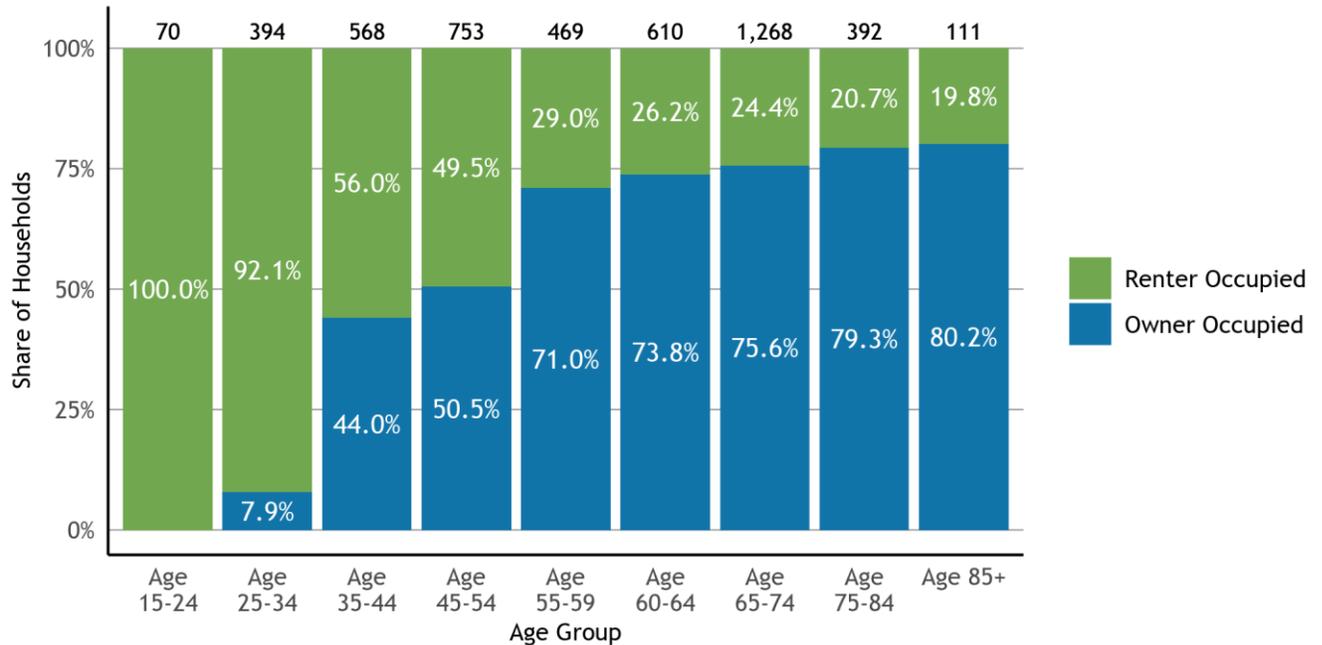## Figure 14: Housing Tenure

Universe: Occupied housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-16.

Homeownership rates often vary considerably across race/ethnicity in the Bay Area and throughout the country. These disparities not only reflect differences in income and wealth but also stem from federal, state, and local policies that limited access to homeownership for communities of color while facilitating homebuying for white residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident across Bay Area communities.[15] In Healdsburg, NODATA of Black households owned their homes, while homeownership rates were 81.4% for Asian households, 40.6% for Latinx households, and 64.8% for White households. Notably, recent changes to state law require local jurisdictions to examine these dynamics and other fair housing issues when updating their Housing Elements.

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[15] See, for example, Rothstein, R. (2017). The color of law : a forgotten history of how our government segregated America. New York, NY & London, UK: Liveright Publishing.

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Figure 15: Housing Tenure by Race of Householder

Universe: Occupied housing units
Notes: For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003(A-I)
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-20.

The age of residents who rent or own their home can also signal the housing challenges a community is experiencing. Younger households tend to rent and may struggle to buy a first home in the Bay Area due to high housing costs. At the same time, senior homeowners seeking to downsize may have limited options in an expensive housing market.

In Healdsburg, 70.8% of householders between the ages of 25 and 44 are renters, while 23.3% of householders over 65 are (see Figure 16).
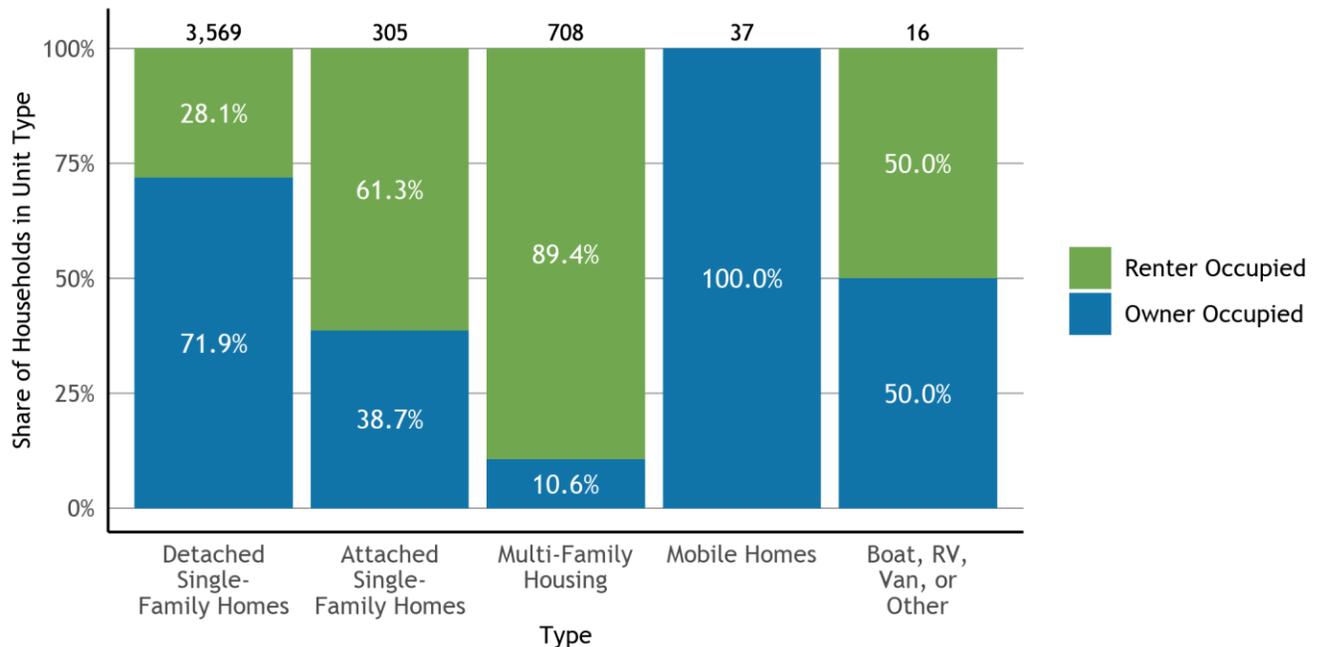
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Figure 16: Housing Tenure by Age

Universe: Occupied housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-18.

In many cities, homeownership rates for households in single-family homes are substantially higher than the rates for households in multi-family housing. In Healdsburg, 71.9% of households in detached single-family homes are homeowners, while 10.6% of households in multi-family housing are homeowners (see Figure 17).

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Figure 17: Housing Tenure by Housing Type

4.7   Displacement

Because of increasing housing prices, displacement is a major concern in the Bay Area. Displacement has the most severe impacts on low- and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network.

The University of California, Berkeley has mapped all neighborhoods in the Bay area, identifying their risk for gentrification. They find that in Healdsburg, 0.0% of households live in neighborhoods that are susceptible to or experiencing displacement and 0.0% live in neighborhoods at risk of or undergoing gentrification.

Equally important, some neighborhoods in the Bay Area do not have housing appropriate for a broad section of the workforce. UC Berkeley estimates that 33.1% of households in Healdsburg live in neighborhoods where low-income households are likely to be excluded due to prohibitive housing costs.[16]

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[16] More information about this gentrification and displacement data is available at the Urban Displacement Project's webpage: https://www.urbandisplacement.org/. Specifically, one can learn more about the different gentrification/displacement typologies shown in Figure 18 at this link: https://www.urbandisplacement.org/sites/default/files/typology_sheet_2018_0.png. Additionally, one can view maps that show which typologies correspond to which parts of a jurisdiction here: https://www.urbandisplacement.org/san-francisco/sf-bay-area-gentrification-and-displacement
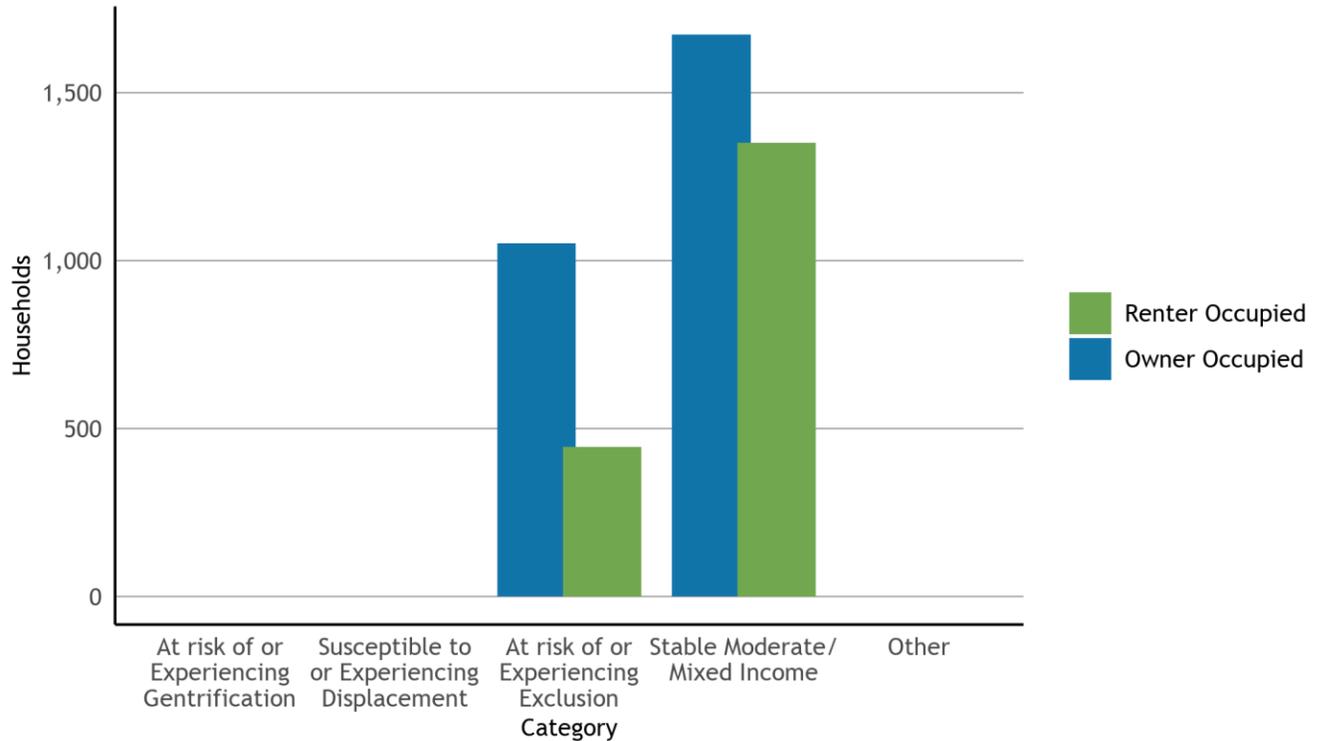
Figure 18: Households by Displacement Risk and Tenure

Universe: Households
Notes: Displacement data is available at the census tract level. Staff aggregated tracts up to jurisdiction level using census 2010 population weights, assigning a tract to jurisdiction in proportion to block level population weights. Total household count may differ slightly from counts in other tables sourced from jurisdiction level sources. Categories are combined as follows for simplicity: At risk of or Experiencing Exclusion: At Risk of Becoming Exclusive; Becoming Exclusive; Stable/Advanced Exclusive At risk of or Experiencing Gentrification: At Risk of Gentrification; Early/Ongoing Gentrification; Advanced Gentrification Stable Moderate/Mixed Income: Stable Moderate/Mixed Income Susceptible to or Experiencing Displacement: Low-Income/Susceptible to Displacement; Ongoing Displacement Other: High Student Population; Unavailable or Unreliable Data Source: Urban Displacement Project for classification, American Community Survey 5-Year Data (2015-2019), Table B25003 for tenure.
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-25.

5 HOUSING STOCK CHARACTERISTICS

5.1 Housing Types, Year Built, Vacancy, and Permits

In recent years, most housing produced in the region and across the state consisted of single-family homes and larger multi-unit buildings. However, some households are increasingly interested in "missing middle housing" – including duplexes, triplexes, townhomes, cottage clusters and accessory dwelling units (ADUs). These housing types may open up more options across incomes and tenure, from young households seeking homeownership options to seniors looking to downsize and age-in-place.

The housing stock of Healdsburg in 2020 was made up of 74.0% single family detached homes, 4.1% single family attached homes, 9.7% multifamily homes with 2 to 4 units, 10.8% multifamily homes with 5 or more units, and 1.4% mobile homes (see Figure 19). In Healdsburg, the housing type that experienced the most growth between 2010 and 2020 was *Single-Family Home: Detached*.
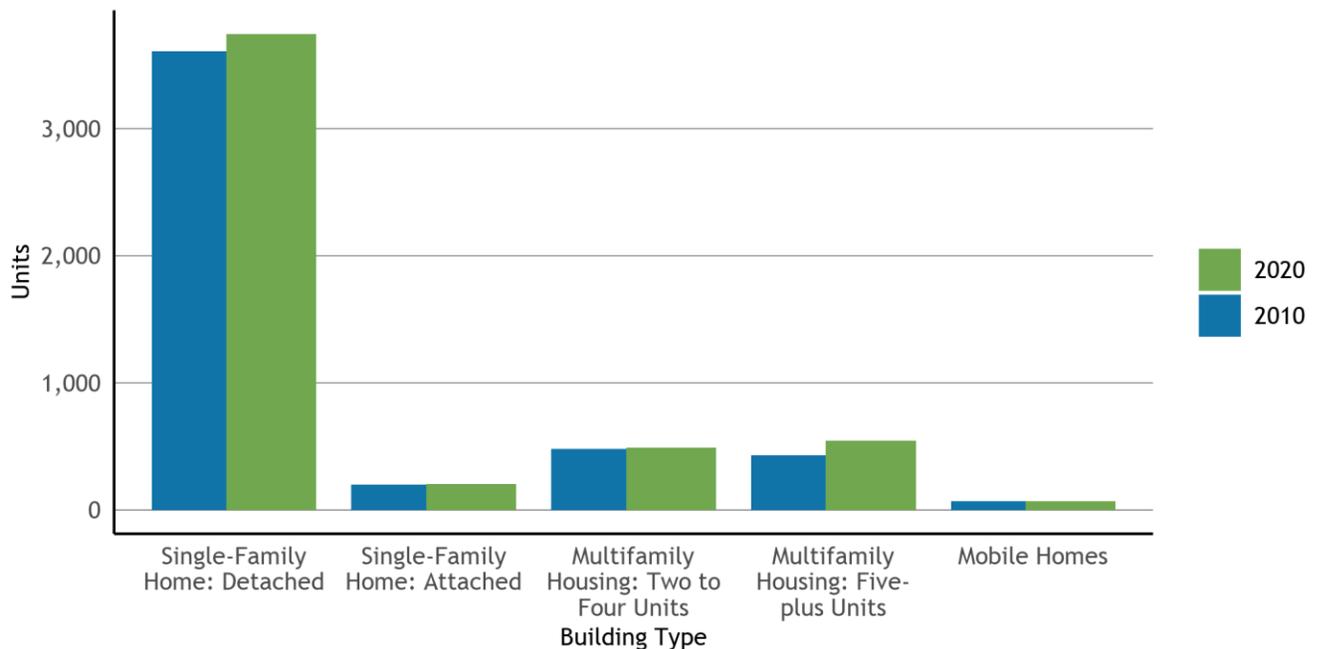
Figure 19: Housing Type Trends

Universe: Housing units
Source: California Department of Finance, E-5 series
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-01.

Production has not kept up with housing demand for several decades in the Bay Area, as the total number of units built and available has not yet come close to meeting the population and job growth experienced throughout the region. In Healdsburg, the largest proportion of the housing stock was built 1980 to 1999, with 1,530 units constructed during this period (see Figure 20). Since 2010, 2.9% of the current housing stock was built, which is 152 units.
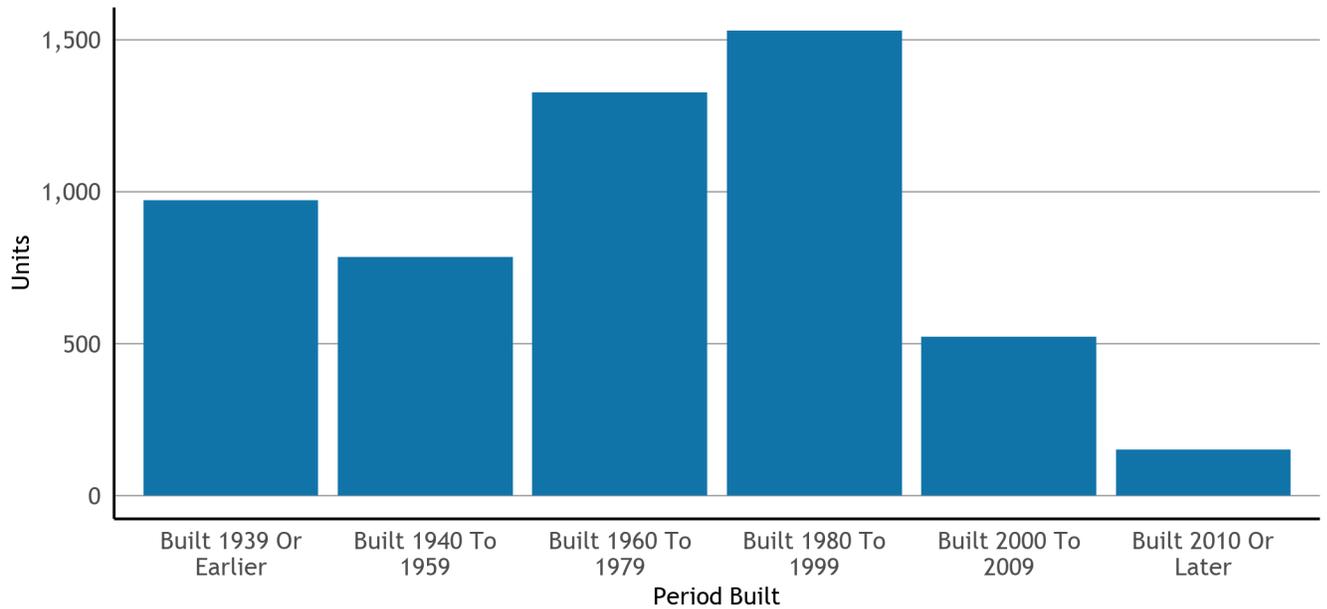
Figure 20: Housing Units by Year Structure Built

Universe: Housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034
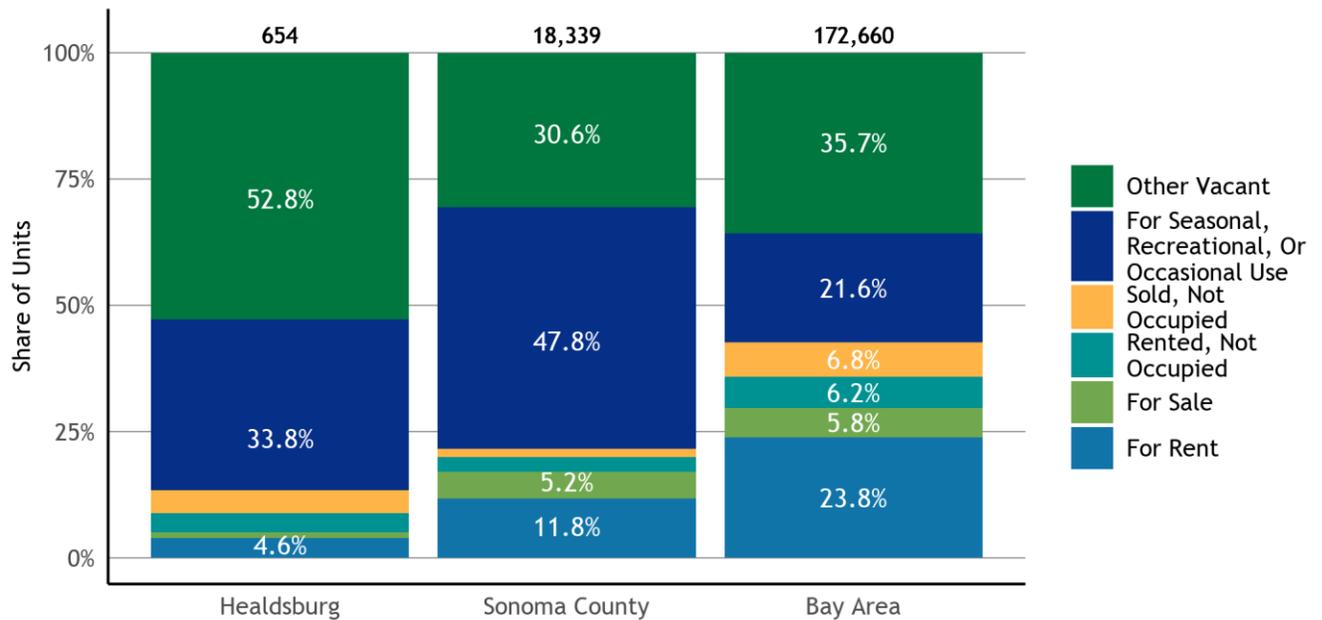*For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-04.*

Vacant units make up 12.4% of the overall housing stock in Healdsburg. The rental vacancy stands at 2.7%, while the ownership vacancy rate is 1.3%. Of the vacant units, the most common type of vacancy is *Other Vacant* (see Figure 21).[17]

Throughout the Bay Area, vacancies make up 2.6% of the total housing units, with homes listed for rent; units used for *recreational or occasional use*, and units not otherwise classified (*other vacant*) making up the majority of vacancies. The Census Bureau classifies a unit as vacant if no one is occupying it when census interviewers are conducting the American Community Survey or Decennial Census. Vacant units classified as "for recreational or occasional use" are those that are held for short-term periods of use throughout the year. Accordingly, vacation rentals and short-term rentals like AirBnB are likely to fall in this category. The Census Bureau classifies units as "other vacant" if they are vacant due to foreclosure, personal/family reasons, legal proceedings, repairs/renovations, abandonment, preparation for being rented or sold, or vacant for an extended absence for reasons such as a work assignment, military duty, or incarceration.[18] In a region with a thriving economy and housing market like the Bay Area, units being renovated/repaired and prepared for rental or sale are likely to represent a large portion of the "other vacant" category. Additionally, the need for seismic retrofitting

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[17] The vacancy rates by tenure is for a smaller universe than the total vacancy rate first reported, which in principle includes the full stock (12.4%). The vacancy by tenure counts are rates relative to the rental stock (occupied and vacant) and ownership stock (occupied and vacant) - but exclude a a significant number of vacancy categories, including the numerically significant *other vacant*.

[18] For more information, see pages 3 through 6 of this list of definitions prepared by the Census Bureau: https://www.census.gov/housing/hvs/definitions.pdf.

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in older housing stock could also influence the proportion of "other vacant" units in some jurisdictions.[19]

Figure 21: Vacant Units by Type

Universe: Vacant housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-03.

Between 2015 and 2019, 278 housing units were issued permits in Healdsburg. 58.6% of permits issued in Healdsburg were for above moderate-income housing, 26.6% were for moderate-income housing, and 14.7% were for low- or very low-income housing (see Table 3).

Table 3: Housing Permitting

Income Group	value
Above Moderate Income Permits	163
Moderate Income Permits	74
Low Income Permits	26
Very Low Income Permits	15

Universe: Housing permits issued between 2015 and 2019
Notes: HCD uses the following definitions for the four income categories: Very Low Income: units affordable to households making less than 50% of the Area Median Income for the county in which the jurisdiction is located. Low Income: units affordable to households making between 50% and 80% of the Area Median Income for the county in which the jurisdiction is located. Moderate Income: units affordable to households making between 80% and 120% of the Area Median Income for the

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[19] See Dow, P. (2018). Unpacking the Growth in San Francisco's Vacant Housing Stock: Client Report for the San Francisco Planning Department. University of California, Berkeley.

5.2   Assisted Housing Developments At-Risk of Conversion

While there is an immense need to produce new affordable housing units, ensuring that the existing affordable housing stock remains affordable is equally important. Additionally, it is typically faster and less expensive to preserve currently affordable units that are at risk of converting to market-rate than it is to build new affordable housing.

The data in the table below comes from the California Housing Partnership's Preservation Database, the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing. However, this database does not include all deed-restricted affordable units in the state, so there may be at-risk assisted units in a jurisdiction that are not captured in this data table. There are 360 assisted units in Healdsburg in the Preservation Database. Of these units, 0.0% are at *High Risk* or *Very High Risk* of conversion.[20]

Note on At-Risk Assisted Housing Developments

HCD requires that Housing Elements list the assisted housing developments at risk of converting to market-rate uses. For more information on the specific properties that are at Moderate Risk, High Risk, or Very High Risk of conversion, local jurisdiction staff should contact Danielle Mazzella, Preservation & Data Manager at the California Housing Partnership, at dmazzella@chpc.net.

Table 4: Assisted Units at Risk of Conversion

Income	Healdsburg	Sonoma County	Bay Area
Low	360	7195	110177
Moderate	0	68	3375
High	0	267	1854
Very High	0	149	1053
Total Assisted Units in Database	360	7679	116459

Universe: HUD, Low-Income Housing Tax Credit (LIHTC), USDA, and CalHFA projects. Subsidized or assisted developments that do not have one of the aforementioned financing sources may not be included.

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[20] California Housing Partnership uses the following categories for assisted housing developments in its database: Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.

5.3   Substandard Housing

Housing costs in the region are among the highest in the country, which could result in households, particularly renters, needing to live in substandard conditions in order to afford housing. Generally, there is limited data on the extent of substandard housing issues in a community. However, the Census Bureau data included in the graph below gives a sense of some of the substandard conditions that may be present in Healdsburg. For example, 1.2% of renters in Healdsburg reported lacking a kitchen and 0.0% of renters lack plumbing, compared to 0.0% of owners who lack a kitchen and 0.0% of owners who lack plumbing.

Note on Substandard Housing

HCD requires Housing Elements to estimate the number of units in need of rehabilitation and replacement. As a data source for housing units in need of rehabilitation and replacement is not available for all jurisdictions in the region, ABAG was not able to provide this required data point in this document. To produce an estimate of housing needs in need of rehabilitation and replacement, staff can supplement the data below on substandard housing issues with additional local information from code enforcement, recent windshield surveys of properties, building department data, knowledgeable builders/developers in the community, or nonprofit housing developers or organizations. For more information, visit HCD's Building Blocks page on Housing Stock Characteristics.

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Figure 22: Substandard Housing Issues

Universe: Occupied housing units
Notes: Per HCD guidance, this data should be supplemented by local estimates of units needing to be rehabilitated or replaced based on recent windshield surveys, local building department data, knowledgeable builders/developers in the community, or nonprofit housing developers or organizations.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25053, Table B25043, Table B25049
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-06.

5.4   Home and Rent Values

Home prices reflect a complex mix of supply and demand factors, including an area's demographic profile, labor market, prevailing wages and job outlook, coupled with land and construction costs. In the Bay Area, the costs of housing have long been among the highest in the nation. The typical home value in Healdsburg was estimated at $851,500 by December of 2020, per data from Zillow. The largest proportion of homes were valued between $500k-$750k (see Figure 23). By comparison, the typical home value is $691,580 in Sonoma County and $1,077,230 the Bay Area, with the largest share of units valued $500k-$750k.

The region's home values have increased steadily since 2000, besides a decrease during the Great Recession. The rise in home prices has been especially steep since 2012, with the median home value in the Bay Area nearly doubling during this time. Since 2001, the typical home value has increased 101.4% in Healdsburg from $422,690 to $851,500. This change is below the change in Sonoma County, and below the change for the region (see Figure 24).
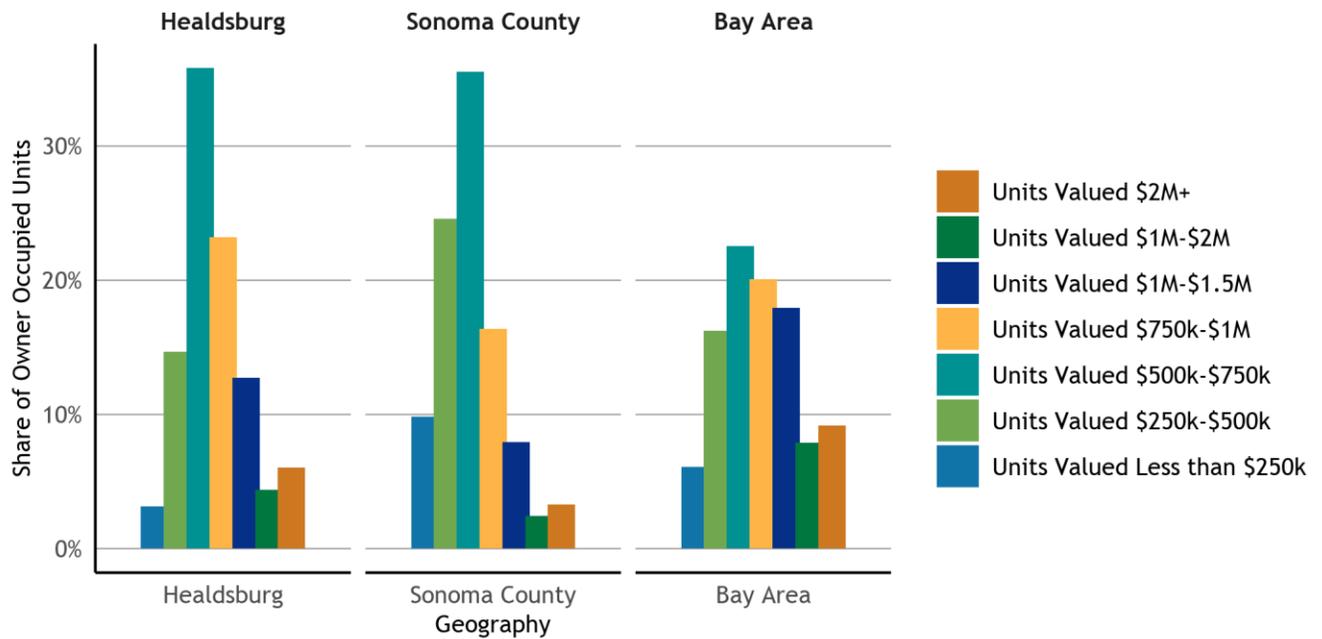
Figure 23: Home Values of Owner-Occupied Units

Universe: Owner-occupied units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-07.
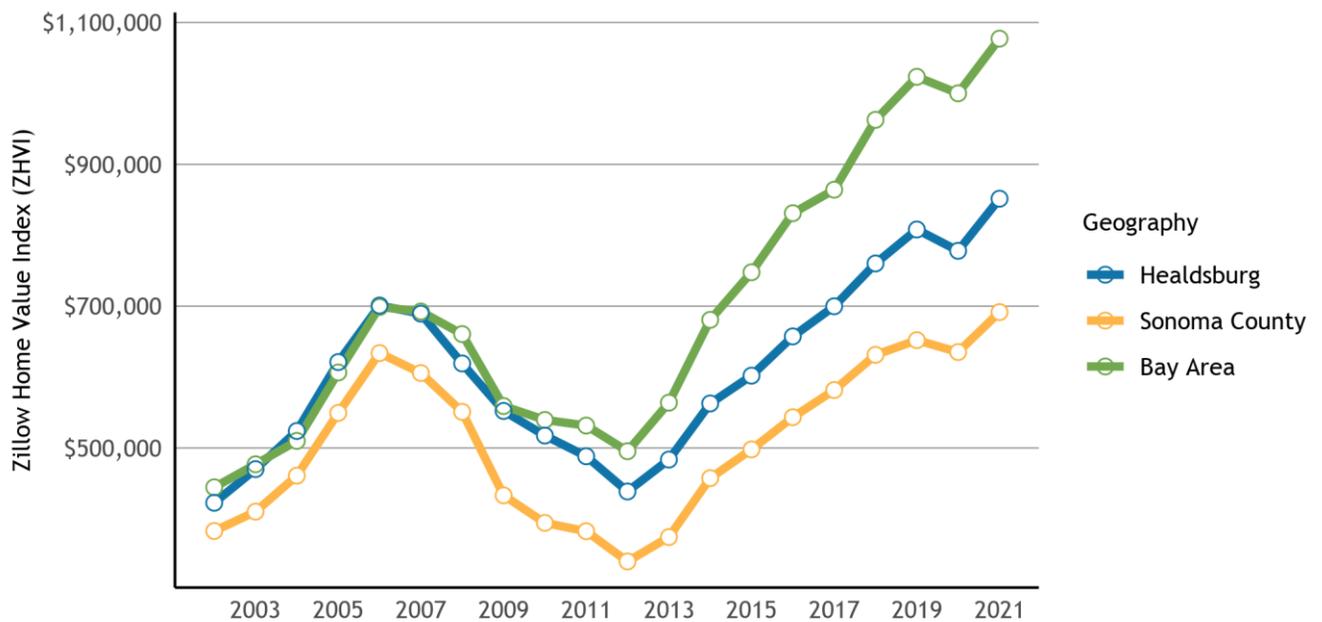
Figure 24: Zillow Home Value Index (ZHVI)

Universe: Owner-occupied housing units
Notes: Zillow describes the ZHVI as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for homes in the 35th to 65th percentile range. The

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Similar to home values, rents have also increased dramatically across the Bay Area in recent years. Many renters have been priced out, evicted or displaced, particularly communities of color. Residents finding themselves in one of these situations may have had to choose between commuting long distances to their jobs and schools or moving out of the region, and sometimes, out of the state.
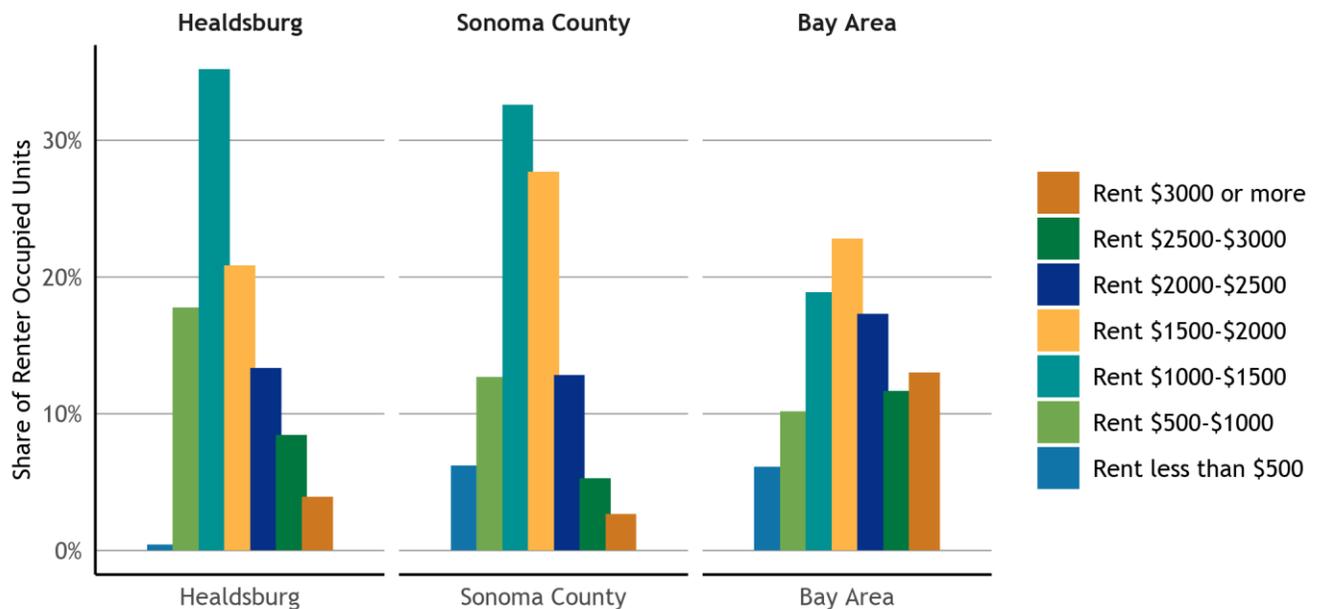
In Healdsburg, the largest proportion of rental units rented in the *Rent $1000-$1500* category, totaling 35.2%, followed by 20.9% of units renting in the *Rent $1500-$2000* category (see Figure 25). Looking beyond the city, the largest share of units is in the *$1000-$1500* category (county) compared to the *$1500-$2000* category for the region as a whole.

Figure 25: Contract Rents for Renter-Occupied Units

Since 2009, the median rent has increased by 39.5% in Healdsburg, from $1,180 to $1,450 per month (see Figure 26). In Sonoma County, the median rent has increased 22.7%, from $1,200 to $1,470. The median rent in the region has increased significantly during this time from $1,200 to $1,850, a 54% increase.[21]

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[21] While the data on home values shown in Figure 24 comes from Zillow, Zillow does not have data on rent prices available for most Bay Area jurisdictions. To have a more comprehensive dataset on rental data for the region, the

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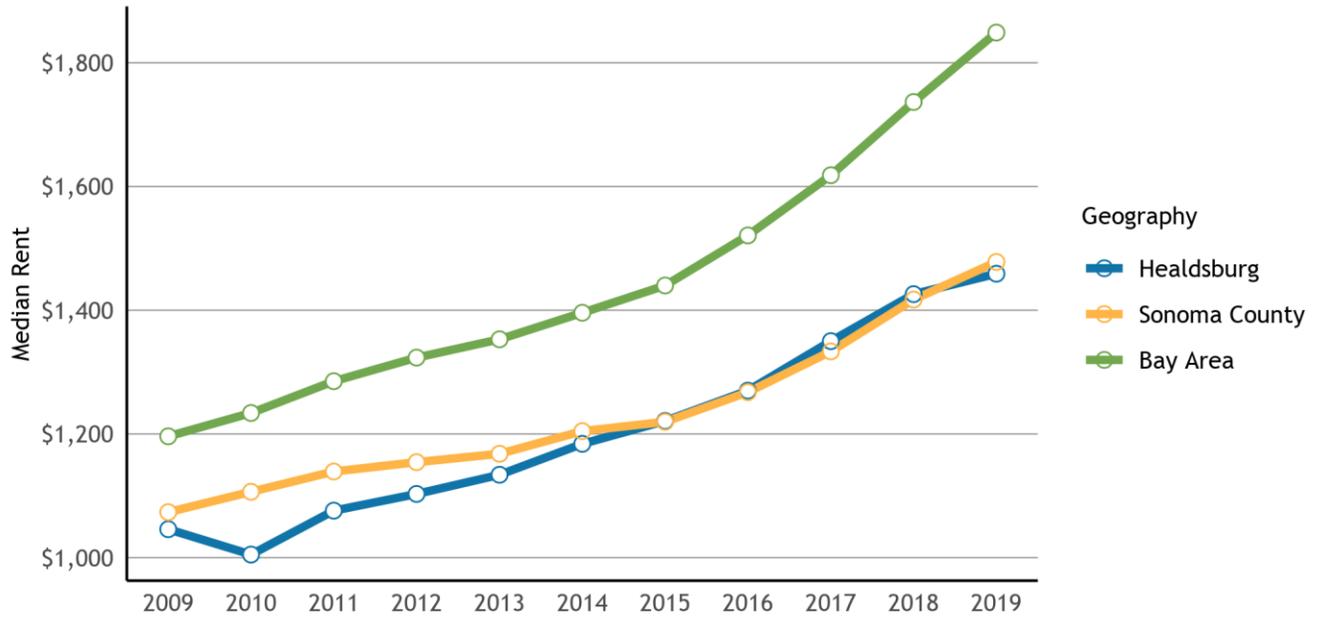
Figure 26: Median Contract Rent

Universe: Renter-occupied housing units paying cash rent
Notes: For unincorporated areas, median is calculated using distribution in B25056.
Source: U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019,
B25058, B25056 (for unincorporated areas). County and regional counts are weighted averages of jurisdiction median using
B25003 rental unit counts from the relevant year.
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-10.

5.5   Overpayment and Overcrowding

A household is considered "cost-burdened" if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered "severely cost-burdened." Low-income residents are the most impacted by high housing costs and experience the highest rates of cost burden. Spending such large portions of their income on housing puts low-income households at higher risk of displacement, eviction, or homelessness.

rent data in this document comes from the U.S. Census Bureau's American Community Survey, which may not fully reflect current rents. Local jurisdiction staff may want to supplement the data on rents with local realtor data or other sources for rent data that are more current than Census Bureau data.

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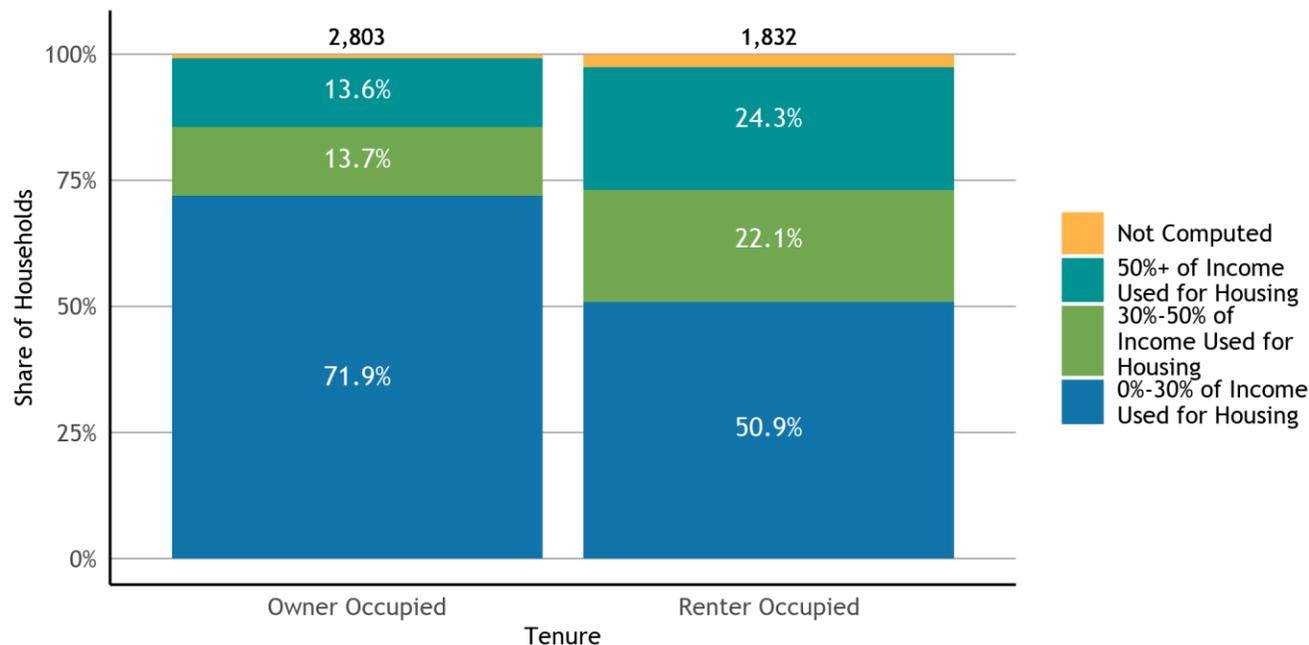
Figure 27: Cost Burden by Tenure

Universe: Occupied housing units
Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091
For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-06.

Renters are often more cost-burdened than owners. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates, whereas renters are more likely to be impacted by market increases. When looking at the cost burden across tenure in Healdsburg, 22.1% of renters spend 30% to 50% of their income on housing compared to 13.7% of those that own (see Figure 27). Additionally, 24.3% of renters spend 50% or more of their income on housing, while 13.6% of owners are severely cost-burdened.

In Healdsburg, 15.7% of households spend 50% or more of their income on housing, while 18.9% spend 30% to 50%. However, these rates vary greatly across income categories (see Figure 28). For example, 76.8% of Healdsburg households making less than 30% of AMI spend the majority of their income on housing. For Healdsburg residents making more than 100% of AMI, just 3.0% are severely cost-burdened, and 88.4% of those making more than 100% of AMI spend less than 30% of their income on housing.

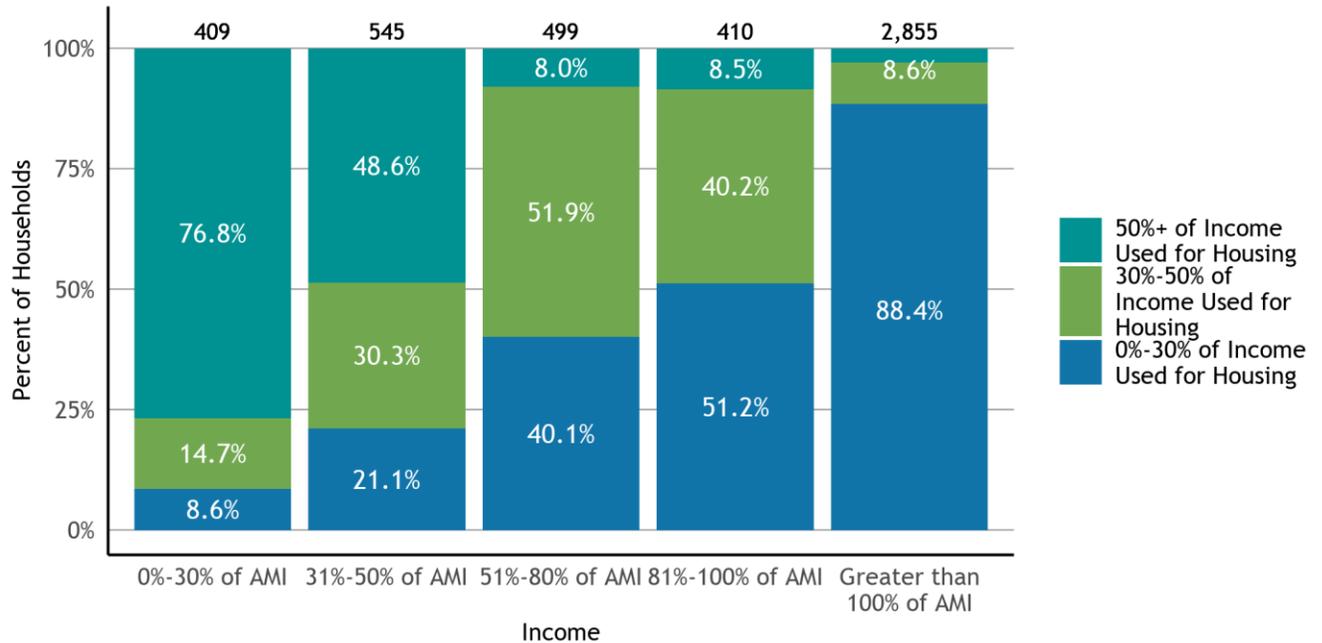**Figure 28: Cost Burden by Income Level**

Universe: Occupied housing units
Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-05.

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. As a result, they often pay a greater percentage of their income on housing, and in turn, are at a greater risk of housing insecurity.

Hispanic or Latinx residents are the most cost burdened with *27.1%* spending 30% to 50% of their income on housing, and *Hispanic or Latinx* residents are the most severely cost burdened with *23.7%* spending more than 50% of their income on housing (see Figure 29).

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Figure 29: Cost Burden by Race
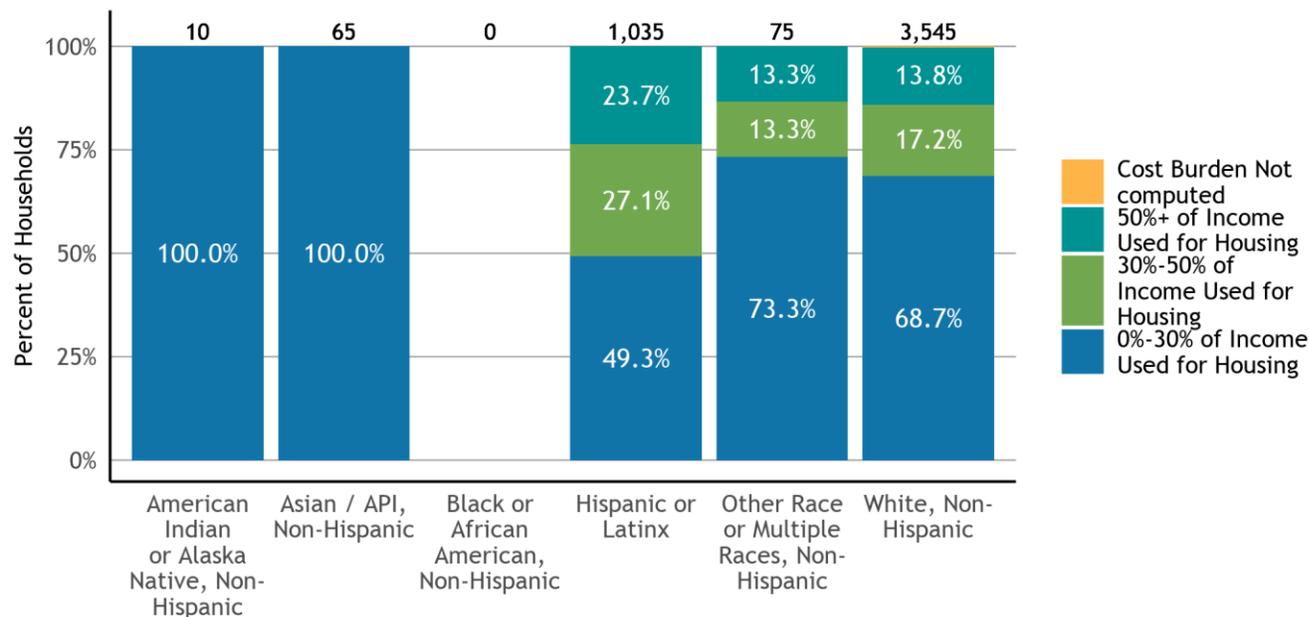
Universe: Occupied housing units
Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. For the purposes of this graph, the "Hispanic or Latinx" racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-08.

Large family households often have special housing needs due to a lack of adequately sized affordable housing available. The higher costs required for homes with multiple bedrooms can result in larger families experiencing a disproportionate cost burden than the rest of the population and can increase the risk of housing insecurity.

In Healdsburg, 9.5% of large family households experience a cost burden of 30%-50%, while 7.1% of households spend more than half of their income on housing. Some 19.4% of all other households have a cost burden of 30%-50%, with 16.1% of households spending more than 50% of their income on housing (see Figure 30).

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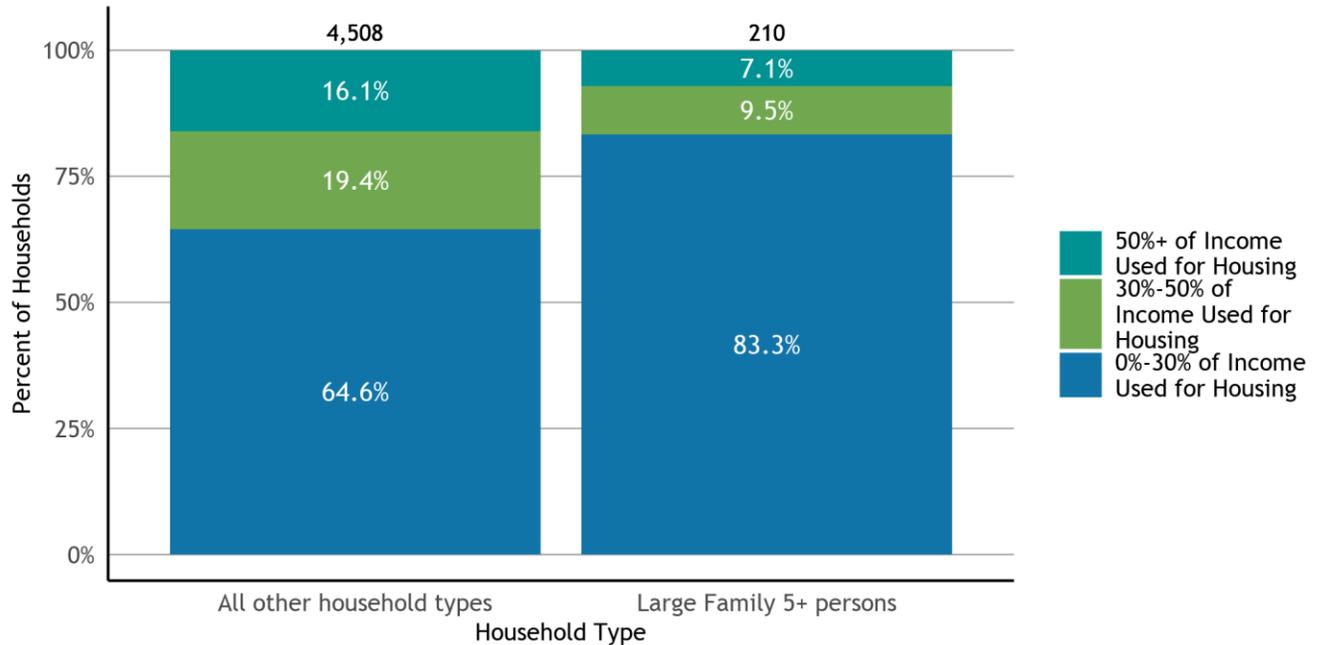## Figure 30: Cost Burden by Household Size

Universe: Occupied housing units
Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-09.

When cost-burdened seniors are no longer able to make house payments or pay rents, displacement from their homes can occur, putting further stress on the local rental market or forcing residents out of the community they call home. Understanding how seniors might be cost-burdened is of particular importance due to their special housing needs, particularly for low-income seniors. 76.9% of seniors making less than 30% of AMI are spending the majority of their income on housing. For seniors making more than 100% of AMI, 85.1% are not cost-burdened and spend less than 30% of their income on housing (see Figure 31).
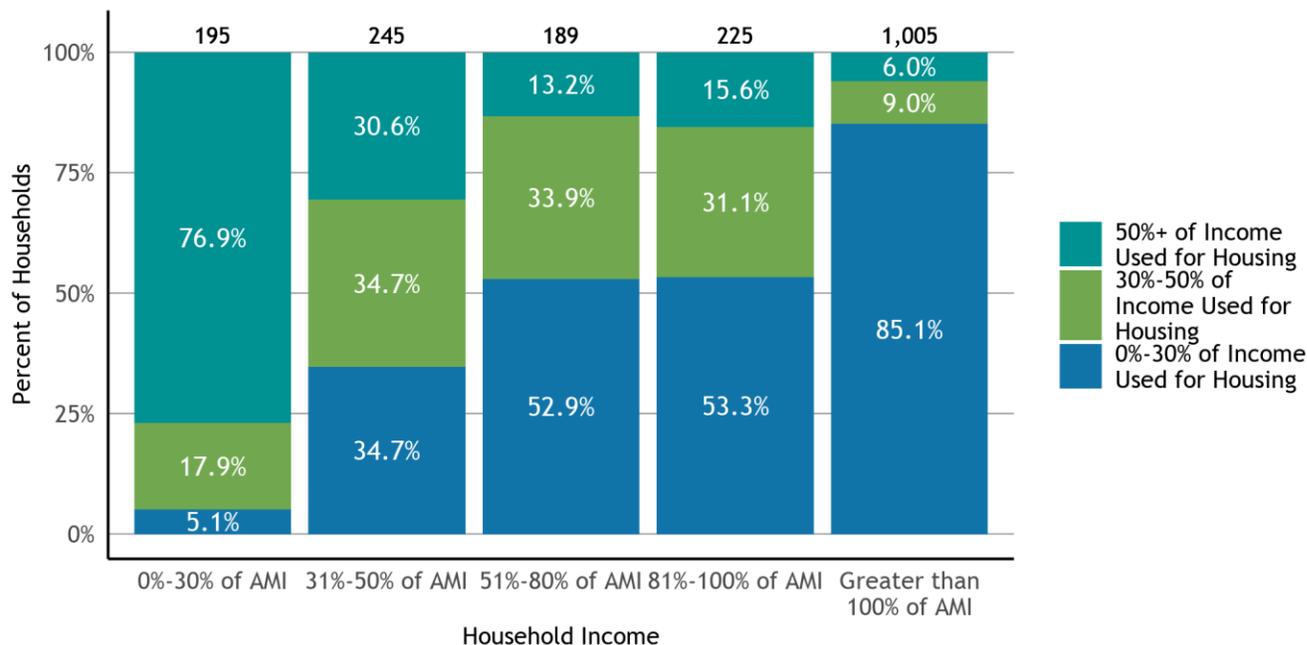
Figure 31: Cost-Burdened Senior Households by Income Level

Universe: Senior households
Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-03.

Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. There are several different standards for defining overcrowding, but this report uses the Census Bureau definition, which is more than one occupant per room (not including bathrooms or kitchens). Additionally, the Census Bureau considers units with more than 1.5 occupants per room to be severely overcrowded.

Overcrowding is often related to the cost of housing and can occur when demand in a city or region is high. In many cities, overcrowding is seen more amongst those that are renting, with multiple households sharing a unit to make it possible to stay in their communities. In Healdsburg, 2.0% of households that rent are severely overcrowded (more than 1.5 occupants per room), compared to 0.9% of households that own (see Figure 32). In Healdsburg, 1.2% of renters experience moderate overcrowding (1 to 1.5 occupants per room), compared to 0.7% for those own.

Figure 32: Overcrowding by Tenure and Severity

Universe: Occupied housing units
Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-01.

Overcrowding often disproportionately impacts low-income households. 0.0% of very low-income households (below 50% AMI) experience severe overcrowding, while 1.4% of households above 100% experience this level of overcrowding (see Figure 33).

Figure 33: Overcrowding by Income Level and Severity

Universe: Occupied housing units
Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-04.

Communities of color are more likely to experience overcrowding similar to how they are more likely to experience poverty, financial instability, and housing insecurity. People of color tend to experience overcrowding at higher rates than White residents. In Healdsburg, the racial group with the largest overcrowding rate is *Hispanic or Latinx* (see Figure 34)

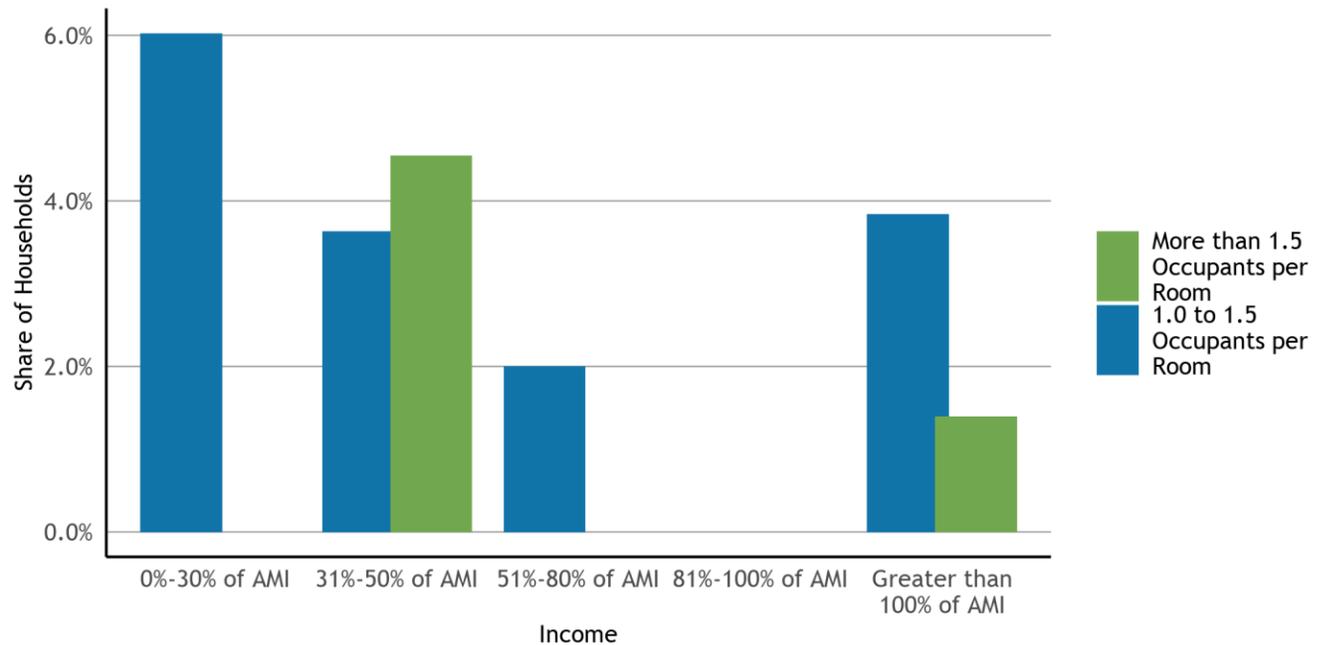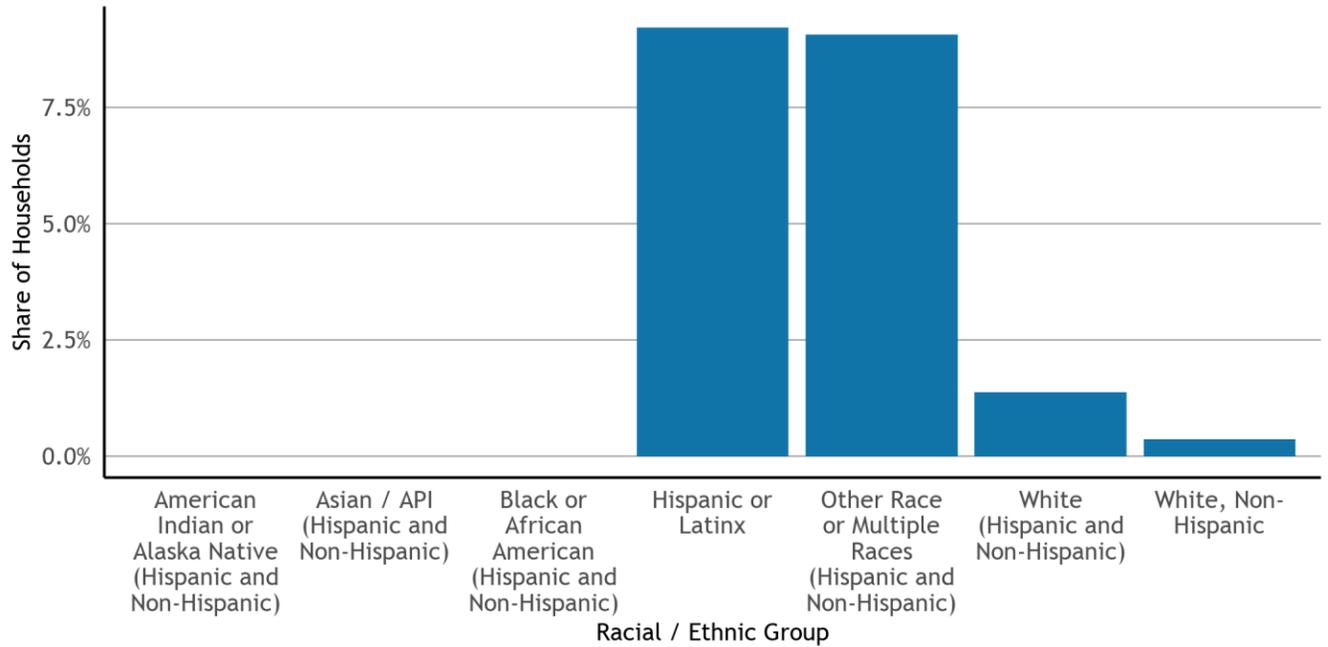## Figure 34: Overcrowding by Race

Universe: Occupied housing units
Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25014
For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-03.

6   SPECIAL HOUSING NEEDS

6.1   Large Households

Large households often have different housing needs than smaller households. If a city's rental housing stock does not include larger apartments, large households who rent could end up living in overcrowded conditions. In Healdsburg, for large households with 5 or more persons, most units (56.7%) are owner occupied (see Figure 35). In 2017, 14.3% of large households were very low-income, earning less than 50% of the area median income (AMI).
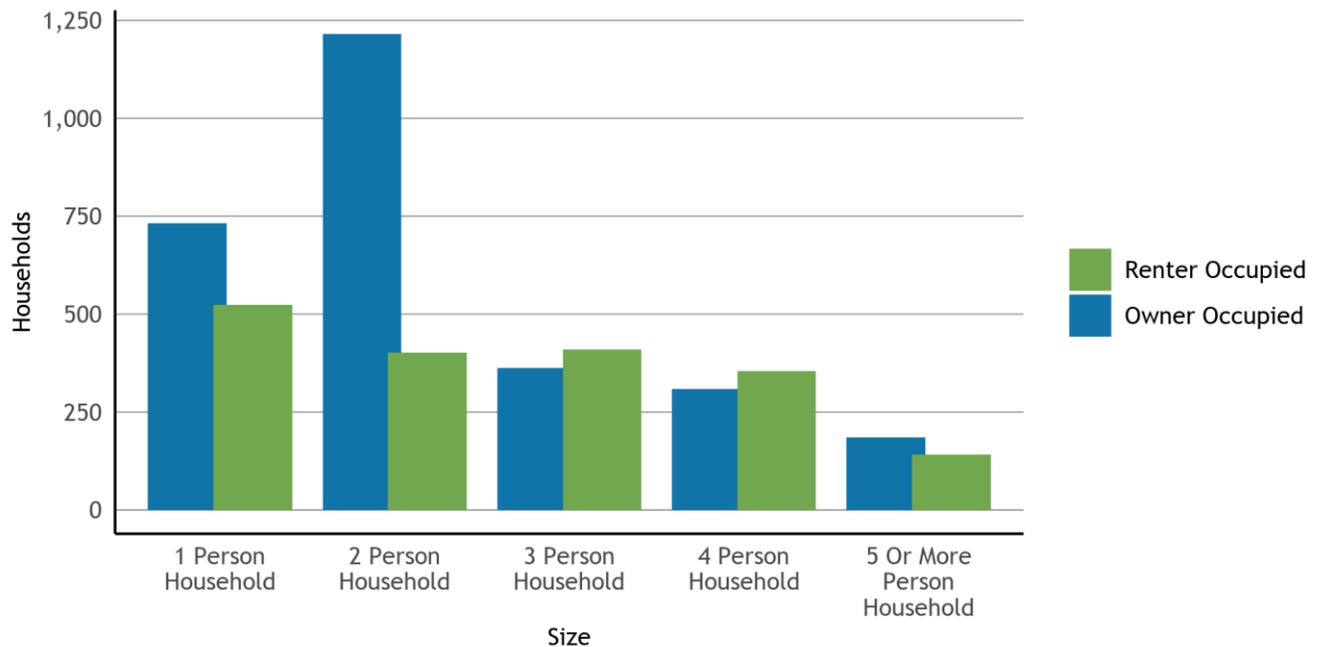
Figure 35: Household Size by Tenure

Universe: Occupied housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009
For the data table behind this figure, please refer to the Data Packet Workbook, Table LGFEM-01.

The unit sizes available in a community affect the household sizes that can access that community. Large families are generally served by housing units with 3 or more bedrooms, of which there are 2,736 units in Healdsburg. Among these large units with 3 or more bedrooms, 19.8% are owner-occupied and 80.2% are renter occupied (see Figure 36).
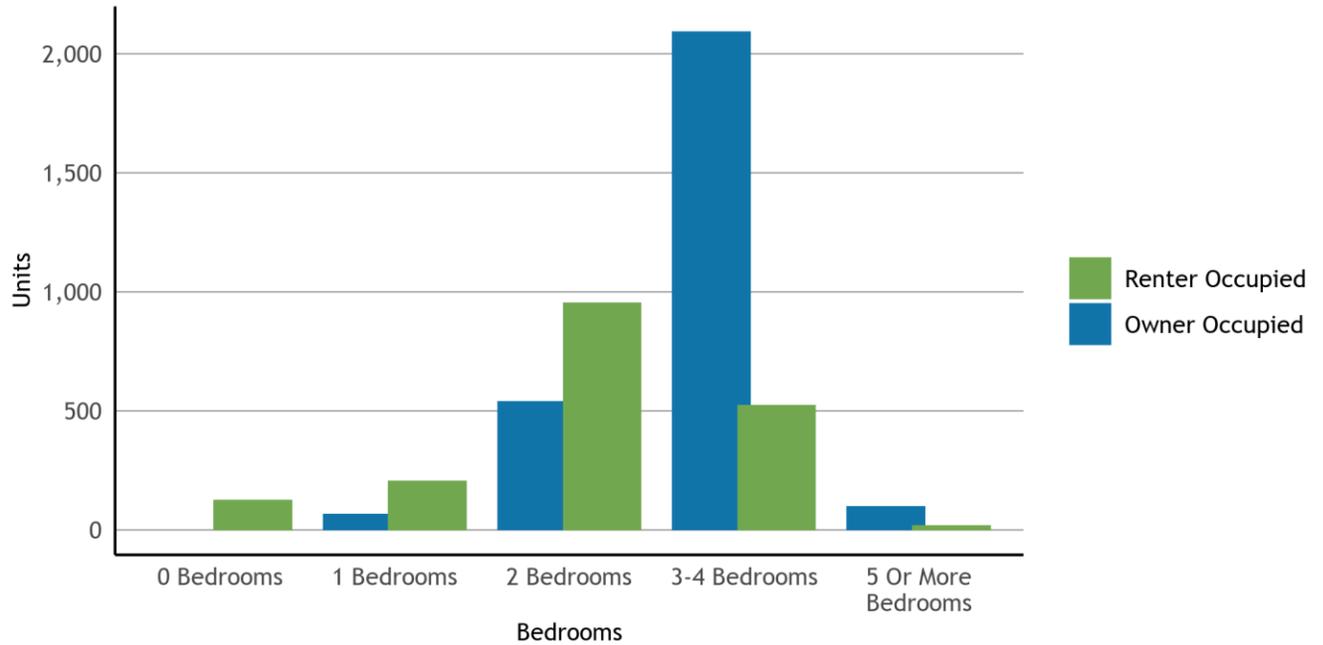
Figure 36: Housing Units by Number of Bedrooms

Universe: Housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-05.

6.2   Female-Headed Households

Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income. In Healdsburg, the largest proportion of households is *Married-couple Family Households* at 52.0% of total, while *Female-Headed Households* make up 9.7% of all households.

Figure 37: Household Type

Universe: Households
Notes: For data from the Census Bureau, a "family household" is a household where two or more people are related by birth, marriage, or adoption. "Non-family households" are households of one person living alone, as well as households where none of the people are related to each other.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-23.

Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding a home that is affordable more challenging.

In Healdsburg, 14.6% of female-headed households with children fall below the Federal Poverty Line, while 6.2% of female-headed households *without* children live in poverty (see Figure 38).
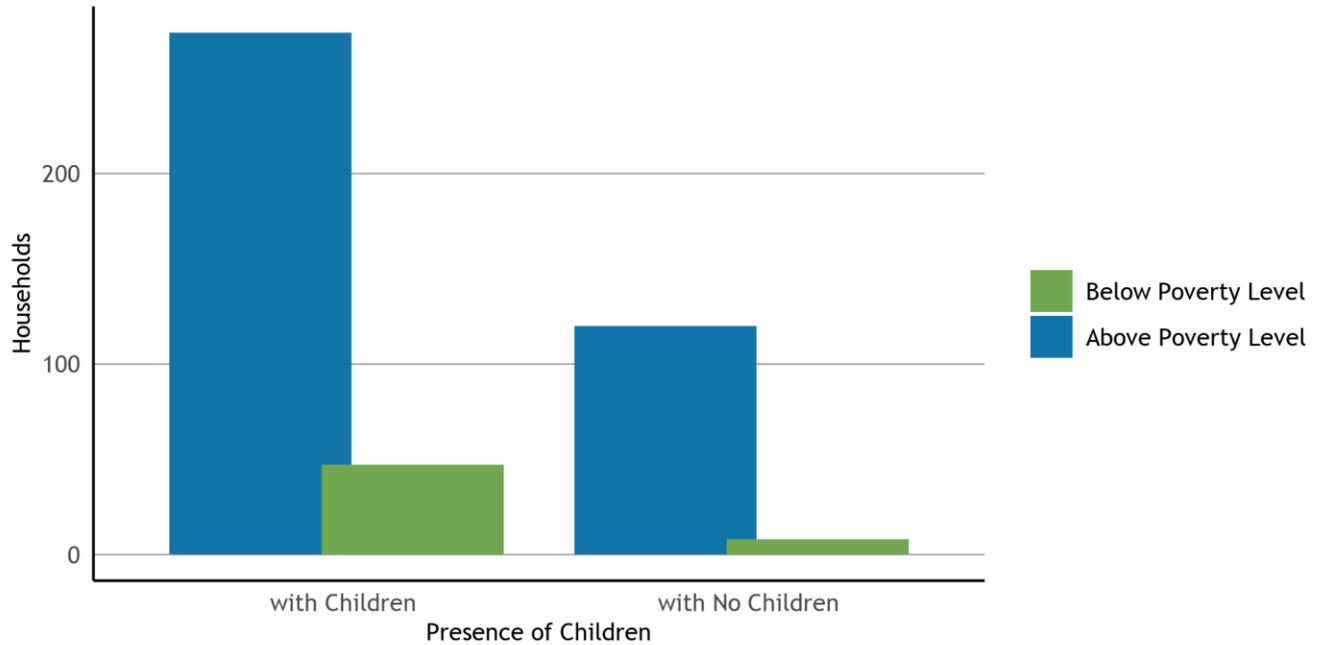
Figure 38: Female-Headed Households by Poverty Status

Universe: Female Households
Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income.
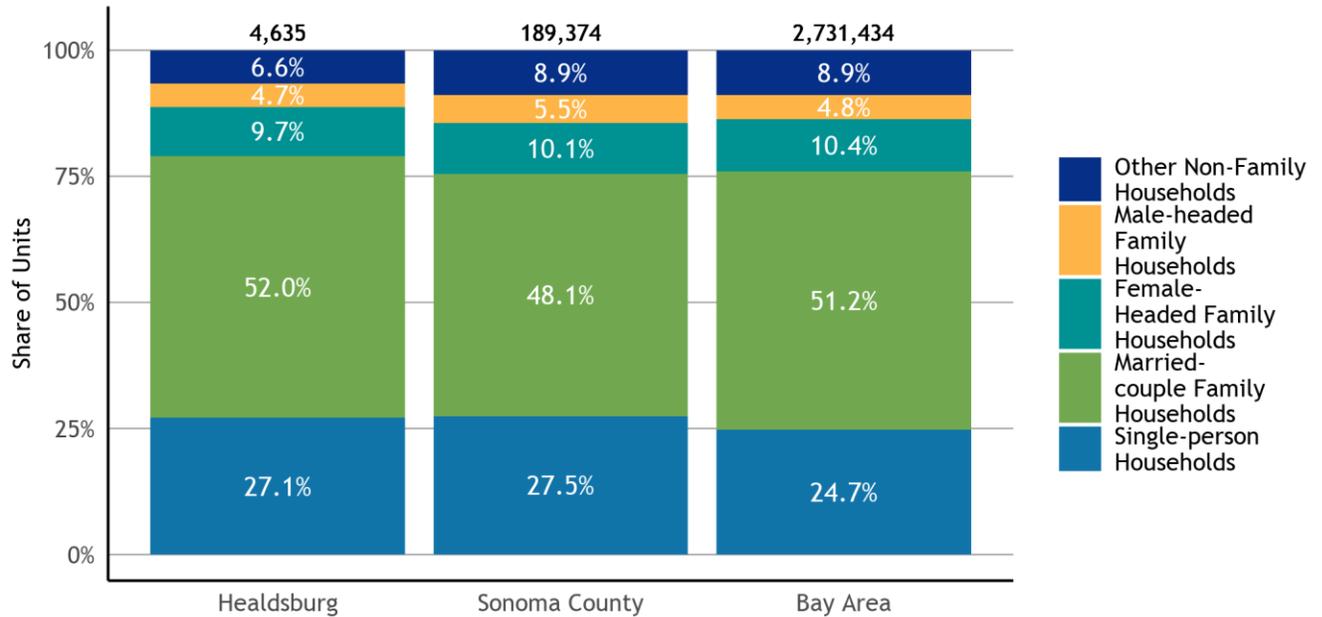*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012*
For the data table behind this figure, please refer to the Data Packet Workbook, Table LGFEM-05.

6.3   Seniors

Senior households often experience a combination of factors that can make accessing or keeping affordable housing a challenge. They often live on fixed incomes and are more likely to have disabilities, chronic health conditions and/or reduced mobility.

Seniors who rent may be at even greater risk for housing challenges than those who own, due to income differences between these groups. The largest proportion of senior households who rent make *Greater than 100% of AMI*, while the largest proportion of senior households who are homeowners falls in the income group *Greater than 100% of AMI* (see Figure 39).

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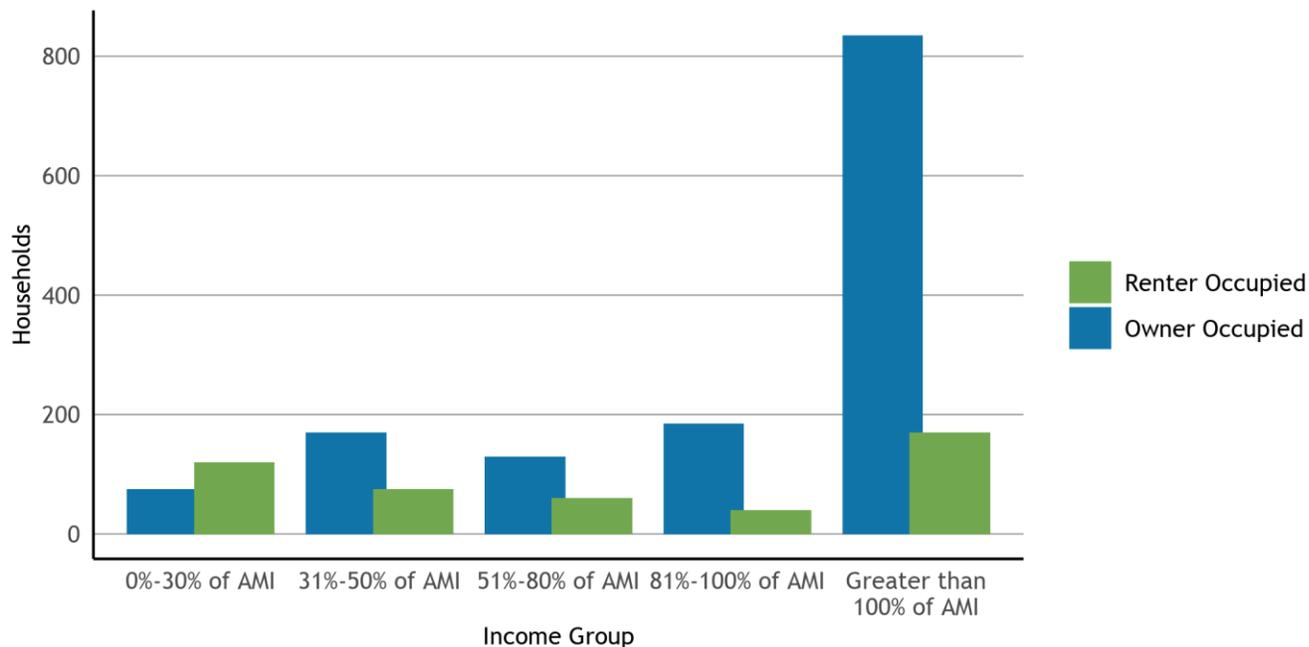
Figure 39: Senior Households by Income and Tenure

Universe: Senior households
Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-01.

6.4   People with Disabilities

People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive and sensory impairments, many people with disabilities live on fixed incomes and are in need of specialized care, yet often rely on family members for assistance due to the high cost of care.

When it comes to housing, people with disabilities are not only in need of affordable housing but accessibly designed housing, which offers greater mobility and opportunity for independence. Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at a high risk for housing insecurity, homelessness and institutionalization, particularly when they lose aging caregivers. Figure 40 shows the rates at which different disabilities are present among residents of Healdsburg. Overall, 9.6% of people in Healdsburg have a disability of any kind.[22]

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[22] These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.
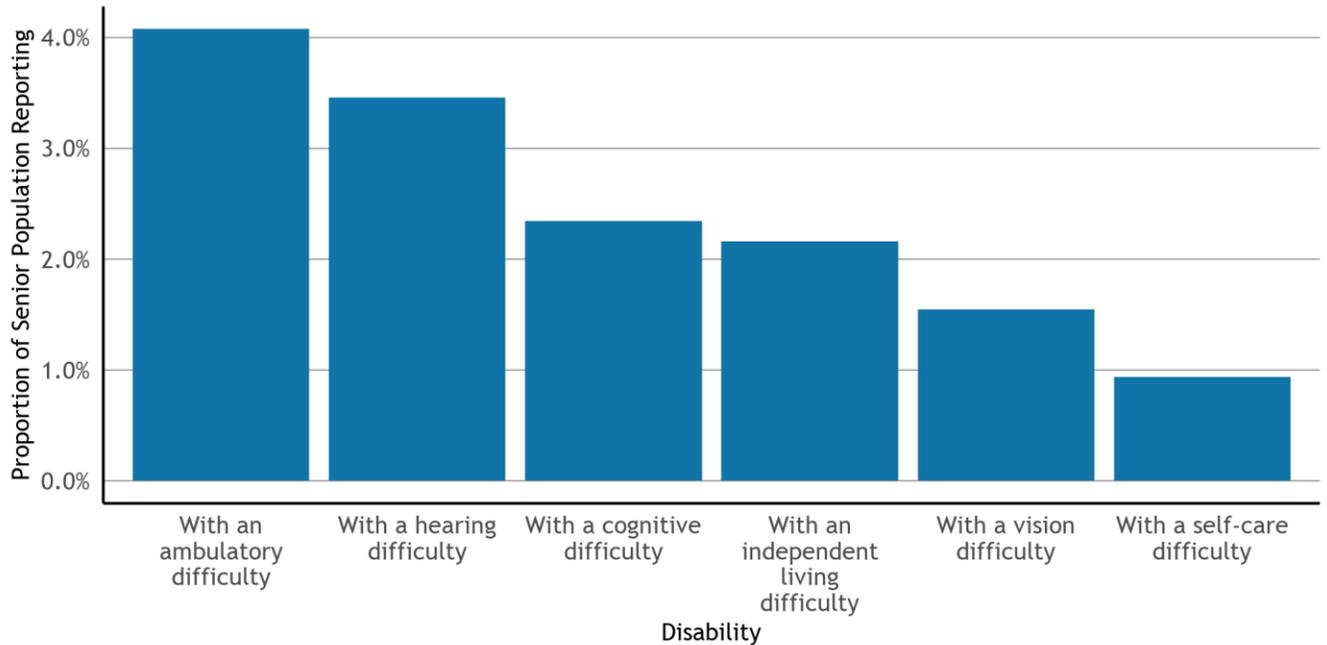
Figure 40: Disability by Type

Universe: Civilian noninstitutionalized population 18 years and over
Notes: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed. The Census Bureau provides the following definitions for these disability types: Hearing difficulty: deaf or has serious difficulty hearing. Vision difficulty: blind or has serious difficulty seeing even with glasses. Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions. Ambulatory difficulty: has serious difficulty walking or climbing stairs. Self-care difficulty: has difficulty dressing or bathing. Independent living difficulty: has difficulty doing errands alone such as visiting a doctor's office or shopping.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107.
For the data table behind this figure, please refer to the Data Packet Workbook, Table DISAB-01.

State law also requires Housing Elements to examine the housing needs of people with developmental disabilities. Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down's Syndrome, autism, epilepsy, cerebral palsy, and mild to severe mental retardation. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.[23]

In Healdsburg, of the population with a developmental disability, children under the age of 18 make up 44.3%, while adults account for 55.7%.

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[23] For more information or data on developmental disabilities in your jurisdiction, contact the Golden Gate Regional Center for Marin, San Francisco and San Mateo Counties; the North Bay Regional Center for Napa, Solano and Sonoma Counties; the Regional Center for the East Bay for Alameda and Contra Costa Counties; or the San Andreas Regional Center for Santa Clara County.

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Table 5: Population with Developmental Disabilities by Age

Age Group	value
Age 18+	39
Age Under 18	31

Universe: Population with developmental disabilities
Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.
Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2020)
This table is included in the Data Packet Workbook as Table DISAB-04.

The most common living arrangement for individuals with disabilities in Healdsburg is the home of parent /family /guardian.

Table 6: Population with Developmental Disabilities by Residence

Residence Type	value
Home of Parent /Family /Guardian	58
Independent /Supported Living	9
Other	3
Foster /Family Home	3
Community Care Facility	3
Intermediate Care Facility	0

Universe: Population with developmental disabilities
Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.
Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2020)
This table is included in the Data Packet Workbook as Table DISAB-05.

6.5   Homelessness

Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Far too many residents who have found themselves housing insecure have ended up unhoused or homeless in recent years, either temporarily or longer term. Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction and those dealing with traumatic life circumstances. In Sonoma County, the most common type of household experiencing homelessness is those without children in their care. Among households experiencing homelessness that do not have children, 71.2% are unsheltered. Of homeless households with children, most are sheltered in emergency shelter (see Figure 41).

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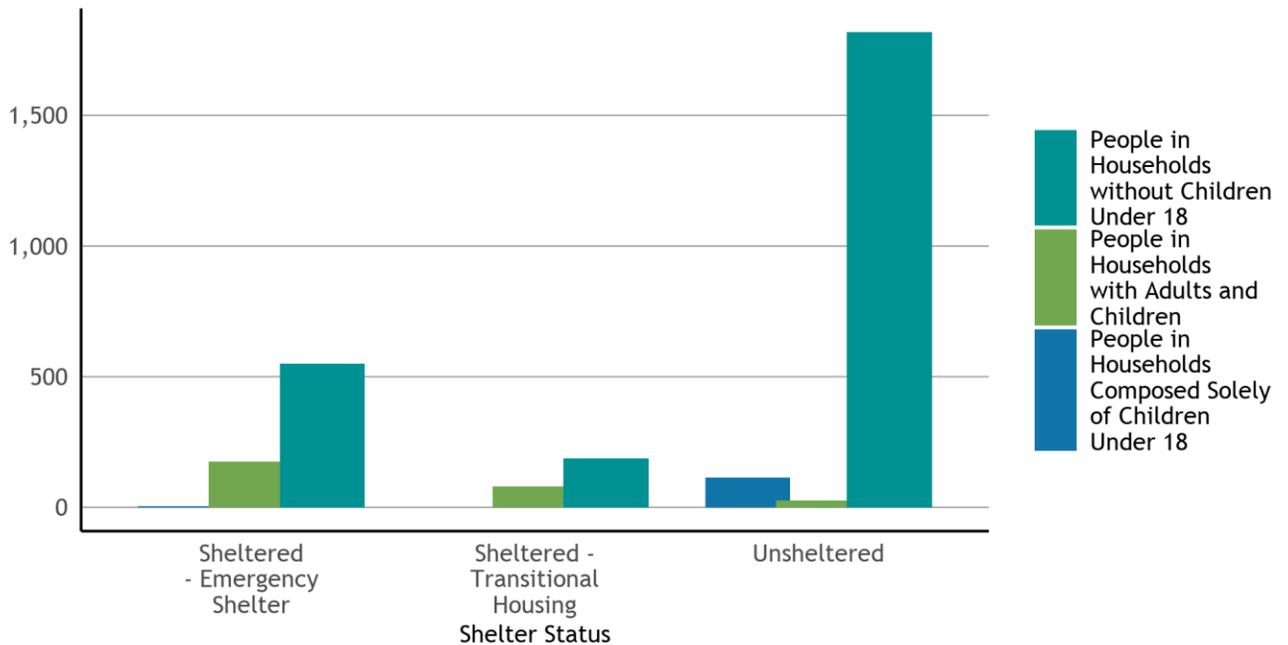
Figure 41: Homelessness by Household Type and Shelter Status, Sonoma County

Universe: Population experiencing homelessness
Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness.
Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)
For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-01.

People of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. Consequently, people of color are often disproportionately impacted by homelessness, particularly Black residents of the Bay Area. In Sonoma County, White (Hispanic and Non-Hispanic) residents represent the largest proportion of residents experiencing homelessness and account for 64.7% of the homeless population, while making up 74.8% of the overall population (see Figure 42).

Figure 42: Racial Group Share of General and Homeless Populations, Sonoma County

Universe: Population experiencing homelessness
Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. HUD does not disaggregate racial demographic data by Hispanic/Latinx ethnicity for people experiencing homelessness. Instead, HUD reports data on Hispanic/Latinx ethnicity for people experiencing homelessness in a separate table. Accordingly, the racial group data listed here includes both Hispanic/Latinx and non-Hispanic/Latinx individuals.
Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I)
For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-02.

In Sonoma, Latinx residents represent 28.2% of the population experiencing homelessness, while Latinx residents comprise 26.5% of the general population (see Figure 43).

Figure 43: Latinx Share of General and Homeless Populations, Sonoma County
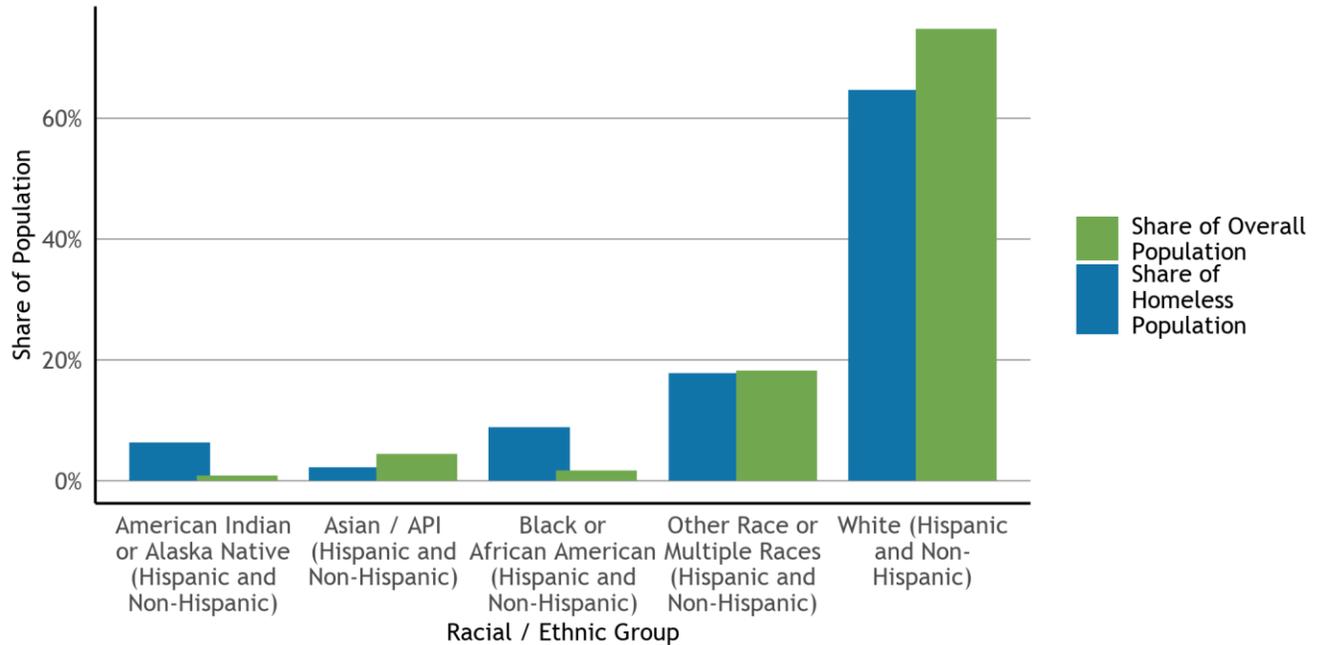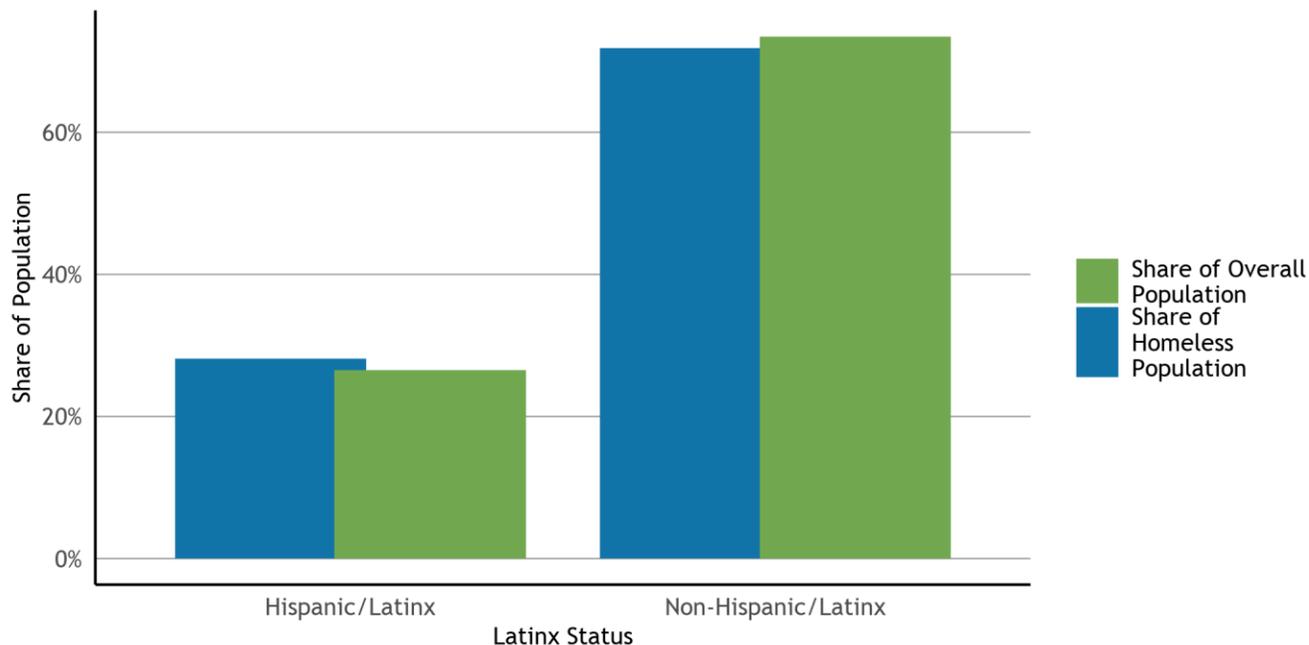
Universe: Population experiencing homelessness
Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. The data from HUD on Hispanic/Latinx ethnicity for individuals experiencing homelessness does not specify racial group identity. Accordingly, individuals in either ethnic group identity category (Hispanic/Latinx or non-Hispanic/Latinx) could be of any racial background.
Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I)
For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-03.

Many of those experiencing homelessness are dealing with severe issues – including mental illness, substance abuse and domestic violence – that are potentially life threatening and require additional assistance. In Sonoma County, homeless individuals are commonly challenged by chronic substance abuse, with 1,015 reporting this condition (see Figure 12). Of those, some 80.5% are unsheltered, further adding to the challenge of handling the issue.

Note on Homelessness Data

Notably all the data on homelessness provided above is for the entire county. This data comes from the Department of Housing and Urban Development's (HUD) Point in Time count, which is the most comprehensive publicly available data source on people experiencing homelessness. HUD only provides this data at the county-level and not for specific jurisdictions. However, Housing Element law requires local jurisdictions to estimate or count of the daily average number of people lacking shelter. Therefore, staff will need to supplement the data in this document with additional local data on the number of people experiencing homelessness. If staff do not have estimates of people experiencing homelessness in their jurisdiction readily available, HCD recommends contacting local service providers such as continuum-of-care providers, local homeless shelter and service providers, food

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programs, operators of transitional housing programs, local drug and alcohol program service providers, and county mental health and social service departments.[24]
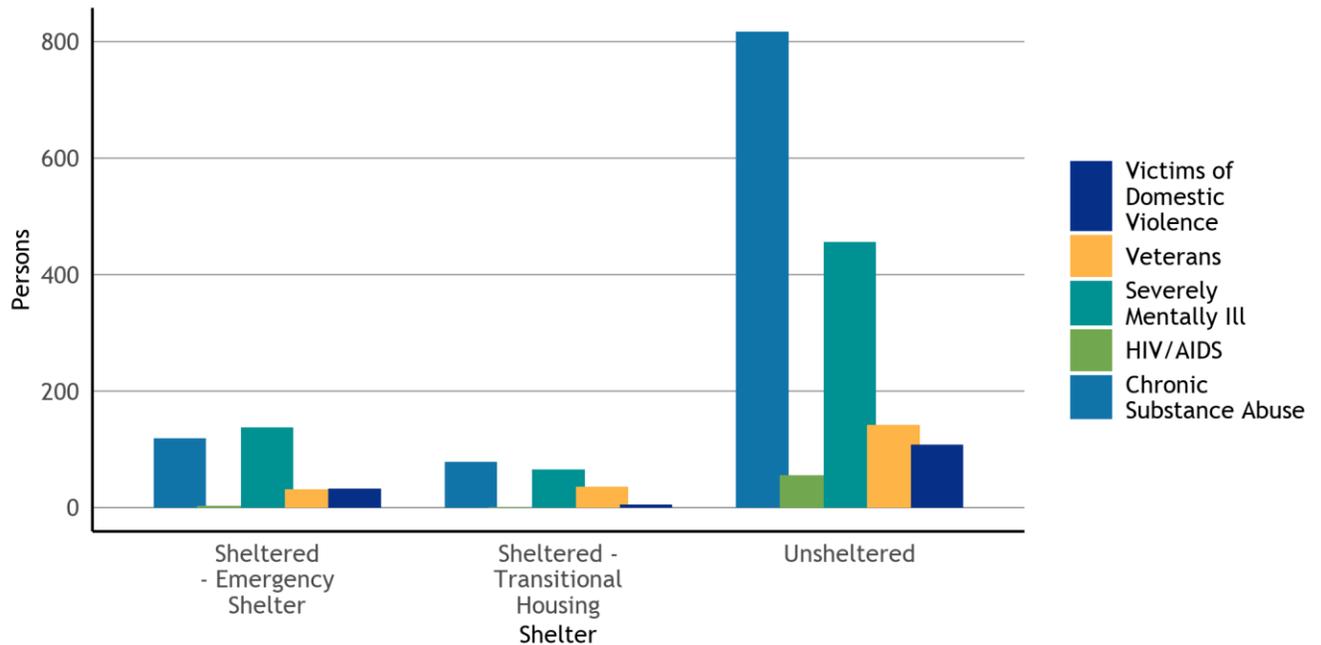
Figure 44: Characteristics for the Population Experiencing Homelessness, Sonoma County

Universe: Population experiencing homelessness
Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. These challenges/characteristics are counted separately and are not mutually exclusive, as an individual may report more than one challenge/characteristic. These counts should not be summed.
*Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)*
For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-04.

In Healdsburg, there were no reported students experiencing homeless in the 2019-20 school year. By comparison, Sonoma County has seen a 12.9% decrease in the population of students experiencing homelessness since the 2016-17 school year, and the Bay Area population of students experiencing homelessness decreased by 8.5%. During the 2019-2020 school year, there were still some 13,718 students experiencing homelessness throughout the region, adding undue burdens on learning and thriving, with the potential for longer term negative effects.

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[24] For more information, see HCD's Building Blocks webpage for People Experiencing Homelessness: https://www.hcd.ca.gov/community-development/building-blocks/housing-needs/people-experiencing-homelessness.shtml

Table 7: Students in Local Public Schools Experiencing Homelessness

AcademicYear	Healdsburg	Sonoma County	Bay Area
2016-17	14	690	14990
2017-18	0	1445	15142
2018-19	0	345	15427
2019-20	0	601	13718

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools
Notes: The California Department of Education considers students to be homeless if they are unsheltered, living in temporary shelters for people experiencing homelessness, living in hotels/motels, or temporarily doubled up and sharing the housing of other persons due to the loss of housing or economic hardship. The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.
Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)
This table is included in the Data Packet Workbook as Table HOMELS-05.

6.6   Farmworkers

Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers generally receive wages that are considerably lower than other jobs and may have temporary housing needs. Finding decent and affordable housing can be challenging, particularly in the current housing market.

In Healdsburg, the migrant worker student population totaled 36 during the 2019-20 school year and has decreased by 18.8% since the 2016-17 school year. The trend for the region for the past few years has been a decline of 2.4% in the number of migrant worker students since the 2016-17 school year. The change at the county level is a 3.5% increase in the number of migrant worker students since the 2016-17 school year.

Table 8: Migrant Worker Student Population

AcademicYear	Healdsburg	Sonoma County	Bay Area
2016-17	85	825	4630
2017-18	60	789	4607
2018-19	36	738	4075
2019-20	69	854	3976

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools
Notes: The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.
Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)
This table is included in the Data Packet Workbook as Table FARM-01.

According to the U.S. Department of Agriculture Census of Farmworkers, the number of permanent farm workers in Sonoma County has increased since 2002, totaling 6,715 in 2017, while the number of seasonal farm workers has decreased, totaling 7,664 in 2017 (see Figure 45).
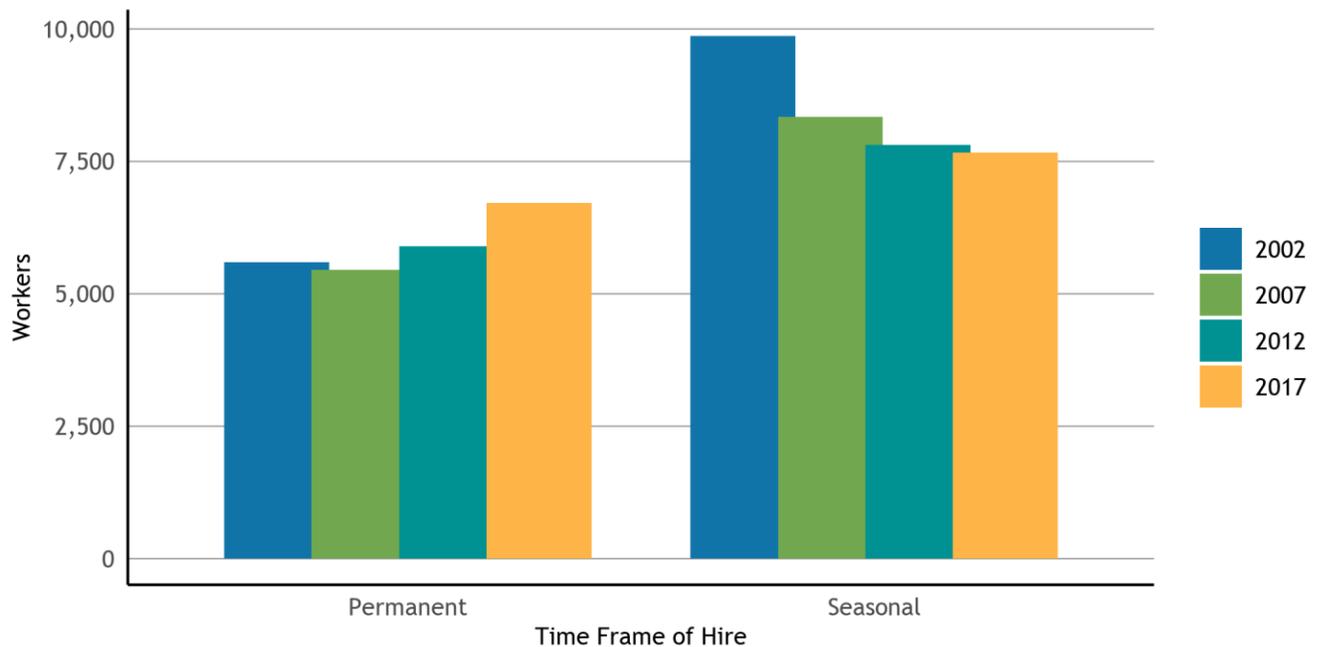
Figure 45: Farm Operations and Farm Labor by County, Sonoma County

Universe: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors)
Notes: Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.
Source: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor
For the data table behind this figure, please refer to the Data Packet Workbook, Table FARM-02.

6.7   Non-English Speakers

California has long been an immigration gateway to the United States, which means that many languages are spoken throughout the Bay Area. Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have limited English proficiency. This limit can lead to additional disparities if there is a disruption in housing, such as an eviction, because residents might not be aware of their rights or they might be wary to engage due to immigration status concerns. In Healdsburg, 6.7% of residents 5 years and older identify as speaking English not well or not at all, which is above the proportion for Sonoma County. Throughout the region the proportion of residents 5 years and older with limited English proficiency is 8%.
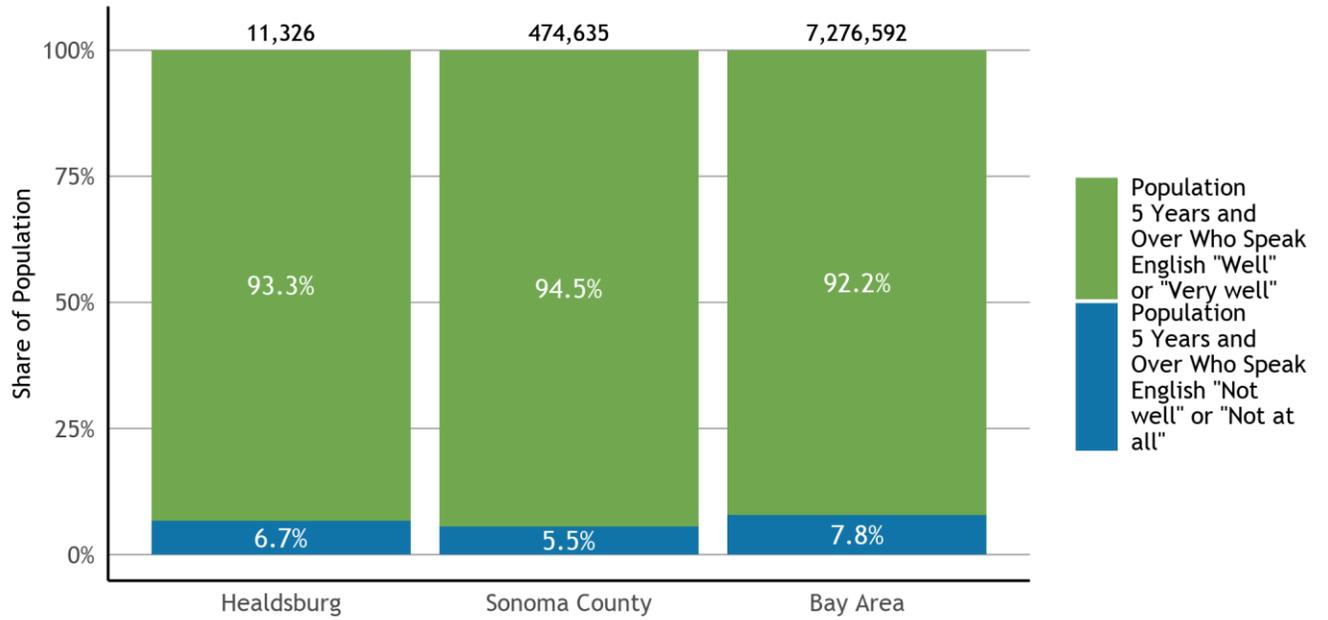
Figure 46: Population with Limited English Proficiency

Universe: Population 5 years and over
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B16005
For the data table behind this figure, please refer to the Data Packet Workbook, Table AFFH-03.

City of Healdsburg Housing Element Update 2023-2031

Public Review Draft Appendix D
September 2022

Housing Element

Appendix D: Review of 2014 Housing Element and Summary of 5th Cycle Accomplishments

Appendix D. Review of 2014 Housing Element and Summary of 5th Cycle Accomplishments

Healdsburg identified a broad range of programs in its previous Housing Element, most of which were achieved successfully and many of which are ongoing because they remain useful tools in helping Healdsburg meet its housing production objectives. An evaluation of the City's progress toward achieving its 5th Cycle RHNA and its 5th Cycle programs, including lessons learned, informed the identification of new (or modified) policies and programs for this current Housing Element.

Progress in Achieving RHNA

The City was largely successful in meeting its RHNA, as shown below in **Table D.1**.

Table D.1   5th Cycle RHNA Achievements

Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	31	1		12	-	-	-	-	-	-	13	**18**
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	24	3	1	20	-	1	2	-	-	-	27	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	26	2	3	-	-	1	2	-	-	-	83	-
	Non-Deed Restricted				29	12	17	16	1	-	-		
Above Moderate		76	39	22	16	40	13	15	-	-	-	145	-
Total RHNA		157											
Total Units			45	26	77	52	32	35	1	-	-	268	18

Progress Implementing Programs

The 2023 Housing Element update is not a comprehensive "new" Housing Element, but rather an update of the 2014 Housing Element. The focus of the update process was to keep the programs that are working, remove those that have been achieved, and add new policies and programs to address changes in community needs and statutory requirements. **Table D.2** provides an evaluation of the programs from the 5th Cycle Housing Element and the City's level of success in achieving them, including a description of the program's outcome, the effectiveness of the program's accomplishments, and how the updated programs have been changed or adjusted to incorporate lessons learned in the previous cycle.

Table D.2
2014 – 2023 Housing Element Program Implementation Status

5th Cycle Housing Element Programs	Policy Status & Lessons Learned		
	Status and Description of 5th Cycle Accomplishments	Notes & Lessons Learned (if applicable)	Implications for 6th Cycle
Goal A -- ACCOMMODATION OF HOUSING DEVELOPMENT	Maximize opportunities for the development of a variety of housing types and affordability to accommodate anticipated growth, facilitate mobility within both the ownership and rental markets, and encourage a diverse community.		
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.	**Ongoing**. The City has mainted its supply of residentially-designated land adequate to accommodate RHNA. The City has not downzoned residential properties, reclassified residentially-designated property to other uses, or developed a residential site with fewer units than what is assumed for the site in the Housing Element sites inventory during the 5th Cycle.	The main lesson learned is that there needs to be an active pipeline of housing. From land purchase to units occupied is a 3-4 year process. So land bought in 2023 will be a project for the mid-6th Cycle, land bought past 2027 will be a 7th Cycle project.	**Program is continued in 6th Cycle.** *See Housing Program 3: Sustaining and Expanding Housing Sites and Housing Program 4: Expanding Housing Development Capacity*
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.	**Completed.** The plan and amendments for the CHAP area have been adopted. Staff works on a day-to-day basis responding to development inquiries and provides land development policy direction to interested parties. The Mill District project, on a 9.6 ac mixed use site within the CHAP, was under review in early 2017 and approved in early 2019. The project will include 138 market-rate, multi-family units, 40 units affordable to VL/Low and 30 "middle-income" units.	The plan and amendments for the CHAP area have been adopted and are working well. This approach to expanding housing development capacity should be continued in the 6th Cycle.	**Program is modified in 6th Cycle.** *See Housing Program 4: Expanding Housing Development Capacity* With respect to the CHAP, Staff will continue to respond to development inquiries and provides land development policy direction to interested parties.
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).	**Completed.** The City submits annual progress reports each year.	No notes or lessons learned.	**Program is modified and continued in 6th Cycle.** *See Housing Program 1: Housing Administration*
H-4 **Standards for Live-Work Units.** Amend the Zoning Ordinance to allow more flexibility in the development of live-work units, such as allowing residential uses in separate structures.	**Completed.** The Healdsburg Land Use Code includes provisions for live-work uses in zoning districts where appropriate.	No notes or lessons learned.	**Program is no longer needed.**

Table D.2
2014 – 2023 Housing Element Program Implementation Status

5th Cycle Housing Element Programs	Policy Status & Lessons Learned		
	Status and Description of 5th Cycle Accomplishments	Notes & Lessons Learned (if applicable)	Implications for 6th Cycle
Goal B -- MINIMIZATION OF GOVERNMENTAL CONSTRAINTS	Minimize governmental constraints on the development of housing for households of all income levels.		
H-5 **Maintain Adequate Staffing.** Maintain City staffing and/or contracted services at levels adequate to ensure the prompt consideration of residential development applications.	**Ongoing**. The City analyzes staffing annually through the budget process. The City has hired staff in Planning and has hired a full-time Housing Administrator to ensure residential projects are considered by decision making bodies as soon as possible.	With the increased production of affordable housing within the City, it became clear that a single position working on housing is not sufficent to keep up with the pace of production. To addresss this, on 8/1/22, the City Council created a new Housing Department and authorized new positions to staff this Department.	**Program is no longer needed.** The City will have additional staffing capacity in the 6th Cycle.
H-6 **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.	**Ongoing**. Three ballot measures to reform GMO conducted in past 6 years (Measure R, Measure P, Measure H.) Measures P and H passed.	Measures P and H are not particularly successful. Measure P, in particular, may need to be revisited as it is not producing units. COVID-19 increased the demand for market rate homes and, therefore, made housing even more unaffordable in Healdsburg.	**Program is modified and continued in 6th Cycle.** *See Housing Program 1: Housing Administration* The Housing Element Work Group is going to be studying this issue in 2022/23.
Goal C -- PROVISION OF AFFORDABLE HOUSING	Facilitate the provision of affordable housing for those who live and work in Healdsburg.		
H-7 **Provide City Assistance.** Provide financial assistance to developers of affordable housing through land donations and long-term leases, the ongoing fee-deferral program, 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.	**Ongoing**. The City Council adopted revised impact fees for accessory dwelling units (ADUs). The Council action exempts units of 850 square feet or less from impact fees and assesses a fee for units from 851-1,200 square feet based upon the proportional size of the ADU to the primary unit.	ADUs provide additioal housing stock which is beneficial to the Community, especially when the voter approved Growth Management Ordinance limits residential production. We have seen a large increase in ADU development with the recent focus on ADUs and through City programs that incentivize their development. The City will need to reevaluate its impact fee programs to comply with AB 602.	**Program is modified and continued in 6th Cycle.** *See Housing Program 1: Housing Administration and Housing Program 7: Remove Housing Constraints*
H-8 **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.	**Ongoing**. During the 5th Cycle the City has partnered with AH developers in the securing of financial assistance for AH. In addtion the City has applied for an received nearly $8M in grant funding. The City applied for funding to update its Housing Element through the State of California's Local Early Action Planning (LEAP) Grants Program. In addition, the City sent a letter of intent to apply for the Association of Bay Area Governments Regional Early Action Planning (REAP) grant to additionally assist with the Housing Element Update.	Many of the State funding programs identify areas in which priority is given for development based upon transportation, income, and access to resources, and many programs do not fit well in Healdsburg for definitional reasons. For example the definition of "high-quality transportation" is challenging in Healdsburg. Advocacy on Rural vs. Urban designation may be worth the effort to increase funding competitiveness.	**Program is modified and continued in 6th Cycle.** *See Housing Program 1: Housing Administration*

Table D.2
2014 – 2023 Housing Element Program Implementation Status

5th Cycle Housing Element Programs	Policy Status & Lessons Learned		
	Status and Description of 5th Cycle Accomplishments	Notes & Lessons Learned (if applicable)	Implications for 6th Cycle
H-9 **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.	**Ongoing.** The City continues to partner with Reach for Home (formerly North Sonoma County Services) to provide emergency and transitional housing, rent stabilization services and temporary emergency shelter services. The City and Reach for Home, along with regional partners in north Sonoma County are working together to identify regional solutions to homelessness including increasing access to permanent supportive housing.	The City found that Acquistion and Rehab of naturally-occuring affordable housing comnined with supprotive services can provide opportunities to preserve affordable housing and provide supportive housing units that are integrated into the proejct. The City was able to create 10 units through this process. The City received a Project Homekey Award that provided the City with 22 units of interim housing for those experiencing chronic homelesness. The City conducted a by-names-list suvey of those experiencing homelessness in conjunction with a local non-profit service provider to design a system of care to meet the needs of the City. At this point the City feels that it has enough interim housing to address homelessness.	**Program is modified and continued in 6th Cycle.** *See Housing Program 8: Extremely Low-Income, Homeless, and Special Needs Housing* Based upon the City's Project Homekey award, the City can shift its fous to PSH solutions, as it has sufficent interim housing.
H-10 **Housing Program Administration.** Contract with the Housing Land Trust of Sonoma County or another suitable organization or consulting firm if needed to administer affordable housing programs within the city.	**Completed and Ongoing**. The City continues to contract with the Housing Land Trust (HLT) of Sonoma County to actively monitor the existing stock of for-sale deed-restricted affordable units, provide resources and support to low-income homeowners, and to work with developers to qualify low-income families and assist them with their purchase of new for-sale deed-restricted units. The City and HLT continue its practice to conduct a bilingual outreach program and continue to prepare printed outreach materials in Spanish and provide Spanish translation services at public workshops. City staff continues to maintain a good working relationship with the staff at the Housing Land Trust, and continues to move ahead with successful placements in the units which are created and become available.	Additional homeownership models may be needed beyond HLT. The City has clearley heard form the community that more home-ownership opportutnies are needed in the City, and that not all residents desire the same product. The cost to subsidize ownership housing is large, due to high land costs. The City will view this as a priority in the next cycle.	**Program is modified and continued in 6th Cycle.** *See Housing Program 1: Housing Administration* The HEWG will continue to study this issue and will make recommendations on homebuyer programs or programs that will address equity through ownership.
H-11 **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).	**Ongoing.** The City continues to actively participate in the JPA.	Because the City was prepared with shovel-ready projects, the City was sucessful in pursuing and receiving funding in the 5th Cycle. Going forward, the City should continue to have projects ready for funding.	**Program is modified and continued in 6th Cycle.** *See Housing Program 1: Housing Administration*

Table D.2
2014 – 2023 Housing Element Program Implementation Status

5th Cycle Housing Element Programs	Policy Status & Lessons Learned		
	Status and Description of 5th Cycle Accomplishments	Notes & Lessons Learned (if applicable)	Implications for 6th Cycle
H-12 **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.	**Completed**. The City's Inclusionary Housing Ordinance was revised in 2019 requires on-site construction. The city updated the IHO to better reflect the needs of the community.	Beyond the IHO, new hotel development has also been required to include AH. The City will continue to review its IHO to determine if an exemption for units under 850 sq ft should be exempted as they were originally thought to produce affordability by design, however, rising land costs have indicated otherwise. The City will continue to monitor and amend as necessary.	**Program is modified and continued in 6th Cycle.** *See Housing Program 5: Affordable and Middle-Income Housing Development*
H-13 **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 consider adopting an appropriate Workforce Housing Linkage Fee.	**Not Completed**. The City Council charged the Community Housing Committee with reviewing funding options, including a commercial linkage fee, to increase funds available for affordable housing. The CHC completed this work in early 2018. The City Council also directed study of a hotel inclusionary program which was later deemed not to be in the best interest of the City. The City already completed an affordable housing funding plan in 2019.	While the Hotel linkage fee seemed to be a good approach to workforce housing, the study and associated fees proved to be less than what the City was sucessful in negotiating through Development Agreements. At the same time, future hotel development is limited by available sites.	**Program is no longer needed.**
H-14 **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 moderateincome 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 modifications.	**Ongoing**. The City continues to work with property owners who inquire about accessory dwelling units, and applicable regulations. The City provides a "One-Stop" inquiry service where applicants and owners wishing to pursue possible development of an accessory dwelling unit have an opportunity to review planning, building and utility issues prior to making a formal submittal. In 2016 the City Council adopted revisions to the Secondary Dwelling Unit Ordinance (now established as Accessory Dwelling Unit Ordinance) to reduce regulatory barriers and encourage further development (CC Ord. 1159). In early 2017 the City reviewed and reduced the impact fees for accessory dwelling units. The City Council adopted revised impact fees for accessory dwelling units (ADUs), which are small independent living units encouraged by City policy. The Council action exempts units of 850 square feet or less from impact fees and assesses a fee for units from 851-1,200 square feet based upon the proportional size of the ADU to the primary units.	Even ADUs have funding gaps in this market. ADUs do provide housing stock in a limited market, so in this way, they are beneficial. The City also learned that a combined marketing campaign and incentives increased ADU production significantly. The City should apply the marketing strategy used for ADUs towards infill development generally (duplexes, triplexes, and fourplex infill development).	**Program is modified and continued in 6th Cycle.** *See Housing Program 5: Affordable and Middle-Income Housing Development*

Table D.2
2014 – 2023 Housing Element Program Implementation Status

5th Cycle Housing Element Programs	Policy Status & Lessons Learned		
	Status and Description of 5th Cycle Accomplishments	**Notes & Lessons Learned (if applicable)**	**Implications for 6th Cycle**
H-15 **Provide Information on Secondary Dwelling Units.** Promote the development of second dwelling units by preparing and distributing an informational brochure on the permitting procedures and other requirements for building secondary dwelling units in the city.	**Ongoing**. The City continues to work with property owners who inquire about accessory dwelling units, and applicable regulations. The City provides a "One-Stop" inquiry service where applicants and owners wishing to pursue possible development of an accessory dwelling unit have an opportunity to review planning, building and utility issues prior to making a formal submittal. In 2016 the City Council adopted revisions to the Secondary Dwelling Unit Ordinance (now established as Accessory Dwelling Unit Ordinance) to reduce regulatory barriers and encourage further development (CC Ord. 1159).	Even ADUs have funding gaps in this market.	**Program is continued in 6th Cycle and modified to include other legislative opportunities.** *See Housing Program 3: Sustaining and Expanding Housing Sites*
H-16 **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.	**In Progress.** The City Council adopted a resolution authorizing the City Manager to execute an Exlcusive Negotiating Agreement (ENA) with Freebird Development Company for the development of the 14-acre Saggio Hills affordable housing site. This action followed the City's issuance of a Request for Qualifications for the development of the site.	The City recognizes that land banking can provide a powerful tool in future housing development and it is in the best interst of the City to maintain an available land supply. Land banking and then issuing an RFP is a great way to attract high-quality development and leverage the cost of the land.	**A new program that includes land banking is included in the 6th Cycle.** *See Housing Program 3: Sustaining and Expanding Housing Sites*
H-17 **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.	**Ongoing.** The City routinely meets with developers to discuss projects and opportunities for including affordable housing as part of proposed projects through various incentives such as the density bonus ordinance, Growth Management Ordinance exemptions, and opportunities for including accessory dwelling units. The City is working with the developer community to create a Permit Review Manual based upon customer feedback, with the focus on streamlining the development process.	Most developers the City works with are very familiar with the City's requirements. City housing staff acts as a liason to developers and helps them through the process.	**Program is modified and continued in 6th Cycle.** *See Housing Program 1: Housing Administration*
H-18 **Legislative Advocacy for Affordable Housing.** Actively advocate for the State and Federal governments to provide additional financial resources for affordable housing.	**Ongoing.** City staff consistently looks for opportunities to support additional federal and state funding for housing initiatives by facilitating letter writing from local, state, and federal representatives when appropriate.	The City adopted a legislative platform on affordable housing, which allows the City to be more responsive to the numerous housing bills introduced each year. The City should continue to advocate for appropriate legislation.	**Program is modified and continued in 6th Cycle.** *See Housing Program 1: Housing Administration*

Table D.2
2014 – 2023 Housing Element Program Implementation Status

5th Cycle Housing Element Programs	Policy Status & Lessons Learned		
	Status and Description of 5th Cycle Accomplishments	Notes & Lessons Learned (if applicable)	Implications for 6th Cycle
H-19 **Update Density Bonus Ordinance.** Update the Affordable Housing Incentives Ordinance (aka Density Bonus Ordinance) to fully comply with State law requirements for review procedures for Density Bonus applications. The City shall review the ordinance in light of recent case law and determine whether or not the Density Bonus Ordinance must be updated to allow affordable units that created pursuant to the Inclusionary Housing Ordinance, regardless of whether they are onsite or off-site, to be considered restricted affordable units for the purposes of determining whether the housing development qualifies for a density bonus. Based on the findings of the review, the City may amend the Ordinance.	**Completed.** The City continues to consider requests for Density Bonus awards consistent with state law, and on a case-by-case basis for individual development proposals. In 2016, the City approved Density Bonuses for two affordable housing projects: 1201 Grove Street and 1260 Grove Street. Healdsburg Glen Apartments and Citrine Apartments both began construction in 2017 and were occupied in 2018. The Mill District project requested and received a 35% density bonus in its March 2019 approval.		**Program is no longer needed.**

Table D.2
2014 – 2023 Housing Element Program Implementation Status

5th Cycle Housing Element Programs	Policy Status & Lessons Learned		
	Status and Description of 5th Cycle Accomplishments	**Notes & Lessons Learned (if applicable)**	**Implications for 6th Cycle**
Goal D -- PRESERVATION OF EXISTING HOUSING AND NEIGHBORHOODS	To encourage the conservation and maintenance of the existing housing stock and residential neighborhoods in Healdsburg.		
H-20 **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.	**Ongoing.** The City currently acts as the Successor Agency and will continue to fill this role as needed.		**Program is no longer needed.**
H-21 **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.	**Ongoing**. Both City staff and HLT monitor the term and pricing of affordable units which are secured as part of the Inclusionary Housing Ordinance and as secured for additional workforce housing units. The intent is to ensure the longest term possible and for the lowest prices as provided under current laws. As a part of the City' s Affordable Housing Agrements, AH developers are required to report annually on project requirements. LIHTC projects also report to the State. The City imposes a 55-year deed restriction. Sonoma County HLT homes are affordable in perpituity.	Adequate staffing and budget are required to implement this program. The City has adopted a budget to increase monitoring activites and will hire a housing staff member to oversee this program. The City will seek regional solutions to reduce the cost of monitoring and/or explore adopting a fee for monitoring.	**Program is modified and continued in 6th Cycle.** *See Housing Program 1: Housing Administration*
H-22 **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.	**Ongoing.** The City continues to encourage adherence to the rent stabilization advisory issued in 2015 and continues to partner with Reach for Home to provide rent stabilization services to those in need.	Possible review of the City's Mobile Home Ordinance.	**Program is modified and continued in 6th Cycle.** *See Housing Program 2: Preserving Existing Housing and Neighborhoods*
H-23 **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, including mobilehome park conversions, 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 deedrestricted affordable units; Mandatory payment of a tenant relocation fee; and/or Requiring majority support by mobilehome park residents in the conversion of a mobilehome park from rental to owner-occupied.	**Ongoing**. The City is committed to strengthening tenant protections, while monitoring for potential condominium conversion proposals and will continue to enforce state requirements if, and when needed. The City adopted a rental relocation ordinance in excess of State law in 2019.	This has not proven to be an issue.	**Program is no longer needed.**

Table D.2
2014 – 2023 Housing Element Program Implementation Status

5th Cycle Housing Element Programs	Policy Status & Lessons Learned		
	Status and Description of 5th Cycle Accomplishments	Notes & Lessons Learned (if applicable)	Implications for 6th Cycle
H-24 **Publicize Rehabilitation Programs.** Disseminate information about available housing rehabilitation loan programs to qualifying households.	**Completed.** The City adopted a pilot rental unit rehabilitation loan program in order to help off-set rental unit maintenance and improvement costs, ensure the City's rental housing stock is adequately maintained and offer incentives to landlords to limit rent increases. The program was formulated in response to a survey conducted by the City which showed that for more than 90% of the units surveyed, rent increases can be attributed in part to the cost to maintain and improve rental units. The City is meeting with both tenants and landlords in the first quarter of 2019 to begin the process of exploring programs that will provide tenant protections and offer incentives to landlords that desire to upgrade their rental units and keep them affordable.	The City observed that it is more efficient and more beneficial to purchase properties that require rehabilitation than administer loan programs.	**Program is no longer needed.**
H-25 **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.	**Ongoing.** Code Enforcement staff typically respond to all complaints and follows up with any corrective measures.	The City from time to time will find units that do not meet code requirements. The City would benefit from an outreach campaign and a hotline for tenants to have an anonymous way to report substandard conditions. It would be good to partner regionally on this.	**Program is modified and continued in 6th Cycle.** *See Housing Program 6: Affirmatively Furthering Fair Housing*
H-26 **Improve Infrastructure.** Continue street, sidewalk, and other infrastructure improvements and maintenance in low- and moderate-income neighborhoods.	**Ongoing.** Infrastructure considerations are part of staff review for all long-range plans, development entitlements, and plan review applications. Public Works staff routinely develop CIP schedules for all infrastructure work as part of the annual budget process. The City applied for CDBG funds in 2020 to support additional infrastructure repairs.	The City was sucessful in applying for CDBG funding to plan infrastructure needs for underserved neighborhoods in qualifying census tracts.	**Program is modified and continued in 6th Cycle.** *See Housing Program 7: Remove Housing Constraints*
H-27 **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.	**Ongoing.** Code Enforcement staff typically respond to all complaints and follows up with any corrective measures.	The City needs to look at future policies to be adaptive to this evolving maket. The City may wish to revist the fines assocated with violations of this ordinance.	**Program is modified and continued in 6th Cycle.** *See Housing Program 2: Preserving Existing Housing and Neighborhoods*

Table D.2
2014 – 2023 Housing Element Program Implementation Status

5th Cycle Housing Element Programs	Policy Status & Lessons Learned		
	Status and Description of 5th Cycle Accomplishments	Notes & Lessons Learned (if applicable)	Implications for 6th Cycle
Goal 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.		
H-28 **Funding for Special Needs Housing.** Apply for State and Federal funding for special needs housing, when available.	**Ongoing**. The Planning and Building Dept. typically spearheads the submittal of housing grant funding opportunities as they arise. Through the use of 4% Bonds in partnership with Burbank Housing, the City was able to renovate the Canyon Run Senior Affordable Apartments and extend their affordablity period by an additional 55 years.	Due to the size of Healdsburg, most developments are walkable to resources. The challenge is that LIHTC program guidelines deduct points for projects that are more than 1/4 mile from resources.	**Program is modified and continued in 6th Cycle.** *See Housing Program 1: Housing Administration*
H-29 **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.	**Ongoing.** Building staff ensure building code requirements are met, and Code Enforcement staff typically respond to all complaints and follow up with any corrective measures.		**Program is modified and continued in 6th Cycle.** *See Housing Program 8: Extremely Low-Income, Homeless, and Special Needs Housing*
H-30 **Emergency and Transitional Housing.** Work with appropriate agencies and groups to provide temporary and transitional housing and support services for the homeless in Healdsburg.	**Ongoing**. The City of Healdsburg in partnership with Burbank Housing and Reach for Home applied for Project Homekey Round 2 funding to purchase the L&M motel to provide 22 units of transitional housing for those experiencing chronic homelessness. This $7.1 million award will allow the City and its partners to open the facility by August 21, 2022.	The City is reaching the number of units necessary to achieve functional zero. Ongoing operational funding and long-term uses for these facilities should be evaluated.	**Program is modified and continued in 6th Cycle.** *See Housing Program 8: Extremely Low-Income, Homeless, and Special Needs Housing*
H-31 **Farmworker Housing.** Work with appropriate agencies and groups to provide housing and support services for farmworkers in Healdsburg.	**Ongoing**. City staff monitors farmworker housing and related program activities that affect Healdsburg and facilitates support when able. Outreach efforts also include bilingual materials and provision of translation services. The City also adopted an ordinance revising the Healdsburg Municipal Code to expand the zoning districts where employee housing for six or fewer is allowed by right and allowing for larger employee housing for 7 to 12 agricultural workers as a conditional use.	The City should engage industry representatives to better understand the need for transitional farmworker hosuing within the City limits. Potential partnerships with industry could help to reduce subsidy, provided there is a need. The City should seek to quantify the need for this type of housing.	**Program is modified and continued in 6th Cycle.** *See Housing Program 8: Extremely Low-Income, Homeless, and Special Needs Housing*
H-32 **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.	**Ongoing.** The City provides informational resources on its website as recommended in the Housing Element. The City opened a Senior Community Center which participates and refers people to the SHARE Housing Program. This program matches housing seekers to seniors that require moderate live-in assistance.		**Program is modified and continued in 6th Cycle.** *See Housing Program 8: Extremely Low-Income, Homeless, and Special Needs Housing*

Table D.2
2014 – 2023 Housing Element Program Implementation Status

5th Cycle Housing Element Programs	Policy Status & Lessons Learned		
	Status and Description of 5th Cycle Accomplishments	Notes & Lessons Learned (if applicable)	Implications for 6th Cycle
H-33 **Countywide Homeless Survey.** Participate in comprehensive surveys of the county's homeless population.	**Ongoing.** The City continues to cooperate and participate with the US Census as it conducts annual homeless housing surveys for the County and its cities.	The City in partnership with Reach for Home will continue to support PIT counts. However, the City utilizes a by-names-list for its planning purposes as it is far more accurate.	**Program is modified and continued in 6th Cycle.** *See Housing Program 8: Extremely Low-Income, Homeless, and Special Needs Housing*
H-34 **Countywide Homeless Plan.** Participate in the Sonoma County Continuum of Care update to the County's 10-Year Homeless Action Plan.	**Completed.** The City continues to cooperate and participate in the County's Homeless Survey and implementation of the 2014 update of the Sonoma County Continuum of Care's 10-Year Homeless Action Plan. In 2021 the City completed a North County homelessness Plan.	The City increased its participation in the CoC by having two North County Representatives on the CoC Board -- with a regional focus. The County will finalize its strategic plan through the CoC and the City's representatives have participated in developing that plan.	**Program is modified and continued in 6th Cycle.** *See Housing Program 8: Extremely Low-Income, Homeless, and Special Needs Housing*
H-35 **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.	**Ongoing.** The City routinely looks for opportunities for disabled housing as part of implementing its affordable housing program. Ten units are planned as a part of the Saggio Hills Project.	Vouchers to assist the developmentally disabled can help a project's financial feasibility. Need for these units is more of a countywide issue that the City should evaluate.	**Program is modified and continued in 6th Cycle.** *See Housing Program 8: Extremely Low-Income, Homeless, and Special Needs Housing*
H-36 **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.	**Ongoing.** The City continues to provide information on its website.		**Program is modified and continued in 6th Cycle.** *See Housing Program 8: Extremely Low-Income, Homeless, and Special Needs Housing*
H-37 **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.	**Completed.** In 2016 the City Council adopted revisions to the Accessory Dwelling Unit Ordinance to reduce regulatory barriers and encourage further development. In 2017 the City reviewed and reduced the impact fees for all accessory dwelling units.		**Program is modified and continued in 6th Cycle.** *See Housing Program 8: Extremely Low-Income, Homeless, and Special Needs Housing*
H-38 **Employee Housing.** Amend the Zoning Ordinance to allow employee housing for six or fewer employees as a permitted use in the MU and O zones to comply with California Health and Safety Code 17000, et seq.	**Completed.** The City adopted an ordinance revising the City's municipal code to expand the zoning districts where employee housing for six or fewer is allowed by right and allowing for larger employee housing for 7 to 12 agricultural workers as a conditional use.		**Program is modified and continued in 6th Cycle.** *See Housing Program 8: Extremely Low-Income, Homeless, and Special Needs Housing*
H-39 **Emergency Shelters.** Review and amend parking standards for emergency shelters to ensure compliance with SB 2 and mitigate potential constraints to the development of emergency shelters. As necessary, the City will conduct outreach to relevant stakeholders such as service providers.	**Ongoing.** The City continues to work on the city-wide parking study to ensure parking standards adhere to current law and demand.		**Program is modified and continued in 6th Cycle.** *See Housing Program 8: Extremely Low-Income, Homeless, and Special Needs Housing*

Table D.2
2014 – 2023 Housing Element Program Implementation Status

5th Cycle Housing Element Programs	Policy Status & Lessons Learned		
	Status and Description of 5th Cycle Accomplishments	Notes & Lessons Learned (if applicable)	Implications for 6th Cycle
Goal 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.		
H-40 **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.	**Ongoing**. The City has partnered with Fair Housing Advocates of Sonoma County to expand fair housing services in Healdsburg, act as an ombudsman assisting with tenant/landlord issues and provide education for property owners/managers and tenants. The City continues its practice to conduct a bilingual outreach program and prepares outreach materials in Spanish including providing Spanish translation services at public meetings and workshops.	Further study of how local preference and fair housing interact may be needed.	**Program is modified and continued in 6th Cycle.** *See Housing Program 1: Housing Administration and Housing Program 6: Affirmatively Furthering Fair Housing*
H-41 **Refer Fair Housing Complaints.** Refer fair housing complaints to the State Department of Fair Employment and Housing and Fair Housing of Sonoma County.	**Ongoing**. City staff continues to direct citizens' complaints to both County and State resources. The City has partnered with Fair Housing Advocates of Sonoma County to expand fair housing services in Healdsburg, act as an ombudsman assisting with tenant/landlord issues and provide education for property owners/managers and tenants.	City will hire staff to help respond to and address complaints, information, and referrals to services. The City learned that additional staff is needed to make this effective.	**Program is modified and continued in 6th Cycle.** *See Housing Program 6: Affirmatively Furthering Fair Housing*
H-42 **Non-Discrimination Clause and Mandatory Fair Housing.** Provide nondiscrimination 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.	**Ongoing.** City staff includes these clauses in all of its affordable housing agreements.		**Program is modified and continued in 6th Cycle.** *See Housing Program 6: Affirmatively Furthering Fair Housing*
H-43 **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.	**Ongoing.** The City continues to increase outreach efforts with housing service providers, housing regulatory agencies and other resources in order to better address on-going affordability issues. The City continues its efforts to provide	The City has learned that a housing staff member that is bilingual is needed. The City is recruiting with that preference.	**Program is modified and continued in 6th Cycle.** *See Housing Program 6: Affirmatively Furthering Fair Housing*

Table D.2
2014 – 2023 Housing Element Program Implementation Status

5th Cycle Housing Element Programs	Policy Status & Lessons Learned		
	Status and Description of 5th Cycle Accomplishments	**Notes & Lessons Learned (if applicable)**	**Implications for 6th Cycle**
Goal G -- CONSERVATION OF ENERGY	To promote energy conservation in residential development and reduce greenhouse gas emissions.		
H-44 **Utility Discounts for Lower-Income Households.** Continue to discount the electric, water and sewer utility and storm drainage maintenance charges to lowerincome households and affordable residential projects.	**Ongoing.** The City continues the practice of granting utility discounts to lower-income households. In 2016, the City increased the discount on electric service to 25% and also extended the existing low income utility discounts to all affordable complexes in the City.	The City learned that those who access affordable housing, especially larger units, desire in-unit laundry. The efficiences of in-unit laundry is an issue of equity and conservation. The City will explore this further.	**Program is modified and continued in 6th Cycle.** *See Housing Program 6: Affirmatively Furthering Fair Housing*
H-45 **Green City Program.** Ensure that the designs and construction practices for new residences and additions to existing residences comply with the CalGreen.	**Ongoing**. City staff continues to review building permits and development proposals to ensure compliance with CalGreen standards.		**Program is modified and continued in 6th Cycle.** *See Housing Program 9: Environmental Quality and Conservation Program*
H-46 **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.	**Ongoing.** City staff typically includes this analysis as part of application and entitlement review processes.		**Program is modified and continued in 6th Cycle.** *See Housing Program 9: Environmental Quality and Conservation Program*
H-47 **Energy Audit Program.** Continue to provide and publicize the Energy Audit Program to homeowners and landlords.	**Ongoing.** The City Planning and Building Dept. continues to provide informational resources in the CDC public information area.		**Program is modified and continued in 6th Cycle.** *See Housing Program 9: Environmental Quality and Conservation Program*
H-48 **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.	**Ongoing.** The City Planning and Building Dept. continues to provide informational resources in the CDC public information area.		**Program is modified and continued in 6th Cycle.** *See Housing Program 9: Environmental Quality and Conservation Program*
H-49 **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.	**Ongoing.** Both pedestrian and bicycle facilities and circulation considerations are part of staff review for all long-range plans, development entitlements, and plan review applications.		**Program is modified and continued in 6th Cycle.** *See Housing Program 7: Remove Housing Constraints and Housing Program 9: Environmental Quality and Conservation Program*

City of Healdsburg Housing Element Update 2023-2031

Public Review Draft Appendix E
September 2022

Appendix E: Summary of State Legislation

HIGHLIGHTS OF NEW HOUSING LAWS SINCE THE LAST HOUSING ELEMENT

AB 72 (2017) strengthened California's 50-year-old "Housing Element law," which requires local governments to adequately plan for future housing needs at all income levels. The bill grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted Housing Element or Housing Element law. This includes failure to implement program actions included in the Housing Element. HCD may revoke Housing Element compliance if the local government's actions do not comply with State law. In addition, HCD can refer violations to the State Attorney General's Office for enforcement any time it determines that a local jurisdiction is in violation of State law for non-compliance with Housing Element law, the Housing Accountability Act, the "No Net Loss" law, the density bonus law or anti- discrimination laws. Since 2018, HCD has sent more than 250 enforcement letters to jurisdictions up and down the State. The most notorious case involving the Attorney General's office was that of Huntington Beach, which held that, for multiple reasons, the RHNA did not apply to them. The case was settled in 2020 when the City agreed to amend one of its Specific Plans to provide adequate sites to meet its RHNA obligation. In late 2021, HCD added a Housing Accountability Unit to further hold local jurisdictions accountable for their Housing Element commitments and other State laws. This illustrates why it is vitally important to achieve compliance with Housing Element Laws ("certification") and maintain local land use control.

SB 35 (2017) requires that jurisdictions that are not meeting their RHNA obligations have a "streamlined ministerial approval process" for housing developments of two or more units when 10% or 50% of project units are provided as affordable and deed restricted. "Streamlined ministerial approval process" means that officials cannot exercise discretion over a qualifying project, but can only compare it against adopted, objective design and development standards. Because Healdsburg is on track with its RHNA obligations for the current Housing Element cycle, the City is not currently subject to the provisions of SB 35.

AB 1397 (2017) requires that cities zone appropriately for their share of the regional housing need, and zone for all types of housing. The new law requires strong justification when non-vacant sites are zoned to meet the housing need, especially for lower-income housing.

SB 166 (2017), the new "No Net Loss" law, requires that a City replace any site that was zoned and listed in the sites inventory for low-income housing if it ends up being developed as anything else, unless the City can make findings that enough additional sites that are adequately zoned remain to allow the City to continue to accommodate its remaining housing need (RHNA), by income category. The intent is to ensure that jurisdictions have adequate sites with appropriate zoning to accommodate their share of the regional housing need throughout the Housing Element period. As noted above, AB 72 provides that HCD and the State Attorney General can intercede if a jurisdiction fails to uphold the "No Net Loss" provisions.

AB 686 (2018), also known as the anti-discrimination or "Affirmatively Furthering Fair Housing" (AFFH) law, requires specific analysis around patterns of socio-economic concentration within the City and the larger region. This new law requires Healdsburg to examine past and current zoning, land use, funding, and other practices. New programs may be needed to ensure compliance.

SB 330 prohibits local jurisdictions from enacting new laws that would have the effect of reducing the legal limit on new housing within their borders, or delay new housing via administrative or other regulatory barriers.

SB 9 and SB 10. While these bills do not directly affect Housing Element law or RHNA allocations, they may be considered when making development capacity assumptions or when exploring policy approaches to encourage housing development to meet the City's needs. SB 9 builds on existing accessory dwelling unit (ADU) law by allowing duplexes and lot splits on most single-family parcels in California, and SB 10 is an opt-in provision to allow low-density multiplexes with streamlined rezoning and flexible parameters tailored to local needs.

In addition to the above, **Government Code Section 65583(c)** requires that the Housing Element include a five-year schedule of actions (programs) the City is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element. Significantly, if the City's housing sites inventory "does not identify adequate sites to accommodate the [RHNA] need for groups of all household income levels ..., the program shall identify sites that can be developed for housing within the planning period pursuant to § 65583.2(h)." Those sites must typically be identified and rezoned to allow housing by-right at default densities within three years from the beginning of the Housing Element period. However, **AB 215** (2021) now shortens that rezoning period from three years to one year for any subject jurisdiction that does not adopt a Housing Element in time.