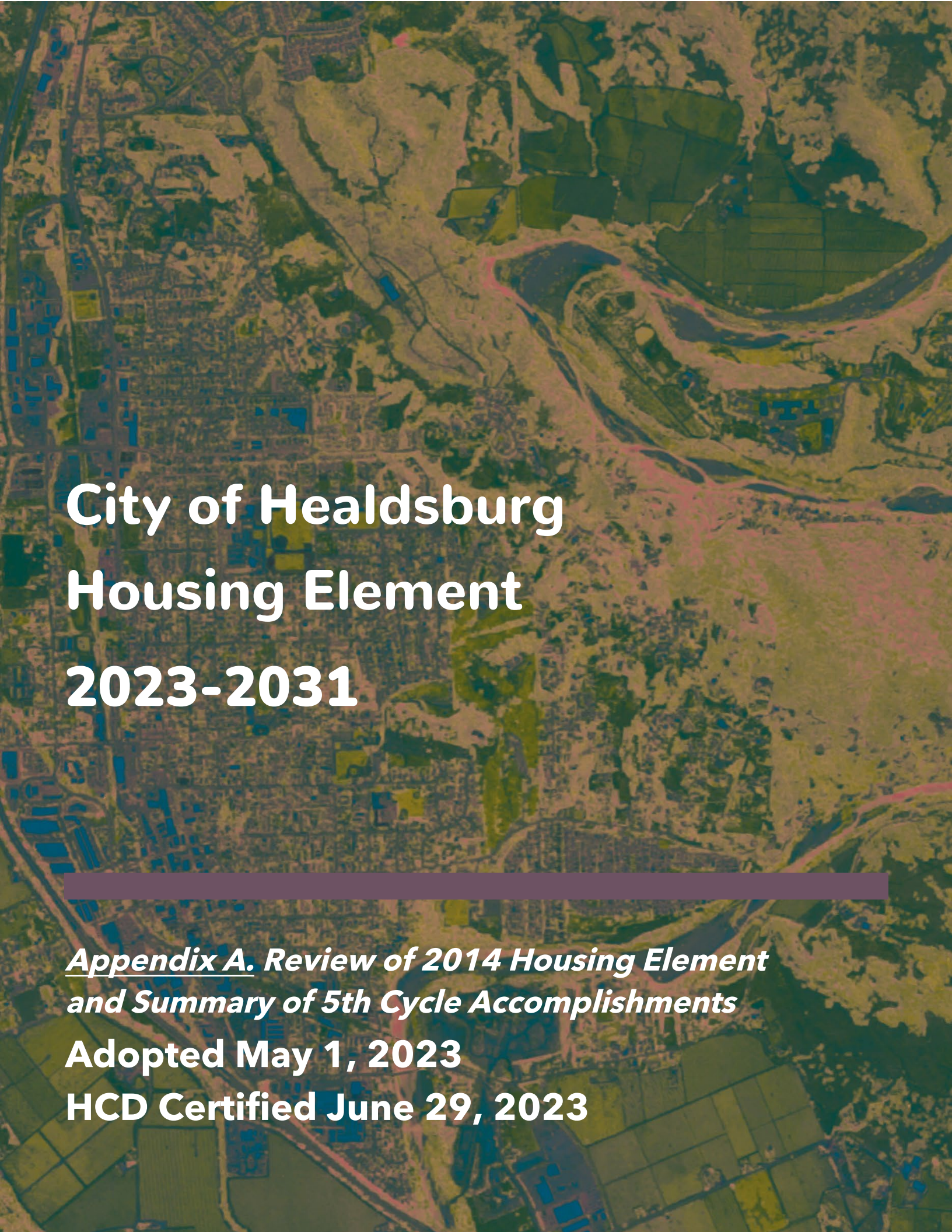

City of Healdsburg Housing Element 2023-2031

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

Adopted May 1, 2023

HCD Certified June 29, 2023

Appendix A. 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 A.1**.

Table A.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 A.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 A.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 A.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 A.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 A.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 origionally 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 negotating 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 A.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 A.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.**
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*

Table A.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-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 adpoted a rental relocation ordinance in excess of State law in 2019.	This has not proven to be an issue.	**Program is no longer needed.**
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*

Table A.2
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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-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*
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*

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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-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*
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*

Table A.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-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*

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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 written materials in the Spanish language, and to also provide translation services at City-sponsored housing workshops and on an as needed basis.	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*

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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*