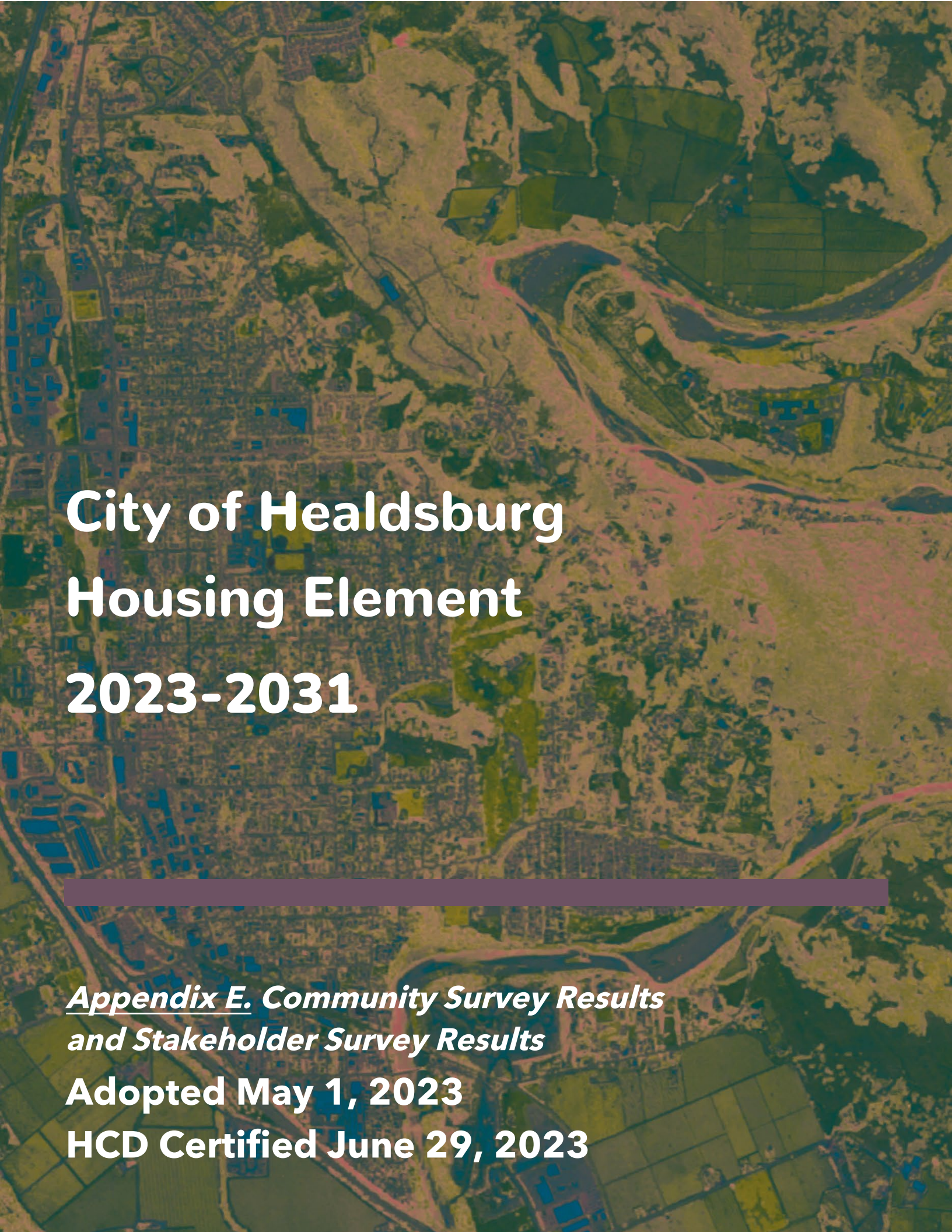


City of Healdsburg Housing Element 2023-2031

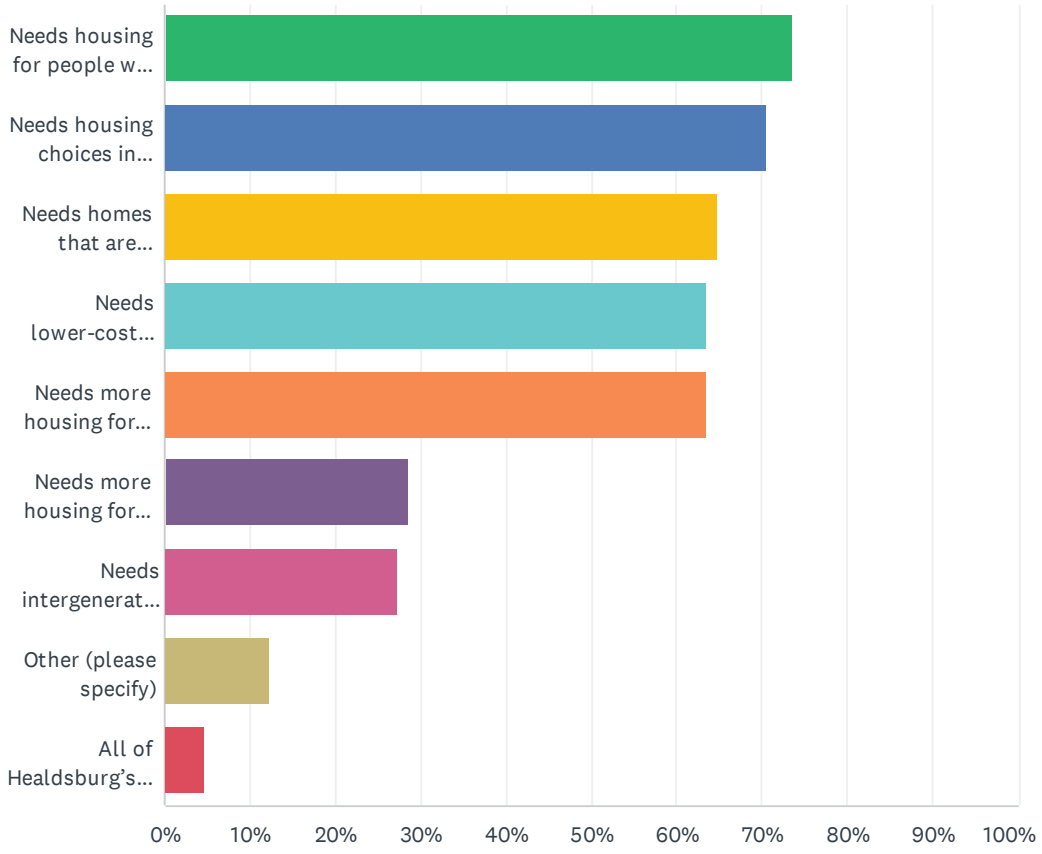
***Appendix E.* Community Survey Results and Stakeholder Survey Results**

Adopted May 1, 2023

HCD Certified June 29, 2023

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		

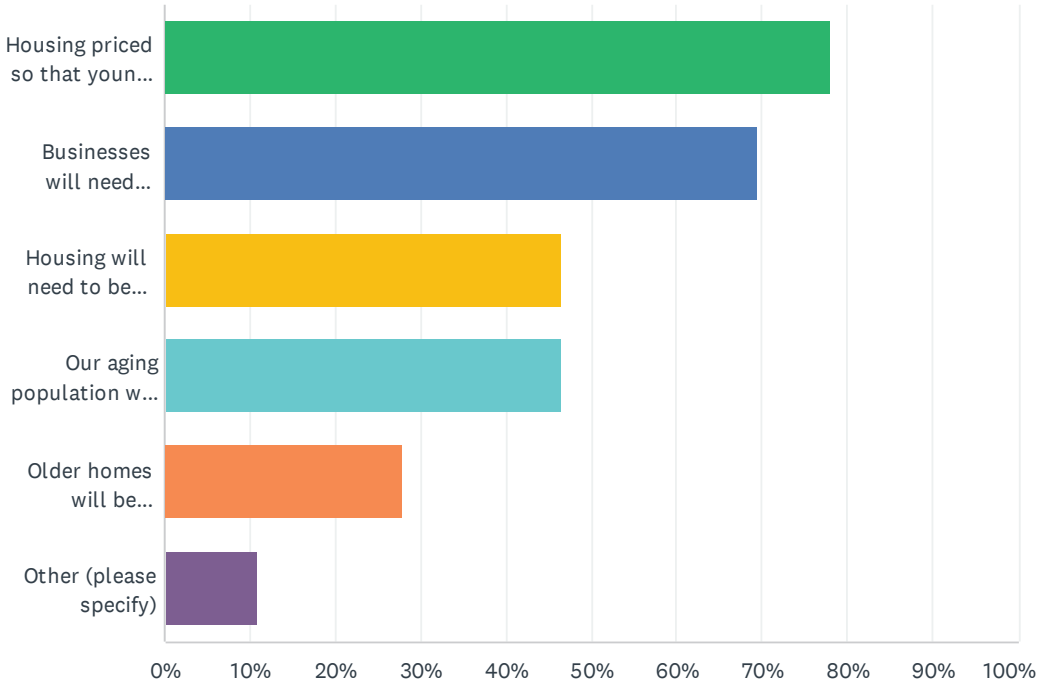
#	OTHER (PLEASE SPECIFY)	DATE

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		

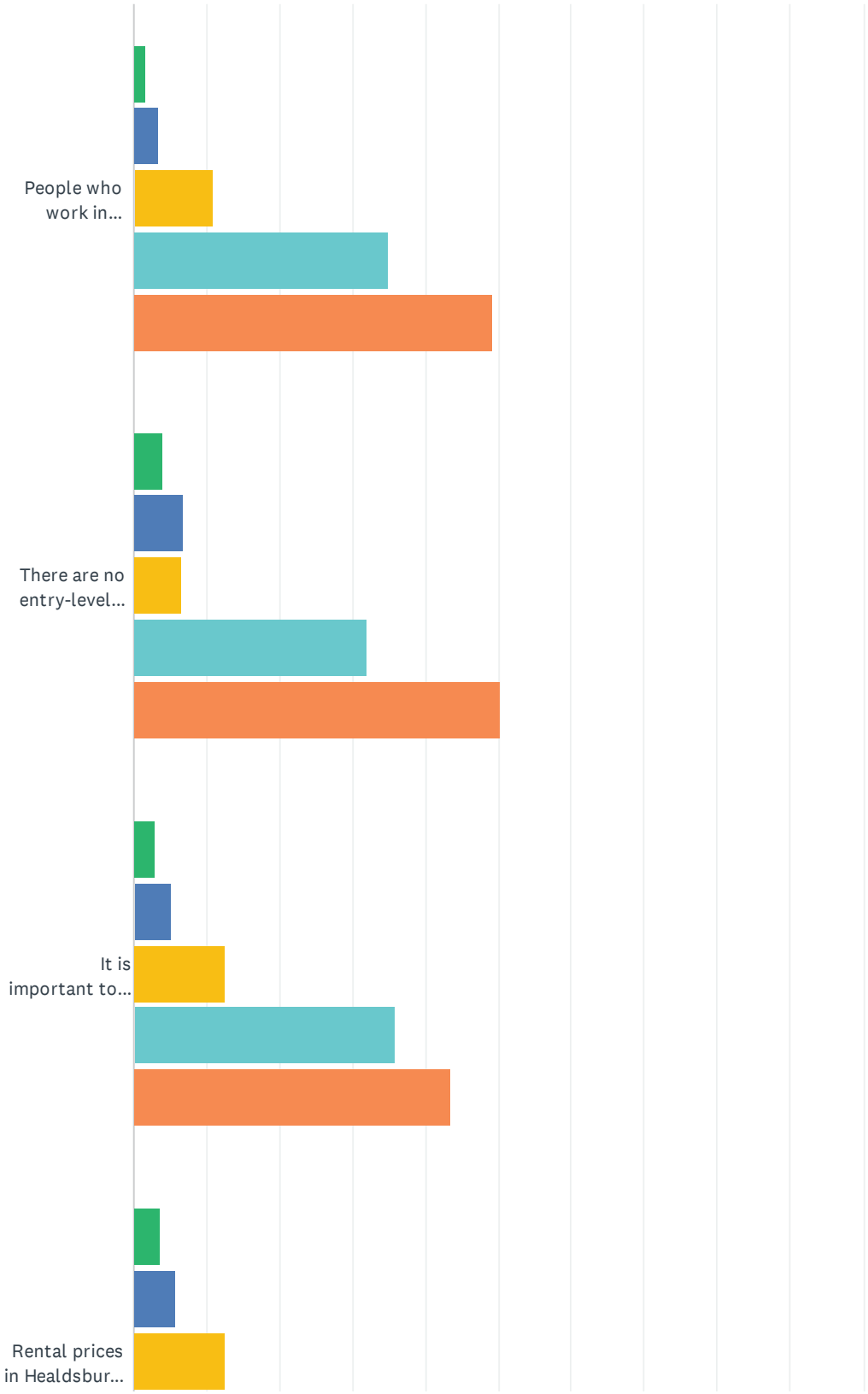
#	OTHER (PLEASE SPECIFY)	DATE
1	Renters will need protection from arbitrary evictions and out of control rent increases	6/9/2022 3:14 PM
2	Priced to buy for 1st home owners that are seniors	5/24/2022 4:41 PM
3	Needs incentives for renting empty out of towner homes	3/17/2022 6:25 PM
4	Water lack is an 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

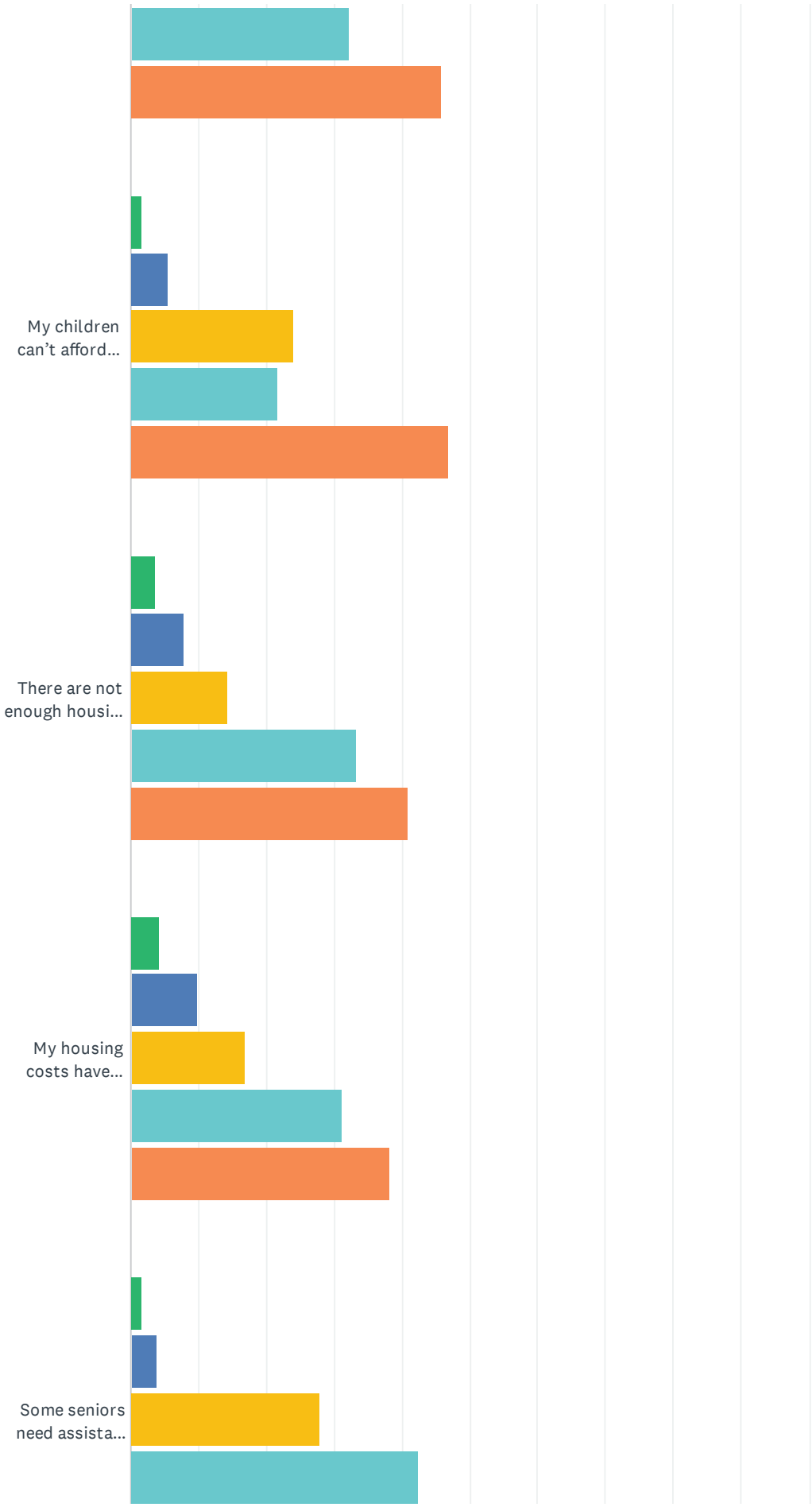
8	We don’t wanna be a tourist town with all rich out of towners buying all the house for ridiculous prices	3/11/2022 10:40 PM
9	Unimaginative question.	3/11/2022 4:42 PM
10	The City of Healdsburg needs to supplement housing for people earring under $60K. The market rate of land does not allow for low 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

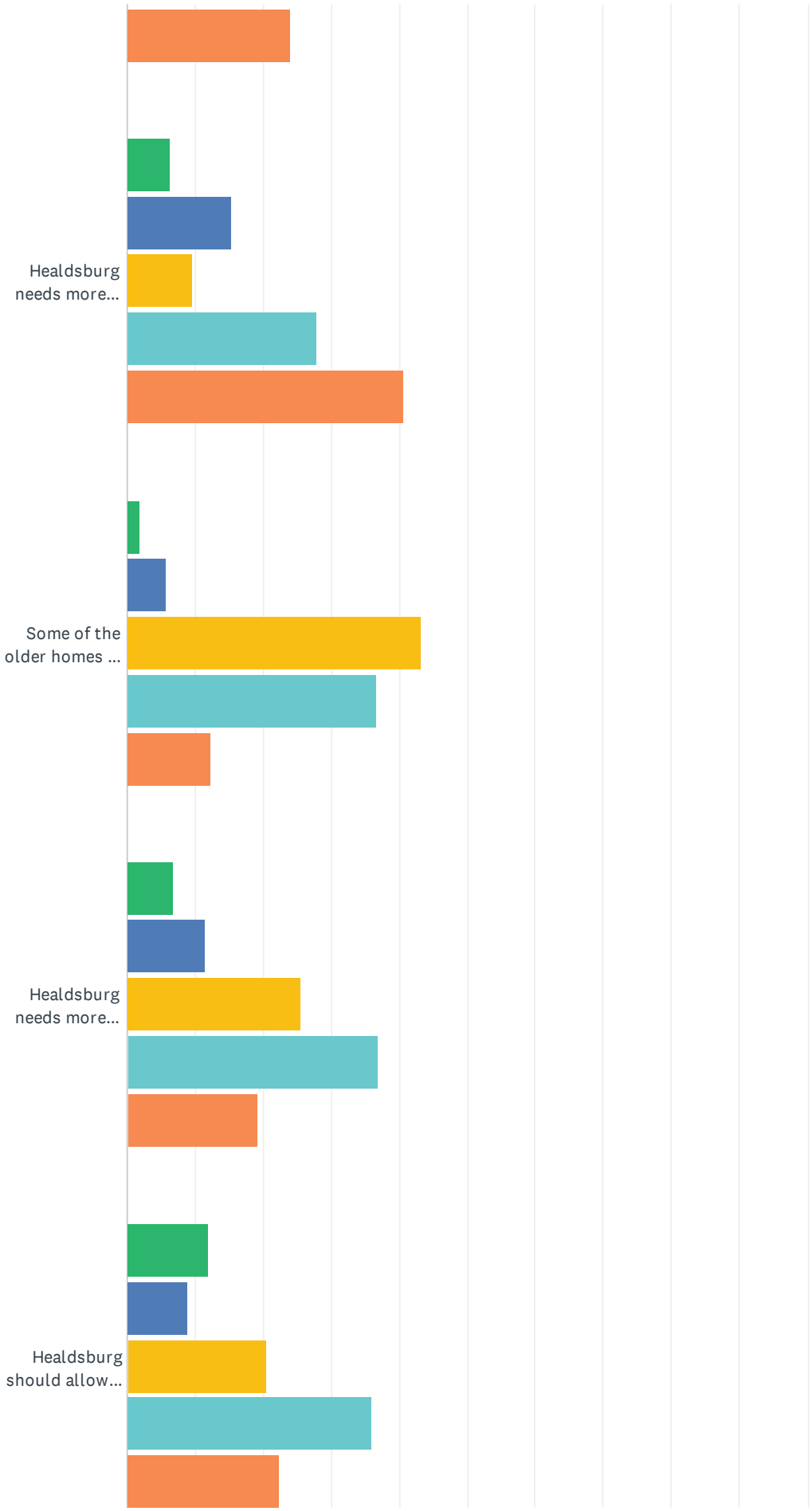
39	Mo more Market Rate housing	1/22/2022 10:06 AM
40	Healdsburg needs to figure out it's water policy to get more water 1st before any more building goes on	1/21/2022 6:28 AM
41	More multi family options	1/20/2022 7:48 PM
42	Do not discriminate. Market rate on down to workforce	1/20/2022 7:29 PM
43	All 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

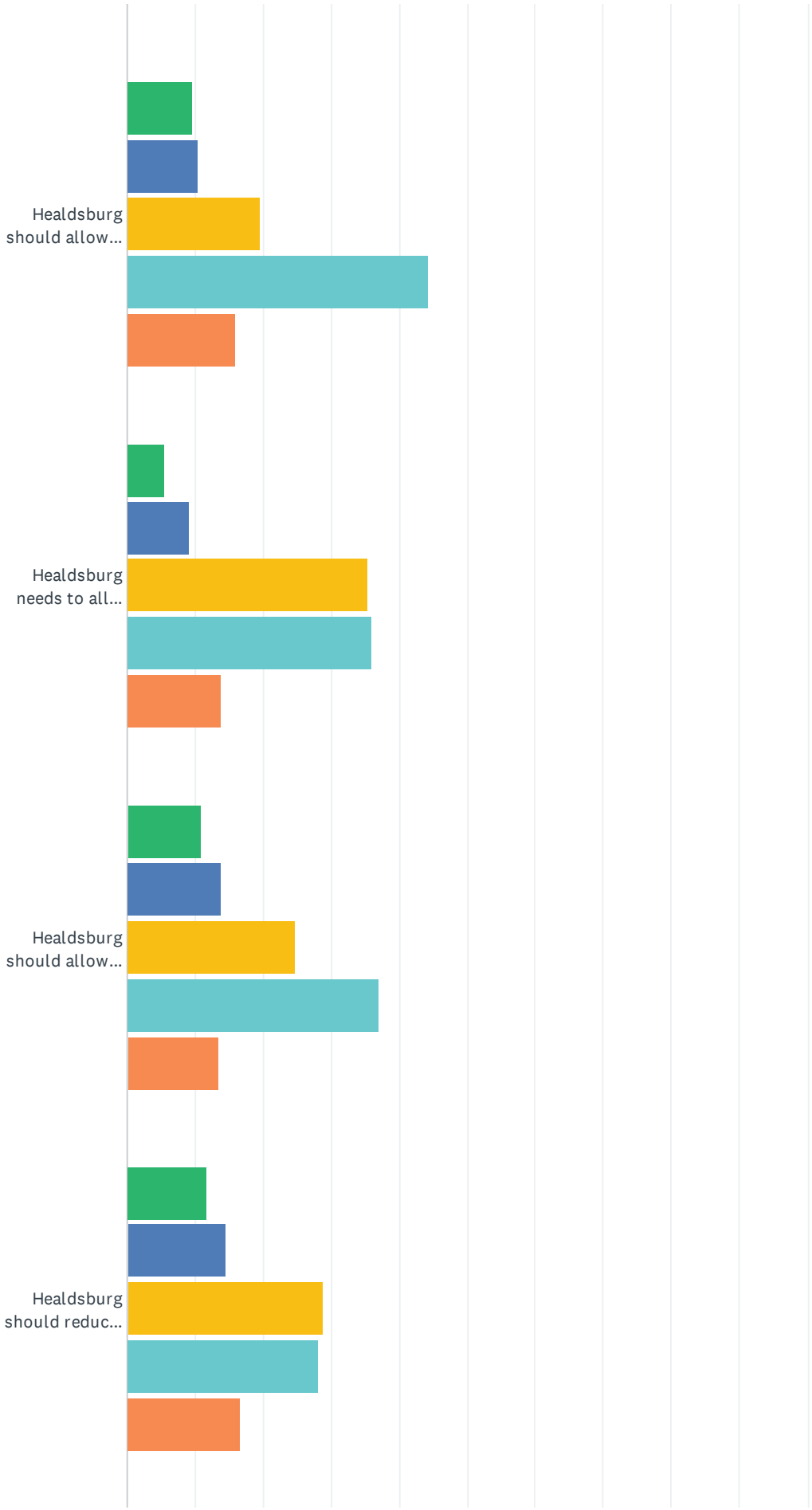
Q3 Please rank your level of agreement with each of the following statements:

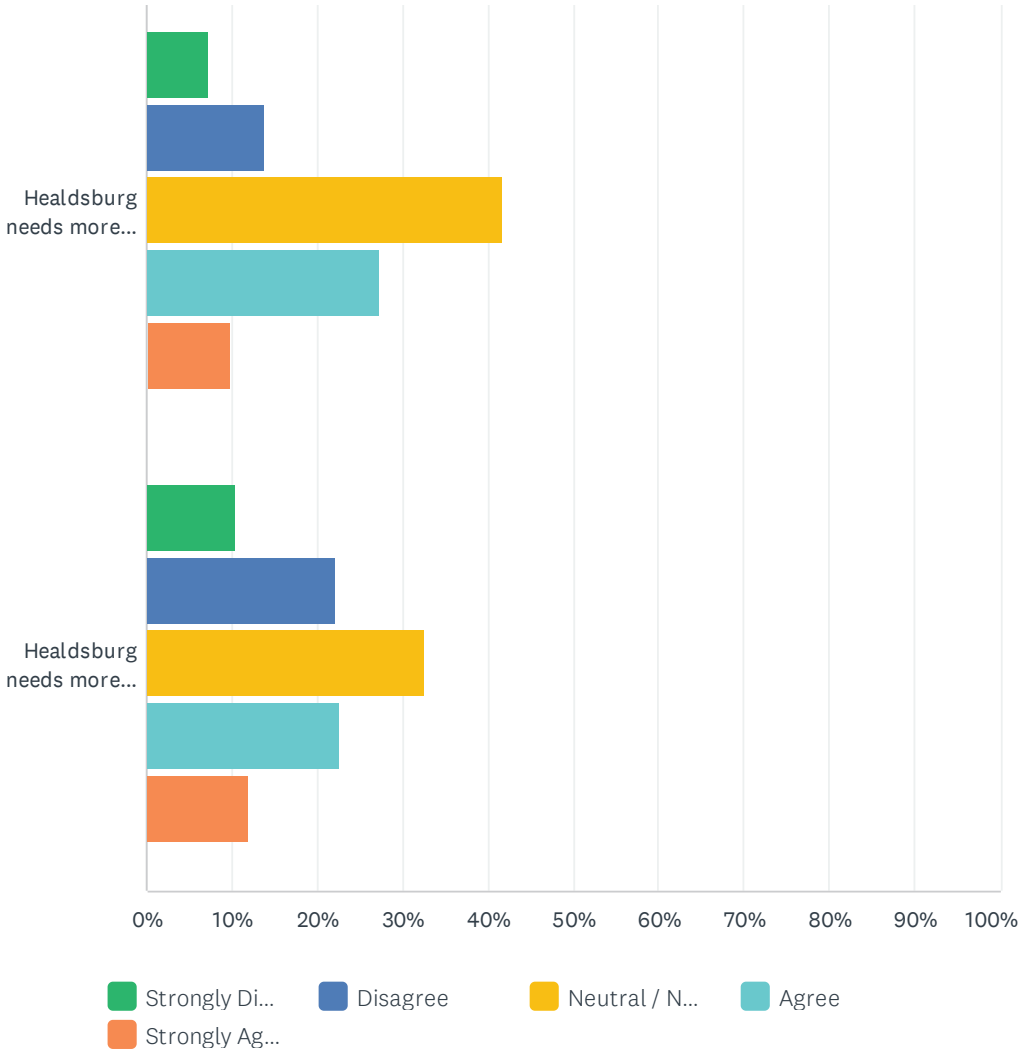
Answered: 436 Skipped: 0




My children can't afford...
There are not enough housi...
My housing costs have...
Some seniors need assista...


Healdsburg needs more...
Some of the older homes ...
Healdsburg needs more...
Healdsburg should allow...

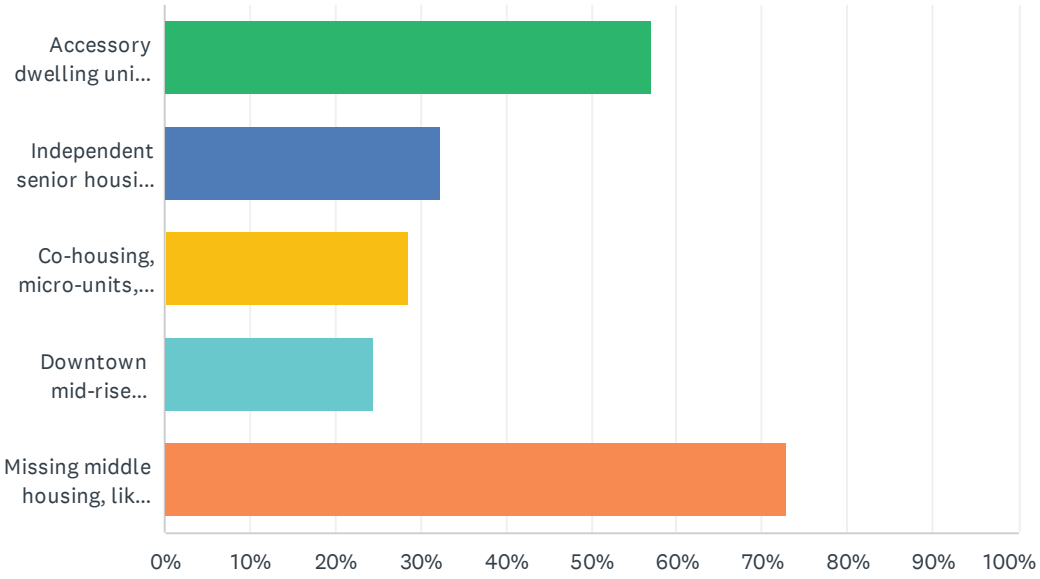

Healdsburg should allow...
Healdsburg needs to all...
Healdsburg should allow...
Healdsburg should reduc...


Healdsburg needs more...
Healdsburg needs more...
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Strongly Di...
Disagree
Neutral / N...
Agree
Strongly Ag...

	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

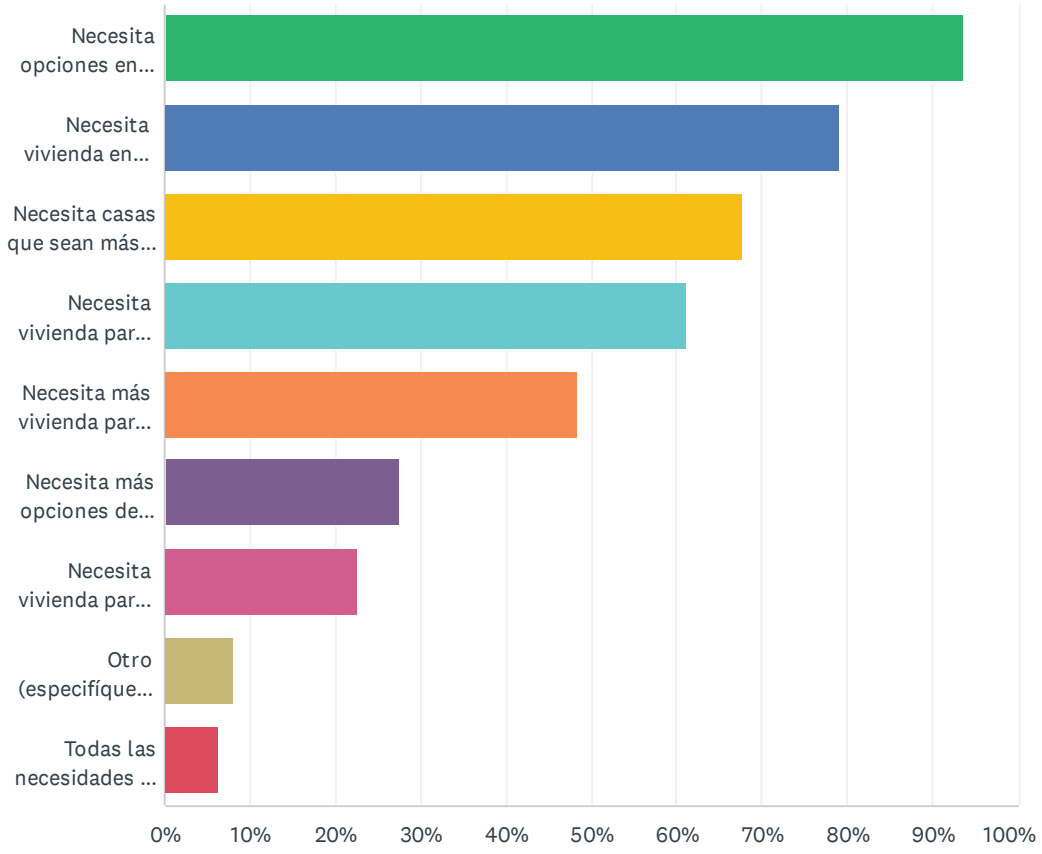
214	Stop allowing developers to buy homes and then redo them and sell them at crazy prices that only attract outside the area buyers with money or that want only a second home. They are not invested in the community and raise the housing prices so young families with children get priced out. Apartments 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



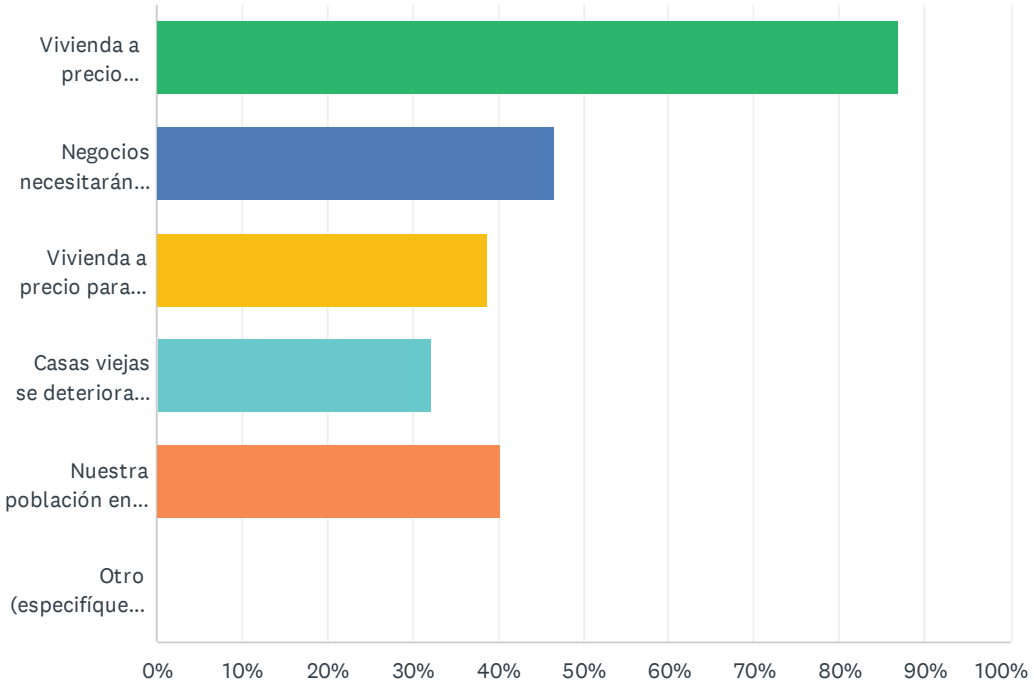
ANSWER CHOICES	RESPONSES	
Necesita opciones en vivienda en precios más bajos	93.55%	58
Necesita vivienda en renta y a bajo costo	79.03%	49
Necesita casas que sean más asequibles para compradores de primera vez	67.74%	42
Necesita vivienda para gente que trabaja aquí	61.29%	38
Necesita más vivienda para 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

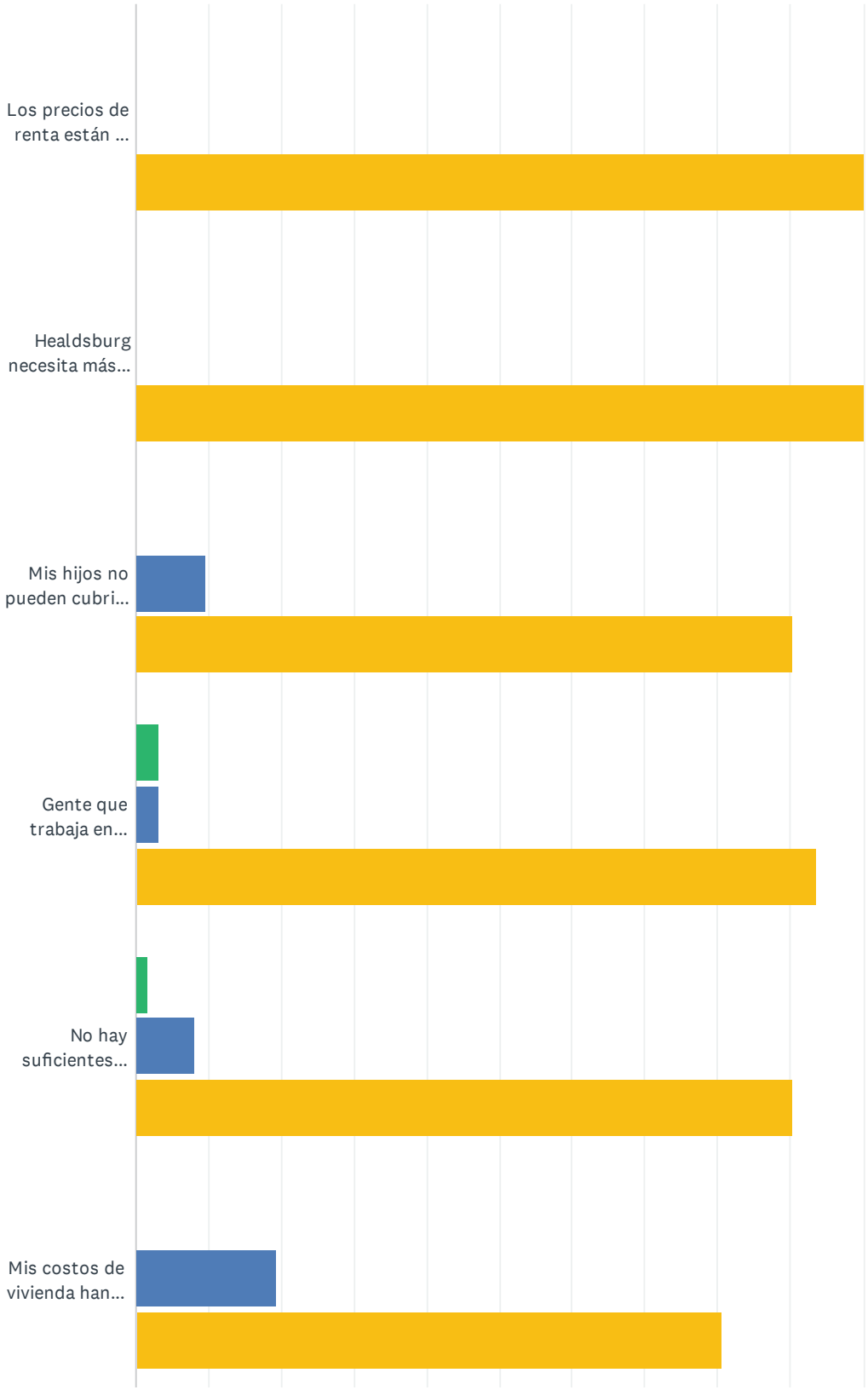


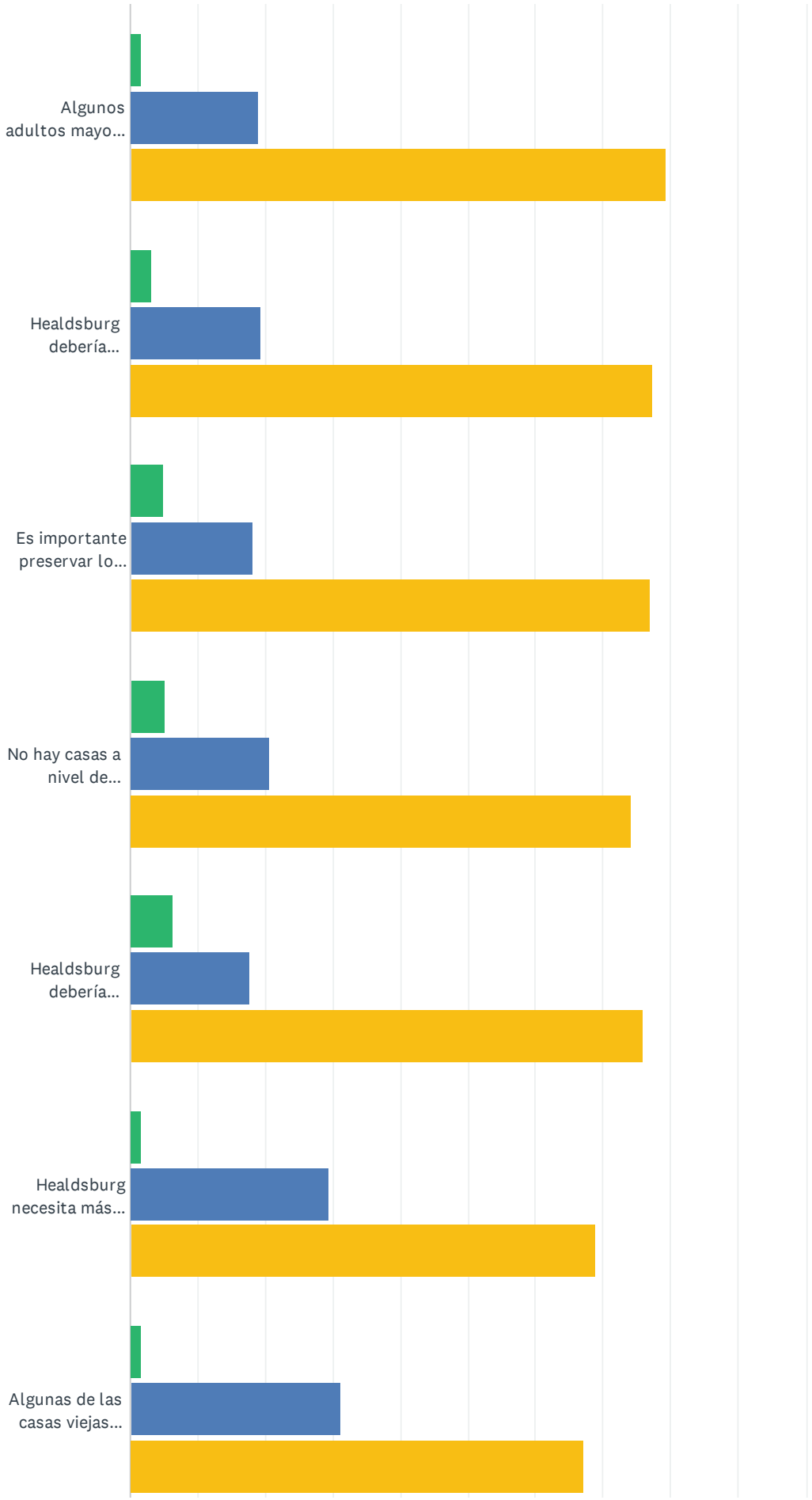
ANSWER CHOICES	RESPONSES	
Vivienda a precio accesible para que adultos jóvenes puedan vivir aquí	87.10%	54
Negocios necesitarán vivienda asequible para sus empleados	46.77%	29
Vivienda a precio para atraer nuevas familias a Healdsburg	38.71%	24
Casas viejas se deteriorarán y necesitarán reparaciones	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		

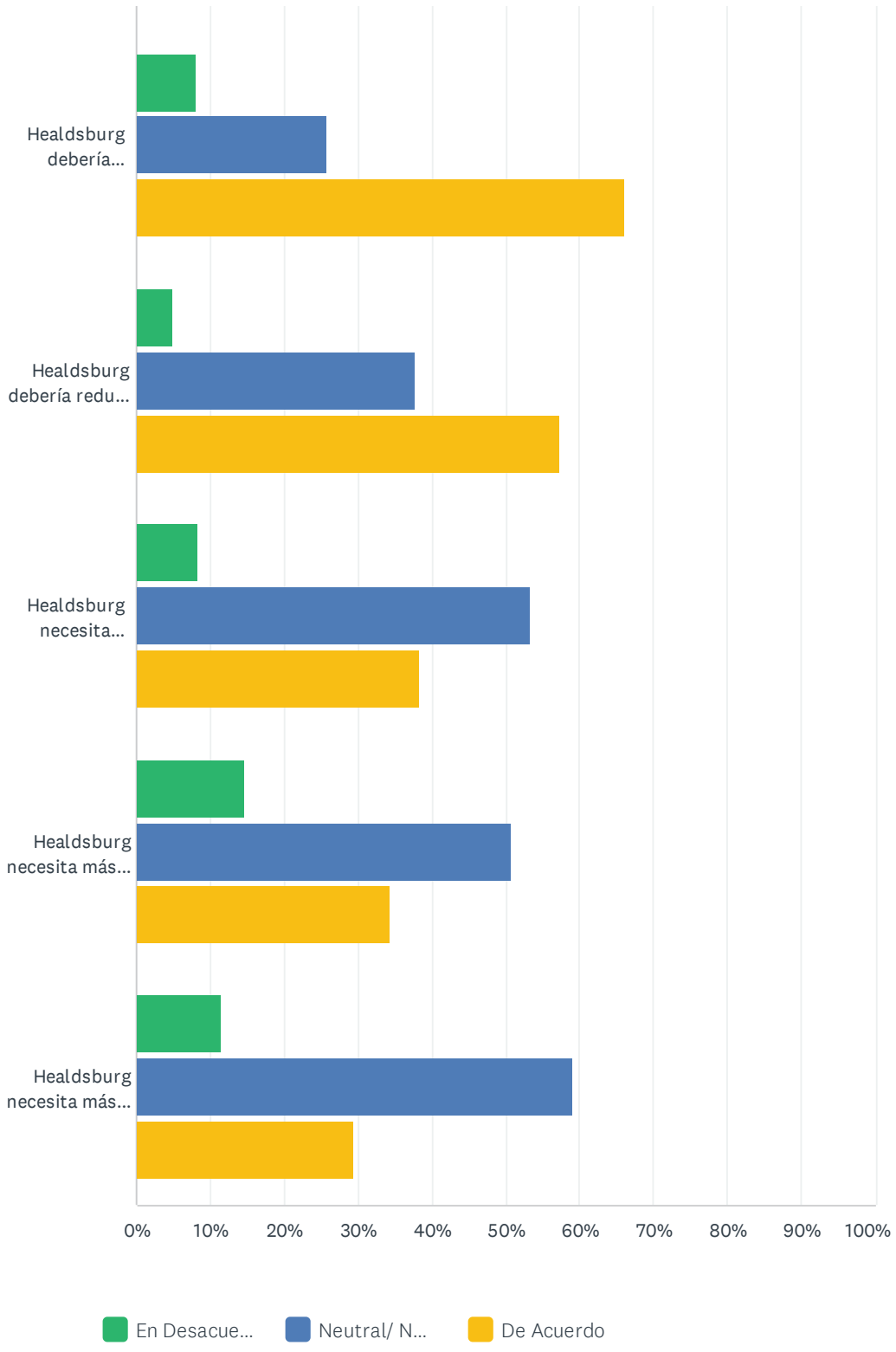
#	OTRO (ESPECIFÍQUE POR FAVOR)	DATE
	There are no responses.	

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

Answered: 62 Skipped: 0



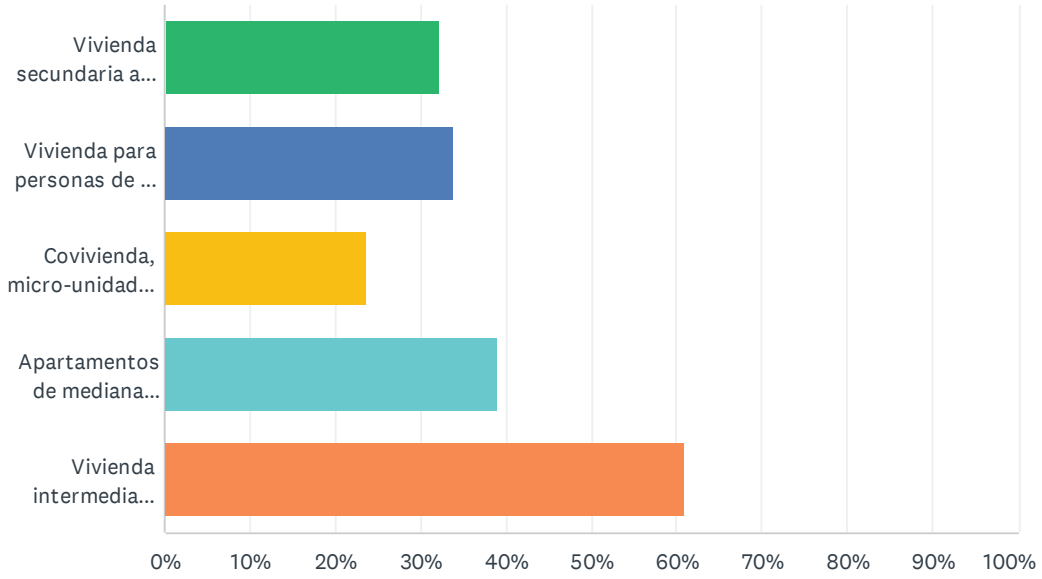

Algunos adultos mayo...
Healdsburg debería...
Es importante preservar lo...
No hay casas a nivel de...
Healdsburg debería...
Healdsburg necesita más...
Algunas de las casas viejas...


Healdsburg debería...
Healdsburg debería redu...
Healdsburg necesita...
Healdsburg necesita más...
Healdsburg necesita más...
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
En Desacue...
Neutral/ N...
De Acuerdo

	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):

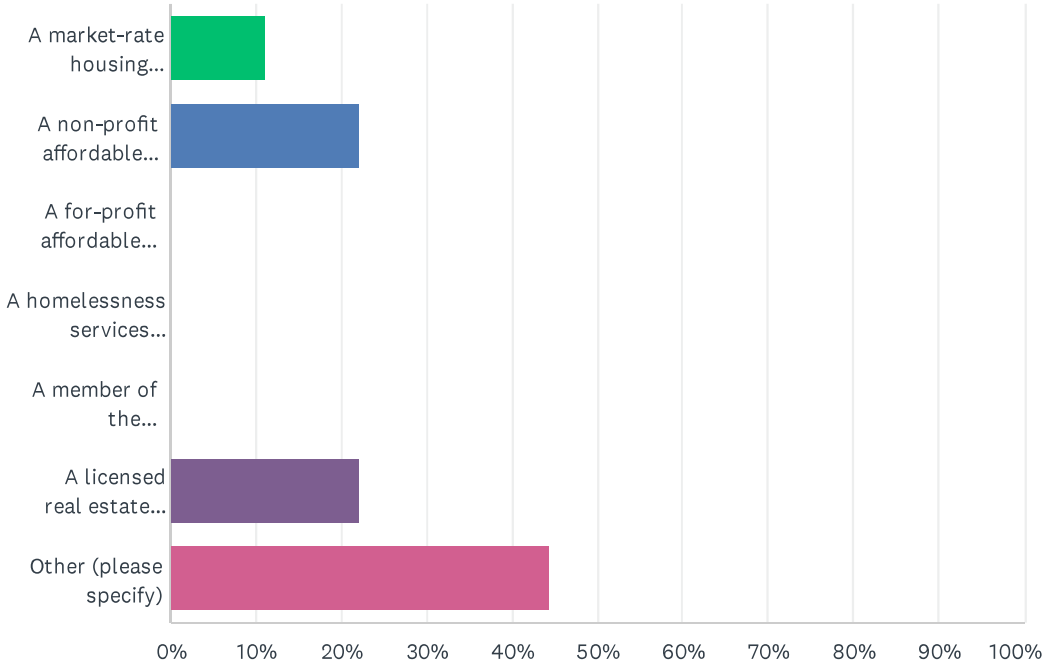
Answered: 29 Skipped: 33

#	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

Q1 My role as a stakeholder can best be described as:

Answered: 9 Skipped: 0



ANSWER CHOICES	RESPONSES	
A market-rate housing developer	11.11%	1
A non-profit affordable housing developer	22.22%	2
A for-profit affordable housing developer	0.00%	0
A homelessness services provider	0.00%	0
A member of the construction industry	0.00%	0
A licensed real estate agent	22.22%	2
Other (please specify)	44.44%	4
TOTAL		9

#	OTHER (PLEASE SPECIFY)	DATE
1	Non-profit housing partner for stewardship and inclusionary housing	4/28/2022 4:35 PM
2	Architect, market rate, affordable housing and homeless shelter work in Healdsburg	4/25/2022 9:54 AM
3	All of the above except homelessness services and Non Profit developer	4/14/2022 7:14 PM
4	Commercial real estate investor and developer	4/14/2022 8:44 AM

Q2 What local jurisdictions do you have experience in? Do you work locally or regionally?

Answered: 9 Skipped: 0

#	RESPONSES	DATE
1	All cities in Sonoma County and Town of Windsor	4/28/2022 4:35 PM
2	Regionally	4/27/2022 9:49 AM
3	Sonoma County and its incorporated jurisdictions	4/25/2022 10:58 AM
4	Sonoma, Napa, Marin Counties primarily, but East Bay as well. Regionally.	4/25/2022 10:44 AM
5	Healdsburg, Santa Rosa, Sebastopol, Sonoma County, Benicia, Cloverdale, Ukiah	4/25/2022 9:54 AM
6	Sonoma County	4/15/2022 1:40 PM
7	85% Healdsburg 10% Santa Rosa 5%Geyserville	4/14/2022 7:14 PM
8	Healdsburg. I was a mayor/councilmember. I am a licensed general contractor. I own a lumberyard. I am a licensed real estate agent/broker.	4/14/2022 9:26 AM
9	North Bay	4/14/2022 8:44 AM

Q3 If you work with any affordable housing funding sources, which do you usually use?

Answered: 7 Skipped: 2

#	RESPONSES	DATE
1	We usually participate in stewarding the inclusionary units. Funds include TOT, CDBG, Housing Trust Funds	4/28/2022 4:35 PM
2	Private philanthropic money thus far. We will be exploring Public/Private Partnerships this year utilizing ARPA funds, and other County and City funding sources	4/27/2022 9:49 AM
3	Low income housing tax credits, State HCD programs, local government sources, commercial bank programs, philanthropic	4/25/2022 10:58 AM
4	Any we can get. it is often a question of understanding the "strings" attached.	4/25/2022 10:44 AM
5	When working with Burbank Housing, they typically rely on Tax Credit Financing but need many sources of subsidy.	4/25/2022 9:54 AM
6	Sonoma County Housing	4/15/2022 1:40 PM
7	Commercial Lender) Summit Bank	4/14/2022 7:14 PM

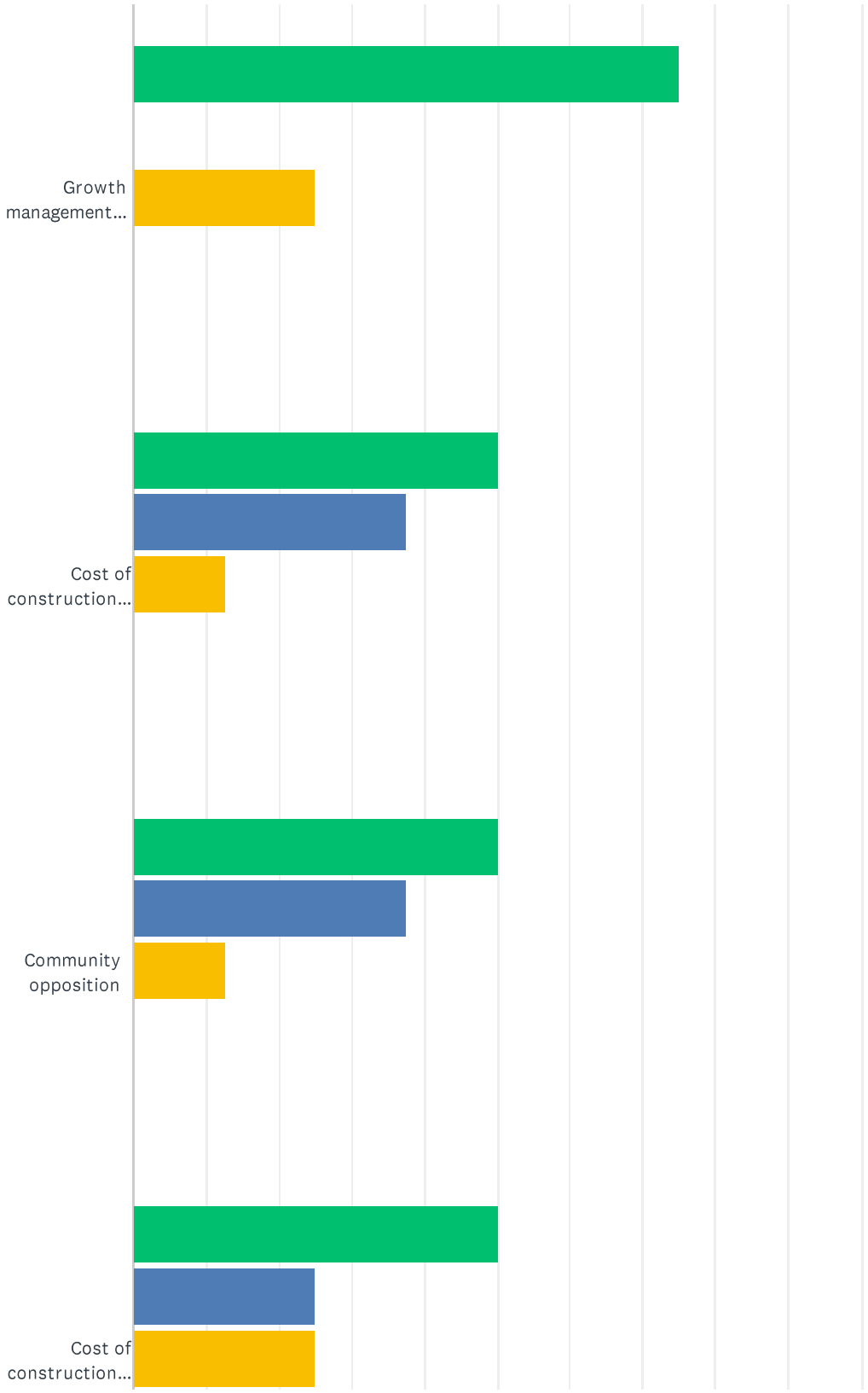
Q4 What are the reasons that development is easier and/or harder in Healdsburg? How does development in this jurisdiction compare to other jurisdictions?

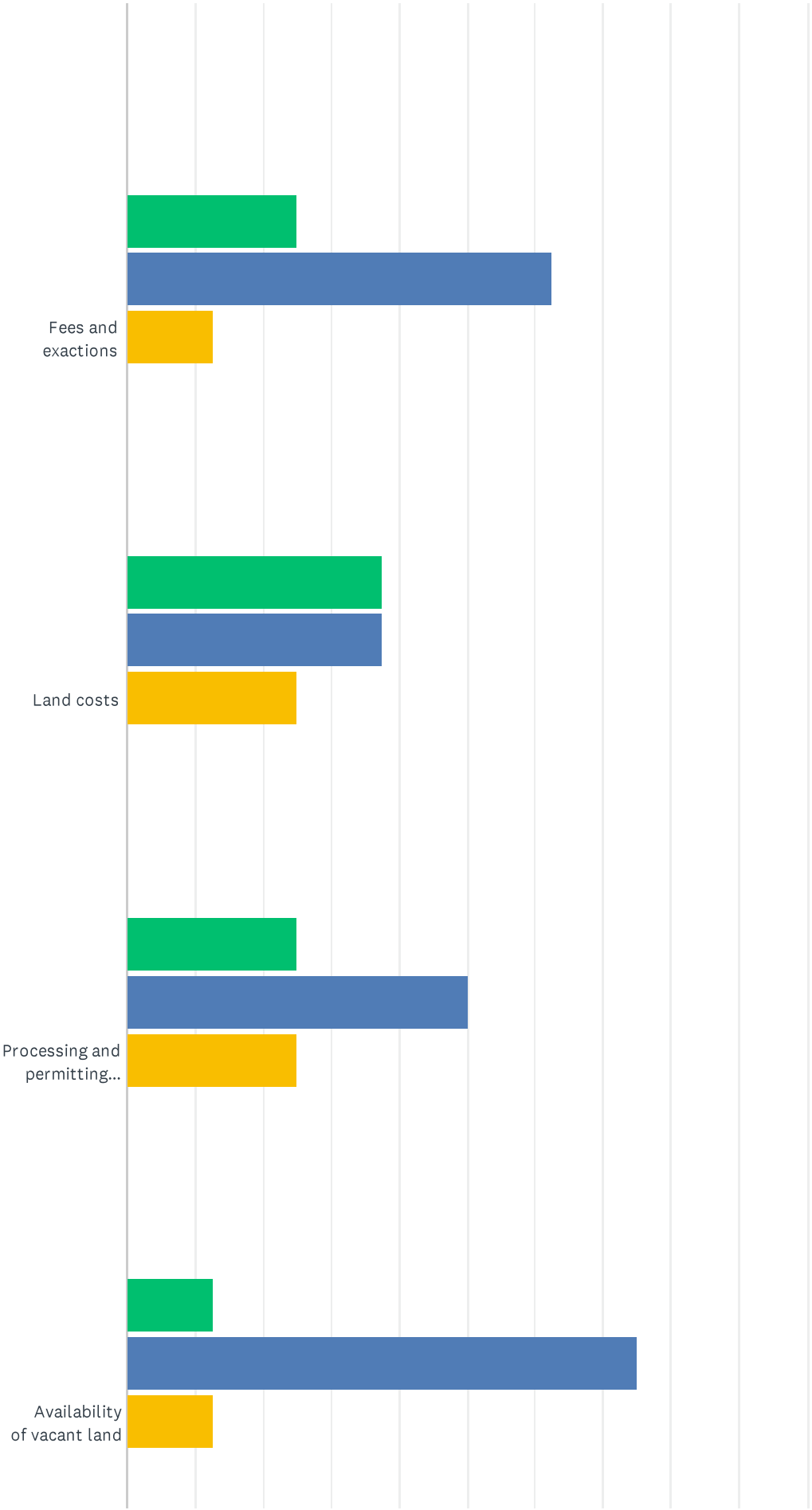
Answered: 8 Skipped: 1

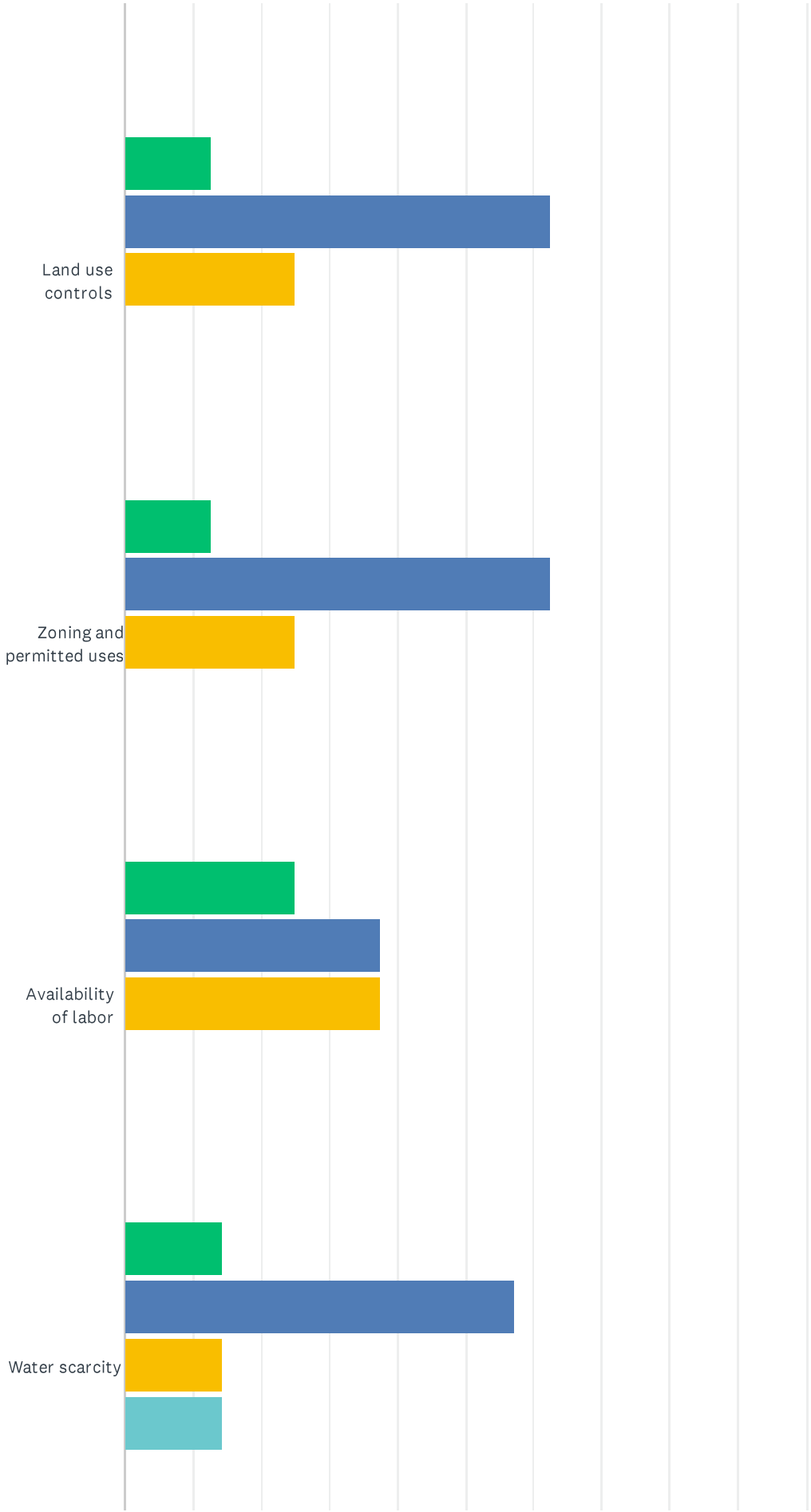
#	RESPONSES	DATE
1	The Staff is great, innovative, collaborative. The developers have been good partners in the inclusionary housing area.	4/28/2022 4:35 PM
2	I have no recent experience in Healdsburg although I have found them in the past to be more effective than others during both the Entitlement and Construction phases.	4/27/2022 9:49 AM
3	Hard because of low amount of city dollars for affordable housing. Easier because city staff flexible, motivated, competent and realistic about affordable housing development	4/25/2022 10:58 AM
4	entitlement risk and the exactions that the City Council regularly requires are the biggest risk factors.	4/25/2022 10:44 AM
5	I appreciate that there is no Design Review Board, that shortens the number of public hearings, being combined with Planning Commission. Entitlements always take too long. Design Review needs to be more objective and less subjective. If there was a way to streamline environmental reviews that would help.	4/25/2022 9:54 AM
6	Difficulties in permit fees and working with the planning department	4/15/2022 1:40 PM
7	The community is generally resistant to housing growth and change in general. My sense is that the most recent arrivals are the ones most prone to oppose growth while the more tenured ones accept the need to grow.	4/14/2022 9:26 AM
8	Healdsburg's Growth Management Ordinance makes housing development very difficult. The GMO sets Healdsburg apart from other jurisdictions.	4/14/2022 8:44 AM

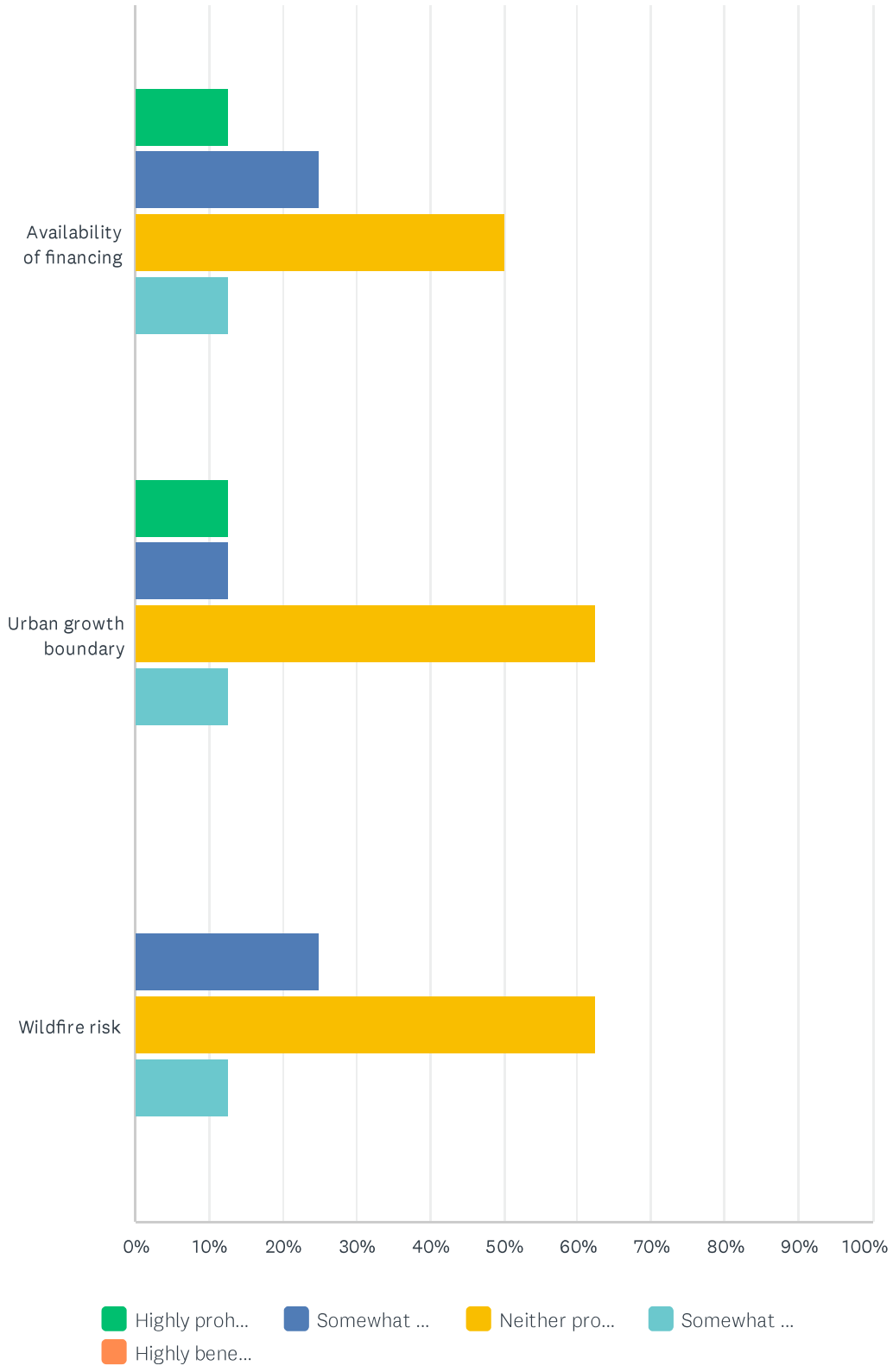
Q5 What are the most significant constraints to residential development that you've experienced?

Answered: 8 Skipped: 1




Fees and exactions
Land costs
Processing and permitting...
Availability of vacant land


Land use controls
Zoning and permitted uses
Availability of labor
Water scarcity


Availability of financing
Urban growth boundary
Wildfire risk
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Highly proh...
Somewhat ...
Neither pro...
Somewhat ...
Highly bene...

	HIGHLY PROHIBITIVE	SOMEWHAT PROHIBITIVE	NEITHER PROHIBITIVE NOR BENEFICIAL / N/A	SOMEWHAT BENEFICIAL	HIGHLY BENEFICIAL	TOTAL	WEIGHTED AVERAGE
Growth management ordinance	75.00% 6	0.00% 0	25.00% 2	0.00% 0	0.00% 0	8	4.50
Cost of construction (labor)	50.00% 4	37.50% 3	12.50% 1	0.00% 0	0.00% 0	8	4.38
Community opposition	50.00% 4	37.50% 3	12.50% 1	0.00% 0	0.00% 0	8	4.38
Cost of construction (materials)	50.00% 4	25.00% 2	25.00% 2	0.00% 0	0.00% 0	8	4.25
Fees and exactions	25.00% 2	62.50% 5	12.50% 1	0.00% 0	0.00% 0	8	4.13
Land costs	37.50% 3	37.50% 3	25.00% 2	0.00% 0	0.00% 0	8	4.13
Processing and permitting procedures	25.00% 2	50.00% 4	25.00% 2	0.00% 0	0.00% 0	8	4.00
Availability of vacant land	12.50% 1	75.00% 6	12.50% 1	0.00% 0	0.00% 0	8	4.00
Land use controls	12.50% 1	62.50% 5	25.00% 2	0.00% 0	0.00% 0	8	3.88
Zoning and permitted uses	12.50% 1	62.50% 5	25.00% 2	0.00% 0	0.00% 0	8	3.88
Availability of labor	25.00% 2	37.50% 3	37.50% 3	0.00% 0	0.00% 0	8	3.88
Water scarcity	14.29% 1	57.14% 4	14.29% 1	14.29% 1	0.00% 0	7	3.71
Availability of financing	12.50% 1	25.00% 2	50.00% 4	12.50% 1	0.00% 0	8	3.38
Urban growth boundary	12.50% 1	12.50% 1	62.50% 5	12.50% 1	0.00% 0	8	3.25
Wildfire risk	0.00% 0	25.00% 2	62.50% 5	12.50% 1	0.00% 0	8	3.13

#	OTHER (PLEASE SPECIFY):	DATE
1	I am answering these questions from the perspective of Homes for Sonoma, a NP focused on ADU development which has largely been handled now at the State thus removing previous constraints. Our current biggest issue is PGE application wait times.	4/27/2022 9:49 AM
2	Healdsburg should have rolled over it's permits during the recession when nothing got build instead of expiring them. So few permits cause tremendous delay and cost.	4/25/2022 9:54 AM
3	Healdsburg needs rules to allow market rate 'affordable by design' rather than affordable by fiat.	4/14/2022 7:14 PM
4	embracing a loosening of zoning - higher densities and height requirements is key.	4/14/2022 9:26 AM

Q6 How often do you use streamlining provisions (e.g. density bonuses, SB 35) for development in this jurisdiction? How easy is it for you as a developer to understand what options are available to you?

Answered: 9 Skipped: 0

#	RESPONSES	DATE
1	As much as possible. Staff is always working closely with us and the developer.	4/28/2022 4:35 PM
2	na	4/27/2022 9:49 AM
3	Use streamlining opportunities regularly. Options are complex and require a learning curve. Land use streamlining helpful, but has no effect on securing adequate funding	4/25/2022 10:58 AM
4	it appears the Healdsburg has worked very hard to exempt themselves from any meaningful development reform.	4/25/2022 10:44 AM
5	None. Density Bonuses generally require more restrictions than it's worth. Subsidies needed for affordable housing have increased dramatically. Inclusionary housing makes all other homes more expensive to pencil.	4/25/2022 9:54 AM
6	n/a	4/15/2022 1:40 PM
7	City's 'One Stop' process has been a great facilitator of development process and help promotes clarity.	4/14/2022 7:14 PM
8	NA at present.	4/14/2022 9:26 AM
9	Healdsburg's entitlement process is relatively easy to understand, and the preliminary "One Stop" with department heads is very helpful.	4/14/2022 8:44 AM

Q7 What has your experience been like working with Healdsburg's Planning/Community Development staff? Have they been helpful in facilitating your development goals?

Answered: 9 Skipped: 0

#	RESPONSES	DATE
1	Fantastic. We have been working with the team in Healdsburg since 2012 and it has been an ongoing experience of building, preserving homes.	4/28/2022 4:35 PM
2	encouraging	4/27/2022 9:49 AM
3	Very helpful	4/25/2022 10:58 AM
4	on an individual basis they are fine. as an institution they are incapable of getting out to their own way.	4/25/2022 10:44 AM
5	Staff are fine. It's the laborious entitlement process, many environmental reports/reviews/studies on top of all other issues that make it difficult. I try to never ask for any deviation from zoning so as not to have a discretionary approval. never the less it's a painful process and requires a tremendous amount of patience. Time is money.	4/25/2022 9:54 AM
6	yes	4/15/2022 1:40 PM
7	Staff is good, but sometimes lack consistancy and accuracy	4/14/2022 7:14 PM
8	Staff are helpful. City Council is a problem.	4/14/2022 9:26 AM
9	For the most part, staff is very helpful.	4/14/2022 8:44 AM

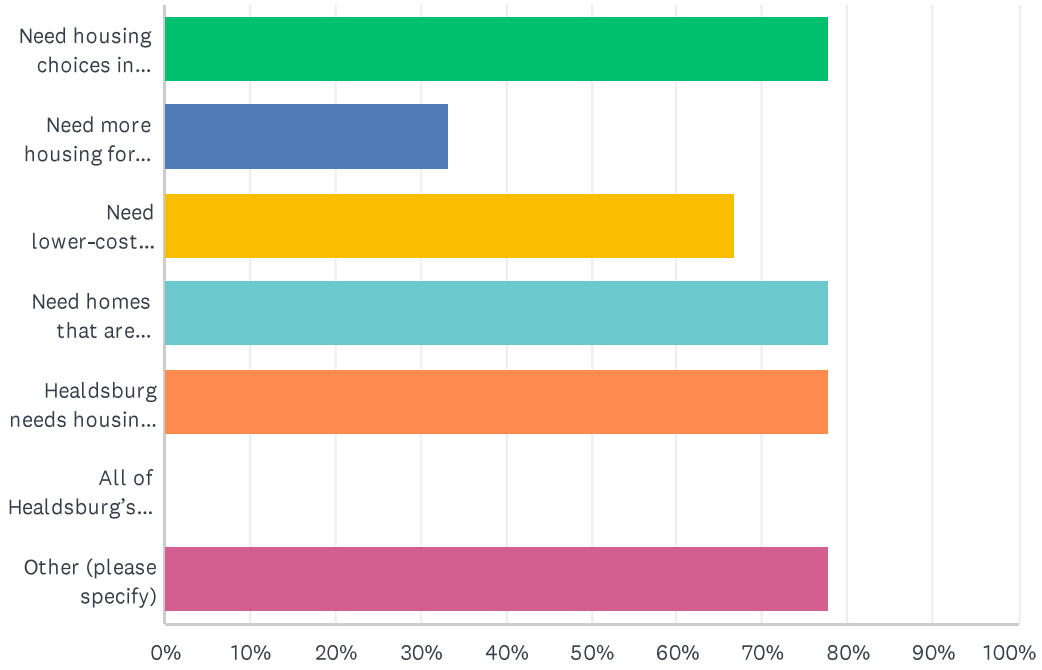
Q8 What is an estimate of the cost assumptions you use for local development? (e.g. land costs per acre, construction costs per square feet or per unit)

Answered: 9 Skipped: 0

#	RESPONSES	DATE
1	We don't build or develop so those costs don't apply.	4/28/2022 4:35 PM
2	Cost per unit	4/27/2022 9:49 AM
3	Can' t answer this generality, too many cost variables	4/25/2022 10:58 AM
4	way too many variables to discuss here.	4/25/2022 10:44 AM
5	As the architect, I do not do cost estimating. I try to maximize density to spread cost and keep designs attractive but simple to build. I only do subdivisions no custom homes. So efficiency is critical.	4/25/2022 9:54 AM
6	very expensive but comparable to county rates	4/15/2022 1:40 PM
7	A very common question that is not answerable without context	4/14/2022 7:14 PM
8	That is a moving target (on a daily basis).	4/14/2022 9:26 AM
9	Question is too broad - what product type, and what size?	4/14/2022 8:44 AM

Q9 The biggest housing needs facing Healdsburg today are (check all that apply):

Answered: 9 Skipped: 0



ANSWER CHOICES	RESPONSES	
Need housing choices in lower price range	77.78%	7
Need more housing for seniors	33.33%	3
Need lower-cost rental housing	66.67%	6
Need homes that are affordable to first-time homebuyers	77.78%	7
Healdsburg needs housing for people who work in the City	77.78%	7
All of Healdsburg's housing needs are being met	0.00%	0
Other (please specify)	77.78%	7
Total Respondents: 9		

#	OTHER (PLEASE SPECIFY)	DATE
1	Beautiful Housing for Seniors might facilitate transition of Seniors living alone in SF, thus freeing up those homes available for families	4/27/2022 9:49 AM
2	Homeless-dedicated housing	4/25/2022 10:58 AM
3	we can not continue to subsidize housing in an effort to avoid addressing the relationship between what people earn in our community and what it costs to live here.	4/25/2022 10:44 AM
4	I designed Healdsburg Senior Housing on Parkland Farms. So I'm not aware of current need for senior housing, it may be needed but I'm not aware.	4/25/2022 9:54 AM

5	The only solution to affordable housing is government housing. Personal property rights should not be compromised.	4/15/2022 1:40 PM
6	Historically, a significant % of 'affordable housing' comes when existing sellers 'move up' and sell their older home, making a less expensive home for sale.	4/14/2022 7:14 PM
7	We need increased housing for all groups. Increased options will translate into improved affordability but greatest needs are at the lower end of the spectrum.	4/14/2022 9:26 AM

Q10 What makes this jurisdiction unique to develop in? How does that affect your decision whether or not to pursue a local project?

Answered: 9 Skipped: 0

#	RESPONSES	DATE
1	The market rate homes are not affordable to the workforce who are priced out. Providing workforce housing creates a vehicle by which to recruit and retain our workforce, give an opportunity to build equity, sell to another qualified family and buy a market rate home in the community. It is a chance to stop renting, start owning, build equity and buy market rate. This activity meets our mission of creating homeownership opportunities for working families in Sonoma County.	4/28/2022 4:35 PM
2	Growth Ordinance would stop me from large scale development. ADU development is a good fit for Healdsburg.	4/27/2022 9:49 AM
3	City support and city understanding of the issues is high and very helpful	4/25/2022 10:58 AM
4	this is not a serious question.	4/25/2022 10:44 AM
5	There is both fire danger and you are in the flood plain that can increase insurance costs. It's highly desirable so very very expensive. Very little land of a size available that would be cost effective to build on. There are a minimum number of units needed to make a project feasible. Small parcels are not going to work.	4/25/2022 9:54 AM
6	Small town, natural boundaries, nature, but still close to urban areas	4/15/2022 1:40 PM
7	1. Geographic constraints ie Mountain, earthquake faults, river/floods, US 101 2. Political constraints ie GMO, UGB, restrictive zoning,NIMBY 3.Prices in Healdsburg are driven by classic economics - A Quality Community B. Scarcity of supply C. High barriers to entry	4/14/2022 7:14 PM
8	It is sooo expensive and the segment of the population that is opposed to change/construction/growth is the loudest.	4/14/2022 9:26 AM
9	Desirable wine country destination with regional appeal	4/14/2022 8:44 AM

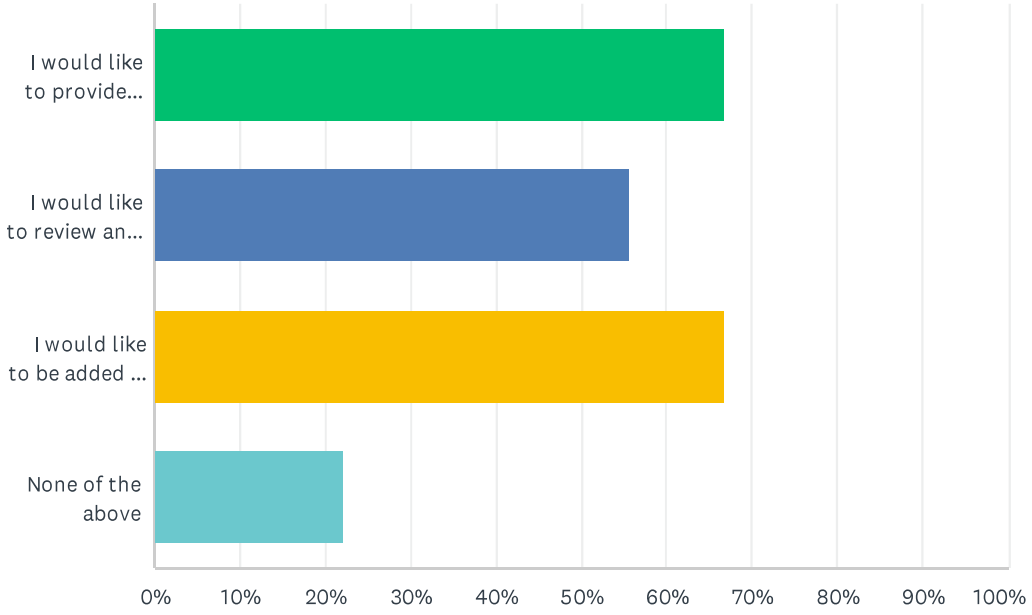
Q11 What are some unique features of Healdsburg that can be housing opportunities for the community? For example: Underutilized commercial/industrial spaces that could include housing Large lots that could accommodate additional housing units, e.g., churches, schools, and strip malls Large homes that could be modified to accommodate more residents Other programs to facilitate housing production, preservation, and protection

Answered: 9 Skipped: 0

#	RESPONSES	DATE
1	Preserve the existing housing stock in perpetuity with the community land trust model. Use infill for affordable housing development. Pre-determine what sites will be used for affordable housing and fast track entitlement. Use the community land trust model so all homes are stewarded, support provided for households and homes affordable in perpetuity.	4/28/2022 4:35 PM
2	See comments above. Extending City Services to the South of town across the bridge would free up large amounts of underutilized, fallow and blighted land with River Front access that could be incorporated to provide a unique park scape environment with Housing and Services in a New Neighborhood serving local needs.	4/27/2022 9:49 AM
3	No features particularly unique to Healdsburg	4/25/2022 10:58 AM
4	see response to question 10.	4/25/2022 10:44 AM
5	I practice in Oregon as well. We have eliminated single family only zoning and allow duplex, triplex, 4-plex, town houses and cottage clusters on any land zoned single family residential. This opens up opportunities for more housing. We also allow subdivision of larger lots to allow for ownership in a multi-plex. I recommend you look at my town of Bend OR for some great planning efforts.	4/25/2022 9:54 AM
6	no comment	4/15/2022 1:40 PM
7	Change in rules to provide clarity for all of the above	4/14/2022 7:14 PM
8	Underutilized CML/Ind space offers the lowest hanging fruit.	4/14/2022 9:26 AM
9	Multi family housing will continue to be stifled until the GMO is radically modified or removed.	4/14/2022 8:44 AM

Q12 How would you like to be involved going forward?

Answered: 9 Skipped: 0



ANSWER CHOICES	RESPONSES	
I would like to provide input through a stakeholder interview or meeting	66.67%	6
I would like to review and provide input on the Draft Housing Strategy and/or the Draft Assessment of Fair Housing	55.56%	5
I would like to be added to the Housing Element Update email contact list to receive updates	66.67%	6
None of the above	22.22%	2
Total Respondents: 9		