



CITY OF HEALDSBURG HOUSING ELEMENT WORK GROUP SPECIAL MEETING AGENDA

City Hall Council Chamber
401 Grove Street
Healdsburg, CA 95448
Phone: 431-3317

Date: July 11, 2022
Time: 6:30 P.M.
Date Posted: July 7, 2022

CORONAVIRUS (COVID-19) ADVISORY NOTICE

Consistent with Government Code section 54953(e), and in light of the declared state of emergency, the Special Meeting will not be physically open to the public and all Housing Element Work Group (HEWG) members will be teleconferencing into the meeting via Zoom. To maximize public safety while still maintaining transparency and public access, members of the public can listen to the meeting by using the hyperlink below and may provide public comment by Zoom during the public comment period.

How to Observe the Meetings

To maximize public safety while maintaining transparency and public access, the HEWG will be using Zoom Webinar service to allow remote participation.

To Watch the Meeting and Submit Public Comment as Part of the Zoom Webinar:

To join by computer, tablet, or mobile device:

1. Go to <https://zoom.us/join> and type in the **Webinar ID: 899 2015 1832** or follow this link: <https://cityofhealdsburg-org.zoom.us/j/89920151832> Pre-registration for the meeting is not required.
2. Fill in your full name, verify you are not a robot (if required), and click “Join.”
3. If the meeting host has started the Webinar, you should join automatically. If the meeting host has not started the Webinar, remain in the Webinar and it will start shortly.

To join by phone:

1. Dial 669-900-9128 or 253-215-8782 or 346-248-7799.
2. Enter the meeting ID: **899 2015 1832** and press # #.
3. If the meeting host has started the meeting, you should join automatically. If the meeting host has not started the meeting, remain in the meeting and it will start shortly.

To Submit Public Comment:

By computer, tablet, or mobile device:

1. In the bottom center of the screen is a hand icon, click on “Raise Hand”. The hand icon will place you in line to speak.
2. When it is your turn to comment, the meeting moderator will call upon you to comment. State your first name, last name, address, and comment. Each speaker will be given no more than three (3) minutes to make your comment.

3. When you are done commenting, please remember to lower hand.

By phone:

1. Press *9 to raise your hand.
2. When it is your turn to comment, the meeting moderator will call the last four digits of your phone number. Press *6 to speak at that time. State your first name, last name, address, and comment. Each speaker will be given no more than three (3) minutes to make your comment.
3. At the conclusion of your comments or when three minutes has passed, the meeting host will remove your ability to talk.

Americans with Disabilities Act Accommodations

Any member of the public who needs accommodations should email Stephen Sotomayor at ssotomayor@healdsburg.gov or by calling 707-431-3396. Staff will use their best effort to provide reasonable accommodations to provide as much accessibility as possible while also maintaining public safety in accordance with the city procedure for resolving reasonable accommodation requests. All reasonable accommodations offered will be listed on the city website at <https://www.ci.healdsburg.ca.us/406/ada---public-accessibility>.

1. CALL TO ORDER/ROLL CALL

- A. Roll Call
- B. Approval of Agenda

2. ANNOUNCEMENTS/PRESENTATIONS

None.

3. PUBLIC COMMENTS ON NON-AGENDA ITEMS

This time is set aside to receive comments from the public regarding matters of general interest not on the agenda, but related to the Housing Element Work Group. Pursuant to the Brown Act, however, the Work Group cannot consider any issues or take action on any requests during this comment period. Speakers are encouraged to limit their comments to 3 minutes maximum so that all speakers have an opportunity to address the Work Group.

4. STAFF REPORTS AND UPDATES

- A. Status of the 6th Cycle Housing Element Update
- B. Update on Affordable Housing Activities Since the Last HEWG Meeting
- C. Existing City Policy on Short-Term Rentals

5. OLD BUSINESS

- A. Review of Revised Housing Strategy, Policies, Goals and Programs

6. NEW BUSINESS

- A. Review of Quantified Objectives for the 6th Cycle Housing Element
- B. Discussion on HEWG areas of additional focus and follow-on work

7. WORK GROUP REPORTS ON MATTERS OF INTEREST OCCURRING SINCE PREVIOUS REGULAR MEETING (Information Only)

8. ADJOURN HOUSING ELEMENT WORK GROUP MEETING

HOUSING STRATEGY

Goals and Policies

The City of Healdsburg, through adopting its 6th Cycle Housing Element, adopts the following Goals and Policies, as well as a set of Implementing Programs to be completed during the timeframe of the 6th Cycle Housing Element.

The collective Goals, Policies and Programs set forth in this Housing Element and as administered by the City of Healdsburg comply with and further the requirements and goals of Government Code Section 8899.50(b), “A public agency shall administer its programs and activities relating to housing and community development in a manner to affirmatively further fair housing and take no action that is materially inconsistent with its obligation to affirmatively further fair housing.” As demonstrated throughout the following Goals, Policies and Programs, and in particular in Goal 6 and its related policies, the City is committing to taking meaningful actions to fulfill its obligation to affirmatively further fair housing and will take no actions that would be materially inconsistent with this goal.

During the 5th Cycle, the City of Healdsburg enacted aggressive housing policy implementation efforts and is committed to expanding these efforts and seeking new funding sources to support fair, affordable, and environmentally-sensitive housing. The policies associated with each Goal are included below each Goal, and implementing programs are described in the subsequent section. (Parenthetical notes following Goals, Policies, and Programs explain changes from the 2015 Housing Element.)

Housing Goal 1 -- Maintain affordable housing sites and expand housing development capacity as needed to accommodate the City’s regional housing need throughout the eight-year Planning Period and beyond.

While the City’s pipeline of projects are more than adequate to meet Healdsburg’s Regional Housing Needs Allocation (RHNA), policies and programs are required to maintain and develop these sites, as well as generally expand affordable and other housing development sites. Specifically, SB 166 (No Net Loss) requires that cities maintain a Sites Inventory to incrementally meet the RHNA, by income category, on an annual basis throughout the Planning Period.

Policy 1.1: Maintain the supply of residentially-designated land shown in the *Housing Sites Inventory* adequate to accommodate Healdsburg’s share of the regional housing need allocation during the 6th Cycle. (*Existing, Modified*)

Implementing Program: HP-3 Sustaining and Expanding Housing Sites

Policy 1.2: Prepare and maintain an *Administrative Site List* that lists and describes additional housing sites with appropriate residential zoning that presently exist or can be added to the City’s Housing Sites Inventory if and when an analysis provided through the Annual Progress Report indicates that sufficient sites may not exist to accommodate the City’s remaining RHNA, by income level, during the planning period. (*New, assures adequate sites are available*)

Implementing Program: HP-3 Sustaining and Expanding Housing Sites

Policy 1.3: Consistent with “no-net-loss” density provisions contained in Government Code Section 65863, consider the potential impact on the City’s ability to meet its share of the regional housing need when reviewing proposals that reclassify residentially-designated property to other uses, or assume fewer units for the site than what is reflected in the *Housing Sites Inventory*. *(Existing, Modified)*

Implementing Program: HP-3 Sustaining and Expanding Housing Sites

Policy 1.4: Facilitate affordable housing opportunities in the City's existing developed neighborhoods by permitting, promoting, and incentivizing construction of ADUs, JADUs, and other accessory units and lot splits as required by Government Code 65852.81 (SB 9).

Implementing Program: HP-5 Affordable Housing Development Program *(New funding required)*

Policy 1.5: Pursue selected rezoning of lower density residential or commercial/industrial parcels to higher density multifamily or mixed-use zoning districts. *(Existing, Modified)*

Implementing Program: HP-4 Expanding Housing Development Capacity

Policy 1.6: Evaluate and, where appropriate, increase minimum housing density requirements for residential and mixed-use Land Use Element Designations and corresponding Zoning Districts. *(Existing, Modified)*

Implementing Program: HP- 4 Expanding Housing Development Capacity

Policy 1.7: Review all Zoning Districts that allow multifamily residential uses and increase allowable maximum densities, established ‘by right,’ from their existing maximum to 30 units or more per acre as may be appropriate and adjust height limits to allow such higher density. *(New)*

Implementing Program: HP- 4 Expanding Housing Development Capacity

Policy 1.8: Identify and pursue new Area Plans or Specific Plans in areas where substantial increases in housing development capacity are possible. *(Existing, Modified)*

Implementing Program: HP- 4 Expanding Housing Development Capacity

Policy 1.9: Identify and evaluate Housing Opportunity Sites, acquire when advantageous, and seek public agency or private partners and initiate planning, development entitlement, and partnership agreements as the Opportunity Sites become available. *(New)*

Implementing Program: HP- 4 Expanding Housing Development Capacity *(new funding required)*

Policy 1.10: Assure zoning changes for Area Plans, Specific Plans, and/or Housing Opportunity Sites include a set-aside for affordable housing and middle-income housing¹ development through site dedication or donation to an affordable housing developer (one acre minimum), offering units with an enduring price or rent control, and offering sites (lots) for sweat-equity ownership projects (e.g., Habitat for Humanity) and similar programs. *(New)*

Implementing Program: HP-3 Housing Sites Inventory

¹ Middle-income Housing is defined as housing that is affordable to households earning more than 80% AMI and up to 160% AMI.

Housing Goal 2 -- Remove or mitigate impediments to housing production including both governmental constraints and non-governmental constraints.

Housing development is constrained by both the policies, programs, and regulations imposed by government agencies and by market and natural conditions that influence housing development costs. Accordingly, the policies address both governmental and non-governmental constraints.

Policy 2.1: Reduce the time spent reviewing and acting upon residential development applications to reduce development costs and improve development feasibility. *(Existing, Modified)*

Implementing Program: HP-7 Remove Housing Constraints

Policy 2.2: Reduce the project review requirements for small subdivisions of residentially-zoned land (10 or fewer units) by comparison to larger, more complex projects. *(Existing, Modified)*

Implementing Program: HP-7 Remove Housing Constraints (Code Amendments)

Policy 2.3: Streamline permitting for 'multiplexes' (e.g., duplexes, triplexes, etc.) and provide regulatory incentives within single-family designated zoning districts. *(New)*

Implementing Program: HP-7 Remove Housing Constraints

Policy 2.4: Incentivize affordable and middle-income housing located in single-family neighborhoods by reducing pre-development and construction costs of ADUs and by pre-approving prototypical plans and modular units and offer construction loans with debt forgiveness provisions offered in return for long-term commitment to rent new units created at price-restricted rates. *(New)*

Implementing Programs: HP-7 Remove Housing Constraints *(New funding required)*

Policy 2.5: Improve transparency and reduce the scope and discretion in the City's Design Review process by providing consistent and predictable policy direction, adding objective design standards to individual Zoning Districts, reducing the scope of uses requiring a Conditional Use Permit, and adopting design guidelines. *(Existing, Modified)*

Implementing Program: HP-7 Remove Housing Constraints (Code Amendments)

Policy 2.6: Relying upon provisions of Government Code 65913.5 (SB 10), exempt select geographic areas (e.g., residentially-zoned parcels with capacity for 10 or fewer housing units from the GMO annual permit restrictions) *(New)*

Implementing Program: HP-7 Remove Housing Constraints (GMO)

Policy 2.7: Seek additional amendments to the City's Growth Management Ordinance, including but not limited to increasing the overall annual development cap, exempting new housing units that are price-restricted for low-, moderate-, and middle-income housing product, exempting multifamily rental units, and exempting small residential projects as required by SB 10. *(Existing, Modified)*

Implementing Program: HP-7 Remove Housing Constraints (GMO)

Policy 2.8: Ensure that aggregate impact fees do not deter new residential development (i.e., target fee burdens that do not exceed 15 percent of the expected retail value (price) of new development) and ensure compliance with AB 602. *(New, Statutory Compliance)*

Implementing Program: HP-7 Remove Housing Constraints (Impact Fee Update)

Policy 2.9: Offer reductions or waivers of impact fees to affordable and middle-income housing units required by the Inclusionary Housing Ordinance, density bonus, or City development code provisions and pay for such fee reductions with new funding sources dedicated to incentivizing housing production. *(New)*

Implementing Program: HP-7 Remove Housing Constraints (Impact Fee Update) *(new funding required)*

Policy 2.10: Use land-secured financing districts (special property taxes) to encourage private infrastructure investment associated with new housing production. *(New)*

Implementing Program: HP-7 Remove Housing Constraints *(new funding source)*

Policy 2.11: Create additional Citywide sources of funding to support infrastructure expansion including use of utility rate-based revenue bonds, general obligation bonds, grants from federal and State programs, and JPA-issued bonds. *(New)*

Implementing Program: HP-7 Remove Housing Constraints *(new funding sources)*

Policy 2.12: Utilize a ‘Program EIR’ (Public Resources Code Section 15168) for environmental review of all land use plans prepared by the City (area plans and specific plans). *(New)*

Implementing Program: HP-7 Remove Housing Constraints (Code and procedural amendments)

Policy 2.13: Continue waiver of development standards (e.g., required number of parking spaces) when feasible and where certain criteria are met (e.g., development feasibility is improved, project design is improved, and/or specified housing use types are eligible for by-right review pursuant to statutory requirements). *(Existing)*

Implementing Program: HP-7 Remove Housing Constraints (Code and procedural amendments)

Housing Goal 3 – Preserve and improve the City’s existing housing stock and community character in residential neighborhoods, while allowing greater density (e.g., ADUs/JADUs, SB 9, multiplexes).

Existing housing units including both ownership and rental units are not constant. They are affected by aging and deterioration, conversion to other uses, and, with respect to rental units, may be affected by conversion to ownership (condominium) uses. In Healdsburg, like in other visitor-serving, destination communities, conversion activity can be exacerbated by the second home, time-share, and short-term rental markets.

Policy 3.1: Preserve and improve the stock of affordable rental housing units and special needs housing by offering low interest loans and other incentives to rehabilitate and upgrade these properties. *(Existing, Modified)*

Implementing Programs: HP-2 Preserve Housing and Neighborhoods *(New funding required)*

Policy 3.2: Continue opportunistic investment (purchase and rehabilitation) of existing market rate multifamily rental buildings for conversion to affordable, price-restricted units. *(Existing, Modified)*

Implementing Program: HP-2 Preserve Housing and Neighborhoods *(New funding required)*

Policy 3.3: Vigorously enforce existing restrictions on vacation rentals and other short-term rentals in the City and identify and amend code restrictions to eliminate loopholes that violate the 30-day minimum rental requirement. *(Existing, Modified)*

Implementing Program: HP-2 Preserve Housing and Neighborhoods

Policy 3.4: Evaluate potential restrictions (through amendment to the Zoning Ordinance) on conversion of the City's housing stock to visitor-serving uses including 'interval ownership' business models. *(New)*

Implementing Program: HP-2 Preserve Housing and Neighborhoods

Policy 3.5: Expand housing opportunities for middle-income housing households, to offset the loss of housing stock to vacation or second unit home use through. *(New)*

Implementing Program: HP-5 Affordable and Middle-Income Housing Development *(New funding required)*

Policy 3.6: Develop and recommend a new special property tax that allows owner- and long-term renter-occupied units to opt out. Funding derived from such a 'vacant unit tax' will be used to mitigate the impacts of loss of resident-occupied housing including provided needed subsidies to build and sustain low-, moderate-, and middle-income housing units.

Implementing Program: HP-2 Preserve Housing and Neighborhoods *(New funding source)*

Policy 3.7: Discourage the conversion of existing multifamily rental units to condominium units in order to preserve the supply of rental housing in the City. *(Existing)*

Implementing Program: HP-2 Preserving Housing and Neighborhoods

Policy 3.8: In cooperation with affordable housing project owners, monitor price-restricted affordable housing programs and projects to ensure their continued occupancy by appropriate individuals and households. *(Existing, Modified)*

Implementing Programs: HP-1 Housing Administration *(affordability monitoring)*

Policy 3.9: Control rent increases on mobile home park spaces consistent with local Ordinances and State Law. *(Existing)*

Implementing Programs: HP-2 Preserving Housing and Neighborhoods *(Rent Stabilization ordinance)*

Policy 3.10: Sustain long-term maximum rents and sale price restriction contracts on affordable housing units developed with City assistance and also on the inclusionary units provided by private developers, and encourage owners of affordable housing units to preserve affordable housing through refinancing and the extension of affordability covenants. *(Existing, Modified)*

Implementing Programs: HP-2 Preserving Housing and Neighborhoods *(new funding may be required)*

Policy 3.11: Provide additional land use and public safety policies and programs as needed to mitigate wildfire hazards in the City. *(New)*

Implementing Programs: HP-2 Preserving Housing and Neighborhoods (Update General Plan Safety Element)

Policy 3.12: Support and collaborate with neighborhood associations, Fire Safe Councils, and Citizens Organized to Prepare for Emergencies (COPE) organizations to develop area-specific wildfire response plans. *(New)*

Implementing Programs: HP-2 Preserving Housing and Neighborhoods

Policy 3.13: Reduce wildfire hazards on lands surrounding the City, particularly on the eastern edge through cooperation with landowners, the Northern Sonoma County Fire Protection District, Cal Fire, and other entities to reduce fuel and create fire resistant 'buffer zones.' *(New)*

Implementing Programs: HP-2 Preserving Housing and Neighborhoods (Inter-agency cooperation)

Policy 3.14: Require and provide technical guidance and financial incentives to homeowners for completing 'defensible space' and fire safe building 'hardening' retrofitting. *(New)*

Implementing Program: HP-2 Preserving Housing and Neighborhoods (new funding may be required)

Housing Goal 4 -- Support and promote housing production during the Planning Period, emphasizing affordable and middle-income housing needs.

In addition to establishing and maintaining housing sites, removing or mitigating constraints, and creating additional development capacity, it will be necessary to provide additional regulatory and programmatic incentives, as well as subsidies to achieve additional affordable and middle-income housing production.

Policy 4.1: Post an accessible, interactive, and 'user-friendly' version of the City's *Housing Sites Inventory* that includes site-specific development information to engage and encourage prospective developers. *(Existing, Modified)*

Implementing Program: HP-1 Housing Administration, HP-3 Sustaining and Expanding Housing Sites

Policy 4.2: Cooperate and partner with affordable housing developers to a) benefit from their expertise and resources available for the development of affordable housing units, and b) support their efforts to secure Low-Income Housing Tax Credits and other development financial assistance. *(Existing, Modified)*

Implementing Program: HP-5 Affordable and Middle-Income Housing Development

Policy 4.3: Provide regulatory, processing, and financial incentives to developers that provide on-site affordable housing for people with special needs, including extremely low-, very low-, and low-income renters and buyers. Such incentives shall include contribution of City-owned sites, modification of development standards, priority processing, and direct financial assistance. Requests for incentives shall be made with the initial project application and shall be determined on a case-by-case basis, consistent with Government Code 65915. *(Existing, Modified)*

Implementing Program: HP-5 Affordable and Middle-Income Housing Development

Policy 4.4: Continue to require on-site production of low- and moderate-income housing product within new residential development projects consistent with the Inclusionary Housing Ordinance. *(Existing, Modified)*

Implementing Program: HP-5 Affordable and Middle-Income Housing Development

Policy 4.5: Grant density bonuses in accordance with State law and continue to grant an additional density bonus when an applicant proposes that 100 percent of the bonus units not restricted to lower-income households will be affordable to moderate- and middle-income households. *(Existing, Modified)*

Implementing Program: HP-7 Remove Housing Constraints (Code amendments)

Policy 4.6: As a part of future market-rate housing projects involving development agreements, require a substantial portion of housing created to be exclusively available to the local workforce on a continuing basis through title or price restrictions, (e.g., resales must meet first sale price and continuing price restrictions). *(New)*

Implementing Programs: HP-4 Expand Housing Development Capacity, HP-5 Affordable and Middle-Income Housing Development

Policy 4.7: Provide direct subsidies to middle-income, local workforce households to improve credit worthiness and offset equity requirements using 'silent second mortgages' equity sharing, or other subsidy instruments. *(New)*

Implementing Programs: HP-5 Affordable and Middle-Income Housing Development

Policy 4.8: Develop ownership moderate- and middle-income housing in concert with the Housing Land Trust of Sonoma County (or other similar organizations) specifically targeted at providing home ownership opportunities to moderate- and middle-income, local workforce families. *(Existing, Modified)*

Implementing Programs: HP-5 Affordable and Middle-Income Housing Development *(New funding required)*

Policy 4.9: Promote and incentivize innovative housing types such as accessory dwelling units, multiplexes, co-op housing, micro-units, and other housing innovations to increase opportunities for affordable rental and homeownership. *(Existing, Modified)*

Implementing Programs: HP-5 Affordable and Middle-Income Housing Development

Housing Goal 5 -- Support and promote housing for homeless, special needs, farmworkers, and elderly individuals.

The City of Healdsburg recognizes the needs of its homeless, special needs, farmworkers, and elderly individuals. Building on existing efforts, including the Homekey Program, the City will continue to pursue policies and programs to provide needed housing and supportive programs within the City through cooperation with County and regional agencies and organizations.

Policy 5.1: Quantify the housing needs of people with disabilities, including residents with developmental disabilities, the housing needs of the homeless and those in peril of becoming homeless, and the housing needs of farmworkers. *(Existing, Modified, and Consolidated)*

Implementing Program: HP-8 Extremely Low, Homeless, and Special Needs Housing

Policy 5.2: Continue current City efforts to address homeless population needs by expanding transitional and supportive housing within Healdsburg and sustaining related services. *(New)*

Implementing Program: HP-8 Extremely Low, Homeless, and Special Needs Housing

Policy 5.3: Amend multifamily, mixed-use, and nonresidential zoning districts to allow permanent supportive housing and low-barrier navigation centers, pursuant to AB 101 and AB 2162. *(New, Statutory requirement)*

Implementing Programs: HP-4 Expand Housing Capacity, HP-8 Extremely Low, Homeless, and Special Needs Housing

Policy 5.4: Increase the number of extremely low-income units in affordable housing developments by expanding City subsidies to these projects and including units that qualify as a 'housing unit' in future City-sponsored transitional and supportive services projects and pursuing siting, production, rehabilitation, and preservation of housing for extremely low-income households, including non-traditional housing types. *(New)*

Implementing Programs: HP-5 Affordable and Middle-Income Housing Development, HP 8 Extremely Low, Homeless, and Special Needs Housing

Policy 5.5: Encourage and facilitate the transition of homeless residents to permanent housing. *(New)*

Implementing Programs: HP-8 Extremely Low, Homeless, and Special Needs Housing

Policy 5.6: Collaborate with the County, other cities, and non-profit organizations to meet the needs of the homeless and those at risk of homelessness in Healdsburg. *(New)*

Implementing Programs: HP-8 Extremely Low, Homeless, and Special Needs Housing

Policy 5.7: Encourage senior housing development, rehabilitation, and preservation, particularly in neighborhoods that are accessible to public transit, commercial services, healthcare, and community facilities. *(Existing)*

Implementing Programs: HP 8 Extremely Low, Homeless, and Special Needs Housing

Policy 5.8: Continue to encourage the provision of housing to serve people with developmental disabilities in new affordable housing projects by facilitating needed Community Care Housing and Community Development (HCD) licensing, streamlining required land use approvals, requiring affordable housing developers to set aside a portion of their units for the developmentally disabled, and offering available subsidies and granting fee waivers. *(New)*

Implementing Programs: HP-8 Extremely Low, Homeless, and Special Needs Housing

Policy 5.9: Assist special needs housing project partners by seeking dedicated funding for developmentally disabled affordable housing construction including state and federal grants as they become available, and support construction funding applications for affordable housing projects serving the developmentally disabled. *(New)*

Implementing Programs: [HP-1 Housing Administration \(funding\)](#), [HP 8 Extremely Low, Homeless, and Special Needs Housing](#)

Policy 5.10: Continue to provide individuals with disabilities ‘Reasonable Accommodation’ through universal design standards and flexibility in zoning and building code regulations as necessary to eliminate barriers to housing. *(Existing, Consolidated, Modified)*

Implementing Program: [HP-7 Remove Housing Constraints \(Code amendments and procedures\)](#)

Policy 5.11: Require the inclusion of units meeting special needs in affordable housing projects developed with City assistance, where feasible and appropriate. *(New?)*

Implementing Programs: [HP-5 Affordable and Middle-Income Housing Development](#), [HP-8 Extremely Low, Homeless, and Special Needs Housing](#)

Housing Goal 6 -- Affirmatively further fair housing and promote environmental justice for all residents by ensuring fair and equal housing opportunities for all Healdsburg residents regardless of race, color, religion, sex, sexual orientation, age, marital status, national origin, ancestry, familial status, disability, or source of income, and promoting fair housing practices and prohibiting discrimination.

Healdsburg contains areas designated as Low, Moderate, and High Resource according to HCD’s Affirmatively Furthering Fair Housing Opportunity Area Maps. The range of resource designations indicates disparities within Healdsburg neighborhoods in terms of access to economic, educational, and environmental opportunities. AB 686 mandates analysis of segregation patterns in the Housing Element, referred to as Affirmatively Furthering Fair Housing (see **Section #**). Housing Element policies and programs will reduce the health and safety risks in Low and Moderate Resource areas, notably through access to safe and sanitary housing and the prioritization of these areas for improvements and services. While Affirmatively Furthering Fair Housing is a recurrent goal of the Housing Element, achieved through implementing its full range of goals and policies, the following specific policies are included:

Policy 6.1: Ensure compliance with fair housing laws and prohibit discrimination in housing by providing fair housing services that include public information, engagement, counseling, and investigation. *(Existing, Modified, AFFH)*

Implementing Program: [HP-6 Affirmatively Furthering Fair Housing](#)

Policy 6.2: Actively sanction discriminatory housing practices. *(Existing, Modified, AFFH)*

Implementing Program: [HP-6 Affirmatively Furthering Fair Housing](#)

Policy 6.3: Affirmatively further fair housing by facilitating deliberate action to address and combat disparities and enhance economic mobility, by fostering inclusive communities and preventing the perpetuation of existing patterns of segregation. *(New, AFFH)*

Implementing Program: [HP-6 Affirmatively Furthering Fair Housing](#)

Policy 6.4: Ensure that affected residents have the opportunity to participate in decisions that impact their health. Facilitate the involvement of residents, businesses, and organizations in all aspects of the planning process, utilizing culturally appropriate approaches for public participation and involvement. *(New, AFFH)*

Implementing Program: HP-6 Affirmatively Furthering Fair Housing

Policy 6.5: Provide all informational documents, web-postings, and related services in English and Spanish, and conduct all outreach multilingually, with reasonable accommodation for people with disabilities. *(New, AFFH)*

Implementing Program: HP-6 Affirmatively Furthering Fair Housing

Policy 6.6: Focus affordable housing development in Higher-Resource areas well-served by public transportation, schools, retail, and other services. *(New, AFFH)*

Implementing Program: HP-6 Affirmatively Furthering Fair Housing

Policy 6.7: Improve public facilities and municipal services in existing Lower-Resource Areas where deficiencies are shown to exist. *(New, AFFH)*

Implementing Program: HP-6 Affirmatively Furthering Fair Housing

Policy 6.8: Provide housing opportunities for all household income cohorts throughout Healdsburg while avoiding or mitigating displacement of existing residents. *(New, AFFH)*

Implementing Program: HP-6 Affirmatively Furthering Fair Housing

Policy 6.9: Provide high quality and equitable public services, including public transportation, crime prevention, police protection, street lighting, street cleaning, and recreational facilities and programs, throughout the City. *(New, AFFH)*

Implementing Program: HP-6 Affirmatively Furthering Fair Housing

Policy 6.10: Continue to limit regulatory and enforcement actions against tenants in deed-restricted and naturally-occurring affordable housing by providing adequate time or extensions to address violations unless there is an imminent threat to public health and safety. *(New, AFFH)*

Implementing Program: HP-6 Affirmatively Furthering Fair Housing

Policy 6.11: Continue to implement the City's Reasonable Accommodations Ordinance to ensure that all persons have access to housing of their choice, regardless of ability. *(Existing, Modified, AFFH)*

Implementing Program: HP-6 Affirmatively Furthering Fair Housing

Policy 6.12: Ensure that the City's programs and policies continue to improve or eliminate the health disparities of residents in existing disadvantaged communities. *(New, AFFH)*

Implementing Programs: HP-6 Affirmatively Furthering Fair Housing, HP-10 Environmental Quality

Housing Goal 7 -- Achieve a high standard of energy efficiency, water conservation, and 'zero-net' carbon footprint throughout the City, including existing and new development.

This Goal addresses the critical need to assure that both existing and new development needs to reduce and re-source energy supplies, reduce demand for potable water, and reduce aggregate carbon emissions to sustain and improve environmental quality.

Policy 7.1: Expand existing City efforts and vigorously pursue new initiatives to increase water conservation and water supply capacity to both sustain supply for existing rate payers and provide capacity for new housing development. *(New)*

Implementing Program: HP-9 Environmental Quality

Policy 7.2: Require energy-efficiency performance in new housing and other development that meets or exceeds minimum State building standards. *(Existing)*

Implementing Program: HP-9 Environmental Quality

Policy 7.3: Expand reliance on renewable energy sources for City utilities including solar, geothermal, and cogeneration sources. *(New)*

Implementing Program: HP-9 Environmental Quality

Policy 7.4: Provide public information and links to subsidy programs and vendors for energy efficiency improvements and on-site energy saving and production retrofitting options for existing homes. *(New)*

Implementing Program: HP-9 Environmental Quality

Policy 7.5: Assist homeowners and businesses with conforming to water conservation measures through public information, workshops, access to needed appliances and equipment, and financing. *(New)*

Implementing Program: HP-9 Environmental Quality *(new funding may be required)*

Policy 7.6: Expand the inventory of electric vehicle charging stations through public investment and requirements on private parking facilities. *(New)*

Implementing Programs: HP-9 Environmental Quality *(New funding may be required)*

Policy 7.7: Require energy-efficient site development and waste disposal practices. *(Existing, Modified)*

Implementing Program: HP-9 Environmental Quality

Policy 7.8: Include facilities for non-automobile transportation as a part of project approvals and plans, including pedestrian ways, access, and interconnections, on street and dedicated bikeways, and transit options. *(Existing, Modified)*

Implementing Programs: HP-9 Environmental Quality

Policy 7.9: Require the planting of drought tolerant street trees as a part of all residential development and parking projects, and expand tree canopy in existing Lower-Resource neighborhoods more susceptible to extreme heat due to a lack of street trees. *(Existing, Modified)*

Implementing Programs: HP-9 Environmental Quality

HOUSING PROGRAMS

The Housing Element Goals and Policies will be implemented through a set of Housing Programs, including continuation of existing programs and related efforts by the City to preserve, improve, and expand housing opportunities in the City. The 6th Cycle programs have been consolidated into nine major programmatic efforts that incorporate and expand upon the 49 programs presented in the 5th Cycle Housing Element.

Housing Program 1 – Housing Administration

The City Council has made access to healthy and safe housing for all Healdsburg residents a high priority. To ensure the housing needs of the community are being met, the City has created and funded a Housing Division that administers the City's housing programs and development efforts. Responsibilities are as follows:

- 1) Develop Partnerships with Other Agencies. As a part of these efforts the City has formed strategic partnerships with a number of experienced housing service providers including Reach for Home (formerly NSCS), Housing Land Trust of Sonoma County, Fair Housing Advocates of Sonoma County, Corazón Healdsburg, and others. In partnership, these service providers assist the City in ensuring residents have direct access to:
 - Financial assistance for low-income tenants at risk of displacement,
 - Fair housing services for tenants and landlords,
 - First-time homebuyer assistance for low-income families, and
 - Emergency and transitional housing services.
- 2) Assist Affordable Housing Developers. Efforts will be continued to publicize and provide financial and procedural assistance to 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. Procedural assistance will include publicizing and assisting with available incentives and housing programs, such as the density bonus ordinance, small subdivision ordinance, and Growth Management Ordinance provisions and procedures.
- 3) Administer Fair Housing Programs. The City's ongoing efforts to implement fair housing laws will need to be expanded to meet the full requirements of AB-686. A more active and expansive effort will be required demanding additional staff time.
- 4) Expand Affordable Housing Monitoring Program. The existing and increasing inventory of affordable housing will require monitoring, typically in cooperation with the developers and owners of the individual affordable housing projects. The objective of this program is to ensure that households continue to qualify for price-restricted rents, consistent with HCD income limits, and that other covenants and obligations are being met.
- 5) Prepare Annual Housing 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 HCD and the Office of Planning and Research (OPR).

- 6) Sustain and Expand Financial Resources. The City will continue participation in the Joint Powers Authority with Sonoma County and other Sonoma County jurisdictions to further City's eligibility for State and Federal funding (e.g., CDBG and HOME programs). The broadening scope of affordable and middle-income housing development will require additional funding. This effort will require applying for regional, State, and Federal funding for affordable housing, providing documentation as needed in support of project applications for State and Federal financial assistance, and developing new sources of local funding for housing.
- 7) Continue to Support and Engage the Housing Element Working Group (HEWG). The HEWG was convened as a public advisory body in support of the 6th Cycle Housing Element update but may continue to serve as a resource to identify and advance policies and programs for future consideration.
- 8) Advocate for Affordable Housing. The State Legislature remains very active with its housing agenda. Actively advocate for the State and Federal governments to provide additional financial resources for affordable housing.
- 9) Act as Redevelopment Successor Agency. While most of the assets of the Successor Agency and Housing Successor Agency have been utilized, there will be continuing responsibilities and obligations of the former Redevelopment Agency.

Responsibility:	Housing Administrator
Resources:	Additional staffing, partner, and consultant support will be needed
Funding:	General Fund, Housing Fund, and grant funding (as available)
Schedule:	Continuing efforts as documented in the <i>Annual Report on Housing Element</i>

Housing Program 2 – Preserving Existing Housing and Neighborhoods

As part of the overall Housing Strategy, preserving existing affordable and market-rate housing is a very high priority because sustaining this housing, both in quantity, quality, and affordability, is generally more cost-effective and less resource-intensive than creating new housing.

- 1) Acquire Multifamily Housing. Continue seeking opportunities to purchase and rehabilitate multifamily rental housing buildings to provide these housing units at prices affordable to households at a variety of income levels.
- 2) Ensure Replacement Housing. Replace units removed through new development with equivalent housing units, achieving 'No Net Loss' of housing or housing site capacity.
- 3) Enforce 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.
- 4) Restrict Non-Residential Use of Existing Houses. Continue to enforce the terms of the City's prohibition of vacation home rentals (i.e., fewer than 30 days)
- 5) Consider Strategies to Mitigate Loss of Housing Stock to Second Homes. As part of implementing housing programs, measure and track the number of second-home conversions.

- 6) Reduce Wildfire Risk. In collaboration with the City Fire Department, regional agencies, CalFire, and organized property owner groups, adopt and implement programs that reduce wildfire hazards, consistent with the General Plan Safety Element update.

Responsibility:	Housing Administrator and Planning & Building Department
Resources:	Ongoing effort, non-residential use restrictions will require legal and technical support
Funding:	General Fund, Housing Fund, and new local funding
Schedule:	Continuing, as documented in the <i>Annual Report on Housing Element</i>

Housing Program 3 – Sustaining and Expanding Housing Sites

The primary intent of the State Housing Law that requires adoption of Housing Elements by cities and counties is assuring adequate sites for a prescribed (through the Regional Housing Needs Allocation) amount of housing affordable to the full range of household income categories.

- 1) Maintain Adequate Residential Sites to Assure “No Net Loss”. Monitor the supply of residential sites and related development projects to ensure that sufficient developable sites and units are available to meet the 6th Cycle RHNA requirement. Building upon the existing effort, maintain and expand a detailed listing of sites available for housing development and use this list to assure RHNA requirements are met and also to attract residential developers to the City. Also, assure ‘No Net Loss’ of residential units by disallowing or mitigating any loss of housing due to redevelopment of existing areas containing housing units.
- 2) Pursue Housing Site Acquisition/Land Banking. On an opportunity basis, purchase sites or otherwise acquire sites with housing potential as part of efforts to partner with affordable housing developers and consider formation of a Community Development Corporation to facilitate such transactions.
- 3) Provide Public Information on ADUs, SB 9, and Other Legislative Opportunities for Homeowners to Increase Housing On-Site. In addition to promoting ADUs, provide information about SB 9, which allows property owners to split a single-family lot into two lots. The City will prepare and distribute informational brochures and update the City’s website on the permitting procedures, requirements, and support available.

Responsibility:	Housing Administrator and Planning & Building Department
Resources:	Ongoing effort
Funding:	General Fund and Housing Fund
Schedule:	Continuing, as documented in the Annual Report on Housing Element

Housing Program 4 – Expanding Housing Development Capacity

While the existing inventory of housing sites has been shown to be adequate to meet the 6th Cycle RHNA requirements, the City is committed to expanding development capacity to meet current and future housing needs. A range of opportunities exist for expanding housing development potential even within the confines of the City’s Urban Growth Boundary (UGB).

- 1) Conduct Development Capacity Study. Conduct a ‘development capacity and opportunity study’ for the City that identifies existing housing development opportunities and visually demonstrates how zoning and other legislative and regulatory tools can unlock development opportunities.
- 2) Adopt Development Code Amendments. There are a variety of opportunities to amend the City’s Development Code that can expand housing development capacity, including the following: increase maximum density of selected base zoning districts to 30 units (or more) per acre to better reflect the density needed for multifamily rental housing.
 - Update the City’s Density Bonus Ordinance to conform to current State Law and provide additional local bonus provisions to incentivize moderate and middle-income housing projects.
 - As an alternative to increasing maximum densities on selected parcels, create an overlay district for areas suitable for higher-density multifamily housing development.
 - Develop code amendment to assure mandatory allowance of permanent supportive housing and low barrier navigation centers by-right.
- 3) Rezone existing sites with housing potential. Rezone properties to allow higher density housing where such development is compatible with surrounding uses.
- 4) Prepare and Adopt Area Plans and/or Specific Plans. Evaluate and prioritize preparation and implementation of Area Plans or Specific Plans for portions of the City where such planning can substantially add to the housing development capacity. These areas include:
 - Central Healdsburg Area
 - North Healdsburg Avenue Area
 - South Entry AreaAs these plans are complex and require substantial policy, technical, review, and implementation efforts, schedule the completion of those plans selected in priority order.
- 5) Pursue Development of ‘Housing Opportunity Sites’ through Partnership with Other Public or Private Entities. Identify and evaluate potential sites (e.g., Foss Creek Community Center site, Healdsburg Hospital site, Station Area site, and other City-owned property) for potential development partnerships that focus on providing local employee housing. If feasible, civic functions (e.g., a community center, recreation facilities, libraries, etc.) that are adjacent to or incorporated as part of the site plan may enhance amenities.

Responsibility: Planning & Building Department

Resources: Substantial costs will be incurred to complete the technical, planning, and environmental review required to implement this Program

Funding: General Fund, Housing Fund, and land/developer-based sources

Schedule: Development Capacity Study, Code amendments completed during the 6th Cycle; rezoning and plans initiated during 6th Cycle.

Housing Program 5 – Affordable and Middle-Income Housing Development

During the 5th Cycle, the City not only maintained sufficient sites and development capacity to achieve RHNA, the City focused on getting affordable units built and largely met the 5th Cycle RHNA requirements and the Quantified Objectives.

- 1) Continue to implement the Inclusionary Housing Program. Continue to implement the IHO, and consider revisions to the inclusionary housing requirements that incentivize middle-income units.
- 2) Manage Construction of Affordable Housing Development. The development of price-restricted affordable housing projects requires considerable planning review, transactional support, and administrative effort. Fortunately, many of the projects that will be completed during the 6th Cycle have already been planned and funded, reducing this effort. However, there will be ongoing management efforts to assure the projects are completed as expected. The City may contract with organizations or consulting firms that assist with construction management and administration of affordable housing projects and tenanting.
- 3) Incentivize Affordable Accessory Dwelling Units. Create an affordable accessory dwelling unit incentive program to encourage property owners to deed-restrict secondary dwelling units as affordable rental housing for lower- or moderate-income households. As part of the program, the City will establish long-term affordability requirements and a monitoring program to ensure the long-term affordability is maintained. The focus of program will be on lowering costs of creating ADUs through pre-approved plans, modular units, and financing programs.
- 4) Develop Middle-Income Housing. Creating middle-income housing is challenging due to the high costs of development generally and particularly in Healdsburg with its high median housing prices, high land costs, and competition with non-residential uses of houses (e.g., second homes, short-term vacation rentals, and most recently, time share/interval ownership uses). It is also the case that necessary price restrictions associated with public subsidies can deter market attractiveness of such homes. This program has the following elements:
 - Expand Affordable Housing Projects to include 'mixed-income' housing projects. Existing partnerships with affordable housing developers could be expanded to include 'mixed-income' units that would be affordable to middle-income households.
 - Utilize Land Trust Model. Expand cooperation with the Sonoma Housing Land Trust (or similar organizations) that use a land trust-based financing model to promote opportunities for ownership housing.
 - Developing Subsidy Options. In most cases, substantial, local sources of funding and financial subsidies will be required to achieve middle-income housing objectives. There are a range of techniques used including 'silent second mortgages,' equity sharing agreements, lease-purchase options, etc., that can be explored and shaped to meet local circumstances.
 - Target Opportunity Sites for Middle-Income Housing. One or more of the Opportunity Sites that have been identified for affordable housing could be developed for middle-income housing, all or in part (mixed-income).

Responsibility:	Housing Administrator, Planning & Building Department
Resources:	Ongoing effort
Funding:	General Fund, Housing Fund
Schedule:	Continuing, as documented in the Annual Report on Housing Element

Housing Program 6 – Affirmatively Furthering Fair Housing

The City has an ongoing fair housing program that will be expanded to meet the requirements of AB-686 and other new State laws. Key to this expansion is taking a more proactive approach to fair housing administration and addressing the full range of fair housing policy and statutory requirements.

- 1) Refer Fair Housing Complaints. Refer fair housing complaints to the State Department of Fair Employment and Housing and Fair Housing of Sonoma County.
- 2) Provide Non-Discrimination Clause and Mandate Fair Housing Practices. Provide non-discrimination clauses in rental agreements and deed restrictions for housing constructed with City subsidy or through the IHO, as well as mandate the implementation of fair housing practices in contracts with affordable housing developers.
- 3) Disseminate Fair Housing Information. Disseminate fair housing information through multilingual 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 and provide links on the City's website.
- 4) Conduct 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 Spanish-speaking residents.
- 5) Provide Utility Discounts for Lower-Income Households. Continue to discount the electric, water and sewer utility and storm drainage maintenance charges to lower-income households and affordable residential projects.
- 6) Conduct 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.
- 7) Improve Infrastructure in Lower Resource Areas. Continue street, sidewalk, recreation and other infrastructure improvements and maintenance in low- and moderate-income neighborhoods of the City.

Responsibility: Housing Administrator, Planning & Building Department

Resources: Expansion of City AFFH efforts will require additional staffing and support from collaborating agencies

Funding: General Fund and Housing Fund

Schedule: Service expansion to begin in FY 22-23

Housing Program 7 – Remove Housing Constraints

Both governmental and non-governmental constraints limit housing development potential, increase costs, and inhibit the development of housing at all income levels. This Program seeks to remove these constraints through regulatory reform, infrastructure investments, and broadening the sources of funding available to remove constraints and incentivize housing production.

- 1) Update and Reform Development Impact Fees and Charges. Review and update City Development Impact Fees and Connection Charges. Conduct economic analysis to determine the burden that such

fees place on new development and seek ways, consistent with AB-602, to reduce the burden, particularly on affordable and middle-income housing development.

- 2) Promote and Utilize Exemptions to the Growth Management Ordinance. The GMO, as currently configured, exempts affordable housing units and allows construction of rental housing above its 30 unit per year cap. In addition, developments of ten or fewer units through SB 10 are exempt from the GMO. These exemptions can be promoted and deployed to decrease the constraint imposed by the GMO.
- 3) Update Growth Management Ordinance. Amending the GMO to add further exemptions or increase the development cap above 30 units per year will require a new ballot measure, but would further reduce constraints imposed by the GMO and thus promote housing availability and affordability.
- 4) Evaluate Infrastructure Readiness and Capacity. Conduct evaluation of roads, utilities, and other infrastructure needed to support expanded development capacity, and add identified projects to long-range capital improvement plans or the *Capital Improvement Program*.
- 5) Prepare Program-Level Environmental Impact Reports. Develop procedures for preparing 'program environmental impact reports' (EIRs). Such program EIRs can reduce the time and expense of preparing project-level EIRs by limiting the scope of environmental review on individual projects covered by the program EIR. Program EIRs are suitable where one large project, such as an area or specific plan, can be characterized geographically. The project may involve a chain of subsequent individual projects carried out under the same authorizing statutory or regulatory authority which may have generally similar environmental effects and which can be pre-mitigated in similar comprehensive ways.

Responsibility:	Planning & Building Department, Public Works and Utility Departments, City Council
Resources:	Additional staff or technical consultant effort required along with potentially substantial capital improvements to improve development readiness
Funding:	General Fund, Road Fund, Utility Funds, and new Citywide sources
Schedule:	Continuing, as documented in the Annual Report on Housing Element

Housing Program 8 – Extremely Low-Income, Homeless, and Special Needs Housing Program

Diligent efforts are required to meet the needs of extremely low-income, homeless, and special needs individuals and households. The City, in cooperation with County and regional agencies, has an active Program that can be expanded as technical and financial resources are made available.

- 1) Develop Extremely Low-Income Housing. Promote housing for extremely low-income households 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.
- 2) Provide Disabled-Access Units. Enforce Building Code requirements for the inclusion of accessible units in multifamily development projects that are subject to such requirements.
- 3) Provide Emergency and Transitional Housing. Work with appropriate agencies and groups to provide temporary and transitional housing and support services for the homeless in Healdsburg.

- 4) Provide Farmworker Housing. Work with appropriate agencies and groups to provide housing and support services for farmworkers in Healdsburg. Prepare an analysis of the community's farmworker population including farmworker jobs within the community to identify the need for farmworker housing by type and size and establish outreach to farmworker employers to match potential tenants to housing opportunities.
- 5) 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.
- 6) Participate in Countywide Homeless Survey. Participate in periodic comprehensive surveys of the County's homeless population.
- 7) Implement Countywide Homeless Plan. Participate in the Sonoma County Continuum of Care Strategic Planning process and continue to implement the Northern Sonoma County Homelessness Plan.
- 8) Develop 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.
- 9) 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.
- 10) Provide 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: universal design, first floor bedroom/bathroom configurations, reduced setbacks, and/or reduced fees.
- 11) Allow Employee Housing. Amend the Zoning Ordinance to allow employee housing for six or fewer employees as a permitted use in the City's Mixed Use and Office zones to comply with California Health and Safety Code 17000, et seq.
- 12) Eliminate Constraints to 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.

Responsibility: Housing Administrator, Planning & Building Department

Resources: Continuation of existing efforts.

Funding: General Fund, Housing Fund, and Grants

Schedule: Continuing, as documented in the Annual Report on Housing Element

Housing Program 9 – Environmental Quality and Conservation Program

This Program encompasses efforts to assure a high level of environmental quality in the City while recognizing and respecting the costs that may be imposed as part of this effort.

- 1) Implement CalGreen Program. Ensure that the designs and construction practices for new residences and additions to existing residences comply with California Green Building Standards Code standards.
- 2) Provide 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.

- 3) Provide and Publicize Energy Audit Program. Continue to provide and publicize the Energy Audit Program services to homeowners and landlords.
- 4) Provide and Publicize Energy Efficiency Rebate and Weatherization Programs. Continue to publicize and administer State rebates for energy-efficient lighting fixtures and light bulbs, electric water heaters, air conditioners, heat pumps, appliances and photovoltaic systems, water storage, greywater systems, and weatherization of existing homes.
- 5) Construct 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.

Responsibility:	Planning & Building Department
Resources:	Continuation of existing efforts
Funding:	General Fund and Housing Fund
Schedule:	Continuing, as documented in the Annual Report on Housing Element

HOUSING STRATEGY

Goals and Policies

The City of Healdsburg, through adopting its 6th Cycle Housing Element, adopts the following Goals, Objectives and Policies ~~related to each Goal and, as well as~~ a set of Implementing Programs to be completed during the timeframe of the 6th Cycle Housing Element.

The collective Goals, Policies and Programs set forth in this Housing Element and as administered by the City of Healdsburg comply with and further the requirements and goals of Government Code Section 8899.50(b), “A public agency shall administer its programs and activities relating to housing and community development in a manner to affirmatively further fair housing, and take no action that is materially inconsistent with its obligation to affirmatively further fair housing”~~”.~~ As demonstrated throughout the following Goals, ~~Objectives,~~ Policies and Programs, and in particular in Goal 6 and its related policies, the City is ~~committed~~committing to taking meaningful actions to fulfill its obligation to affirmatively further fair housing and will take no actions that would be materially inconsistent with this goal.

During the 5th Cycle, the City of Healdsburg ~~activated~~enacted aggressive housing policy implementation efforts and is committed to expanding these efforts and seeking new funding sources to support fair, affordable, and environmentally ~~sensitive housing,~~ sensitive housing. The policies associated with each Goal are included below each Goal, and implementing programs are described in the subsequent section. (Parenthetical notes following Goals, Policies, and Programs explain changes from the 2015 Housing Element.)

Housing Goal 1 -- Maintain ~~Affordable Housing Sites~~affordable housing sites and ~~Expand Housing Development Capacity~~expand housing development capacity as needed to accommodate the City’s regional housing need throughout the eight-year Planning Period and beyond.

While the ~~Housing Sites Inventory has identified sites~~City’s pipeline of projects are more than adequate to meet Healdsburg’s Regional Housing Needs Allocation (RHNA), policies and programs are required to maintain and develop these sites, as well as generally expand affordable and other housing development sites. Specifically, SB 166 (No Net Loss) requires that cities maintain a Sites Inventory to incrementally meet the RHNA, by income category, on an annual basis throughout the Planning Period. ~~The policies for this Goal are included below; implementing programs are described in the subsequent section. (Parenthetical notes following objectives, policies, and programs explain changes from the 2015 Housing Element.)~~

Policy 1.1: Maintain the supply of residentially-designated land shown in the *Housing Sites Inventory* adequate to accommodate Healdsburg’s share of the regional housing need allocation during the 6th Cycle. ~~(existing, modified)~~(Existing, Modified)

Implementing Program: HP-3 Sustaining and Expanding Housing Sites

Policy 1.2: Prepare and maintain an *Administrative Site List* ~~(see Attachment x)~~ that lists and describes additional housing sites with appropriate residential zoning that presently exist or can be added to the

City's Housing Sites Inventory if and when an analysis provided through the Annual Progress Report indicates that sufficient sites may not exist to accommodate the City's remaining RHNA, by income level, during the planning period. (~~new~~New, assures adequate sites are available)

Implementing Program: HP-3 Sustaining and Expanding Housing Sites

Policy 1.3: Consistent with "no-net-loss" density provisions contained in Government Code Section 65863, consider the potential impact on the City's ability to meet its share of the regional housing need when reviewing proposals that reclassify residentially-designated property to other uses, or assume fewer units for the site than what is reflected in the *Housing Sites Inventory*. (*Existing, Modified*)

Implementing Program: HP-3 Sustaining and Expanding Housing Sites

Policy 1.4: Facilitate affordable housing opportunities in the City's existing developed neighborhoods by permitting, promoting, and incentivizing construction of ADUs, JADUs, and other accessory units and lot splits as required by Government Code 65852.81 (SB 9-).

Implementing Program: HP-5 Affordable Housing Development Program (~~new~~New funding required)

Policy 1.5: Pursue selected rezoning of lower density residential or commercial/industrial parcels to higher density multifamily or mixed-use zoning districts. (~~existing, modified~~Existing, Modified)

Implementing Program: HP-4 Expanding Housing Development Capacity

Policy 1.6: Evaluate and, where appropriate, increase minimum housing density requirements for residential and mixed-use Land Use Element Designations and corresponding Zoning Districts. (~~existing, modified~~Existing, Modified)

Implementing Program: HP- 4 Expanding Housing Development Capacity

Policy 1.7: Review all Zoning Districts that allow multifamily residential uses and increase allowable maximum densities, established 'by ~~right~~,right,' from their existing maximum to 30 units or more per acre as may be appropriate and adjust height limits to allow such higher density. (*New*)

Implementing Program: HP- 4 Expanding Housing Development Capacity

Policy 1.8: Identify and pursue new Area Plans or Specific Plans in areas where substantial increases in housing development capacity are possible. (*Existing, Modified*)

Implementing Program: HP- 4 Expanding Housing Development Capacity

Policy 1.9: ~~Evaluate~~Identify and evaluate Housing Opportunity Sites (~~e.g., Foss Creek Community Center site, Healdsburg Hospital site, Station Area site~~), acquire when advantageous, and seek public agency or private partners and initiate planning, development entitlement, and partnership agreements as the Opportunity Sites become available. (*New*)

Implementing Program: HP- 4 Expanding Housing Development Capacity (*new funding required*)

Policy 1.10: Assure zoning changes for ~~areas~~Area Plans, Specific Plans, and/or specific sites shallHousing Opportunity Sites include a set-aside for Affordable Housingaffordable housing and Middlemiddle-income

~~Housing~~¹ development through site dedication or donation to an affordable housing developer (one acre minimum), offering units with an enduring price or rent control, and offering sites (lots) for sweat-equity ownership projects (e.g., Habitat for Humanity) and similar programs. *(New)*

Implementing Program: HP-3 Housing Sites Inventory

Housing Goal 2 -- Remove or mitigate impediments to housing production including both ~~government~~governmental constraints and non-~~government~~governmental constraints.

Housing development is constrained by both the policies, programs, and regulations imposed by government agencies and ~~also~~by market and natural conditions that influence housing ~~cost and pricing~~development costs. Accordingly, the policies ~~addressing constraints are divided into those addressing the~~address both governmental and ~~those addressing~~ non-governmental constraints.

Policy 2.1: Reduce the time spent reviewing and acting upon residential development applications to reduce development costs and improve development feasibility. *(Existing, Modified)*

Implementing Program: HP-7 Remove Housing Constraints

Policy 2.2: Reduce the project review requirements for small subdivisions of residentially-zoned land (10 or fewer units) by comparison to larger, more complex projects. *(Existing, Modified)*

Implementing Program: HP-7 Remove Housing Constraints (Code ~~amendments~~Amendments)

Policy 2.3: Streamline permitting for 'multiplexes' (e.g., duplexes, triplexes, etc.) and provide regulatory incentives within single-family designated zoning districts. *(New)*

Implementing Program: HP-7 Remove Housing Constraints

Policy 2.4: Incentivize affordable and middle-income housing located in single-family ~~areas~~neighborhoods by reducing pre-development and construction costs of ADUs and by pre-approving prototypical plans and modular units and offer construction loans with debt forgiveness provisions offered in return for long-term commitment to rent new units created at price-restricted ~~rate~~rates. *(New)*

Implementing Programs: HP-7 Remove Housing Constraints (~~new~~New funding required)

Policy 2.5: Improve transparency and reduce the scope and discretion in the City's Design Review process by providing consistent and predictable policy direction, adding objective design standards to individual Zoning Districts, reducing the scope of uses requiring a Conditional Use Permit, and adopting design guidelines. *(Existing, Modified)*

Implementing Program: HP-7 Remove Housing Constraints (Code ~~amendments~~Amendments)

¹ Middle-income Housing is defined as housing that is affordable to households earning more than 80% AMI and up to 160% AMI.

Policy 2.6: Relying upon provisions of Government Code 65913.5 (SB -10), exempt ~~selected~~select geographic areas (e.g., residentially-zoned parcels with capacity for 10 or fewer housing units from the GMO annual permit restrictions (New)

Implementing Program: HP-7 Remove Housing Constraints (GMO)

Policy 2.7: Seek additional amendments to the City's Growth Management Ordinance ~~that include features such as increases to,~~ including but not limited to increasing the overall annual development cap, exempting new housing units that are price-restricted for low-, moderate-, and ~~Middle~~middle-income ~~buyers (up to 160 percent of AMI),~~housing product, exempting multifamily rental units, and exempting small residential ~~project~~projects as required by SB -10. (Existing, Modified)

Implementing Program: HP-7 Remove Housing Constraints (GMO)

Policy 2.8: Ensure that aggregate impact fees do not deter new residential development (i.e., target fee burdens that do not exceed 15 percent of the expected retail value (price) of new development~~)-) and ensure compliance with AB 602.~~ (New, Statutory Compliance)

Implementing Program: HP-7 Remove Housing Constraints (Impact Fee Update)

Policy 2.9: Offer reductions or waivers of impact fees to affordable and ~~Middle~~middle-income housing units required by the Inclusionary Housing Ordinance, density bonus, or City development code provisions and pay for such fee reductions with new funding sources dedicated to incentivizing housing production. (New)

Implementing Program: HP-7 Remove Housing Constraints (Impact Fee Update) (new funding required)

Policy 2.10: Use land-secured financing districts (special property taxes) to ~~leverage~~encourage private infrastructure investment associated with new housing production. (New)

Implementing Program: HP-7 Remove Housing Constraints (new funding source)

Policy 2.11: Create additional Citywide sources of funding to support infrastructure expansion including use of utility rate-based revenue bonds, general obligation bonds, grants from federal and State programs, and JPA-issued bonds, ~~and considering forming a City Charter to provide more flexibility in public financing (e.g., use of real estate transfer taxes).~~ (New)

Implementing Program: HP-7 Remove Housing Constraints (new funding sources)

Policy 2.12: Utilize a 'Program EIR' (Public Resources Code Section 15168) for environmental review of all land use ~~plan~~plans prepared by the City (area plans and specific plans). (New)

Implementing Program: HP-7 Remove Housing Constraints (Code and procedural amendments)

Policy 2.13: Continue waiver of development standards ~~such as the~~(e.g., required number of parking spaces) when feasible and where certain criteria are met (e.g., development feasibility is improved and/or, project design is improved, and/or specified housing use types are eligible for by-right review pursuant to statutory requirements). (Existing)

Implementing Program: HP-7 Remove Housing Constraints (Code and procedural amendments)

Housing Goal 3 – Preserve, ~~and~~ improve ~~and administer~~ the City's existing housing stock and community character in residential neighborhoods, while allowing greater density (e.g., ADUs/JADUs, SB 9, multiplexes).

Existing housing units including both ownership and rental units are not ~~'constant' as they~~ constant. They are affected by aging and deterioration, conversion to other uses, and, with respect to rental units, may be affected by conversion to ownership (condominium) uses. In Healdsburg, reflecting a trend like in other visitor-serving, destination communities, conversion ~~to activity can be exacerbated by the~~ second homes, short-term rentals, and most recently home, time-share ~~uses has significantly affected the local housing market, driving up prices and displacing local working families, and short-term rental markets.~~

Policy 3.1: Preserve and improve the stock of affordable rental housing units and special needs housing by offering low interest loans and other incentives to rehabilitate and upgrade these properties. (*Existing, Modified*)

Implementing Programs: HP-2 Preserve Housing and Neighborhoods (*New funding required*)

Policy 3.2: ~~Continued~~Continue opportunistic investment (purchase and rehabilitation) of existing market rate multifamily rental buildings as they become available for conversion to be added to City's affordable, price-restricted affordable housing stock. (*existing, modified units. (Existing, Modified)*)

Implementing Program: HP-2 Preserve Housing and Neighborhoods (*New funding required*)

Policy 3.3: ~~Establish and vigorously~~Vigorously enforce existing restrictions on vacation rentals and other short-term rentals in the City including strategies and identify and amend code restrictions to eliminate loopholes that violate the 30-day minimum rental requirement. (*existing, modified (Existing, Modified)*)

Implementing Program: HP-2 Preserve Housing and Neighborhoods

Policy 3.4: Evaluate potential restrictions (through amendment to the Zoning Ordinance) on conversion of the City's housing stock to visitor-serviceserving uses including 'interval ownership' business models. (*New*)

Implementing Program: HP-2 Preserve Housing and Neighborhoods

Policy 3.5: ~~Mitigate~~Expand housing opportunities for middle-income housing households, to offset the loss of housing stock to vacation or second unit home use through ~~expanding housing opportunities for Middle-Income Housing households (new).~~ (*New*)

Implementing Program: HP-5 Affordable and Middle-Income Housing Development (*new New funding required*)

Policy 3.6: Develop and ~~adopt~~recommend a new special property tax that exemptsallows owner- and long-term renter-occupied units- to opt out. Funding derived from such a 'vacant unit tax' will be used to mitigate the impacts of loss of resident-occupied housing including provided needed subsidies to build and sustain low-, moderate-, and Middlemiddle-income housing units.

Implementing Program: HP-2 Preserve Housing and Neighborhoods (*new New funding source*)

Policy 3.7: Discourage the conversion of existing multifamily rental units to condominium units in order to preserve the supply of rental housing in the City. (*existing Existing*)

Implementing Program: HP-2 Preserving Housing and Neighborhoods

Policy 3.8: In cooperation with affordable housing project owners, monitor price-restricted affordable housing programs and projects to ensure their continued occupancy by appropriate individuals and households. ~~(existing, modified)~~(Existing, Modified)

Implementing Programs: HP-1 Housing Administration (affordability monitoring)

Policy 3.9: Control rent increases on mobile home park spaces consistent with local Ordinances and State Law. ~~(existing)~~Existing)

Implementing Programs: HP-2 Preserving Housing and Neighborhoods (Rent Stabilization ordinance)

Policy 3.10: Sustain long-term maximum rents and sale price restriction contracts on affordable housing units developed with City assistance and also on the inclusionary units provided by private developers, and encourage ~~developers~~owners of affordable housing units to preserve affordable housing through refinancing and the extension of affordability covenants. ~~(existing, modified)~~(Existing, Modified)

Implementing Programs: HP-2 Preserving Housing and Neighborhoods (new funding may be required)

Policy 3.11: Provide additional land use ~~policy~~and public safety policies and programs as needed to ~~reduce~~persisting/mitigate wildfire hazards in the City. (New)

Implementing Programs: HP-2 Preserving Housing and Neighborhoods (Update General Plan Safety Element)

Policy 3.12: Support and collaborate with neighborhood associations ~~and~~, Fire Safe Councils ~~and~~, and Citizens Organized to Prepare for Emergencies (COPE) organizations to develop area-specific wildfire response plans. (~~new~~New)

Implementing Programs: HP-2 Preserving Housing and Neighborhoods

Policy 3.13: Reduce wildfire hazards on lands surrounding the City, particularly on the eastern edge through cooperation with landowners, the Northern Sonoma County Fire Protection District, Cal Fire, and other entities to reduce fuel and create fire resistant 'buffer ~~zones~~'. (~~new~~zones.' (New)

Implementing Programs: HP-2 Preserving Housing and Neighborhoods (Inter-agency cooperation)

Policy 3.14: Require and provide technical guidance and financial incentives to homeowners for completing 'defensible space' and fire safe building 'hardening' retrofitting. (~~new~~New)

Implementing Program: HP-2 Preserving Housing and Neighborhoods (new funding may be required)

Housing Goal 4 -- Support and promote housing production during the Planning Period, emphasizing ~~Affordable~~affordable and ~~Middle-Income Housing~~middle-income housing needs.

In addition to establishing and maintaining housing sites, removing or mitigating constraints, and creating additional development capacity, it will be necessary to provide additional regulatory, and programmatic incentives, and as well as subsidies to achieve additional ~~Affordable~~affordable and ~~Middle~~middle-Income ~~Housing~~housing production.

Policy 4.1: Post an accessible, interactive, and ‘user-friendly’ version of the City’s *Housing Sites Inventory* that includes site-specific development information ~~and~~to engage ~~and~~ encourage prospective developers. ~~(existing, modified)~~*(Existing, Modified)*

Implementing Program: HP-1 Housing Administration, HP-3 Sustaining and Expanding Housing Sites

Policy 4.2: Cooperate and partner with affordable housing developers to ~~a)~~ benefit from their expertise and resources ~~toward~~available for the development ~~of~~ affordable housing units, ~~and supporting~~b) support their efforts to secure Low-Income Housing Tax Credits and other development financial assistance. ~~(existing, modified)~~*(Existing, Modified)*

Implementing Program: HP-5 Affordable and Middle-Income Housing Development

Policy 4.3: Provide regulatory, processing, and financial incentives to developers that provide on-site affordable housing for people with special needs, ~~Low-, Moderate~~including extremely low-, very low-, and ~~Middle~~low-income renters and buyers ~~including such. Such~~ incentives ~~as~~shall include contribution of City-owned sites, modification of development standards, priority processing, and direct financial assistance. Requests for incentives shall be made with the initial project application and shall be determined on a case-by-case basis, consistent with Government Code 65915. ~~existing, modified~~*(Existing, Modified)*

Implementing Program: HP-5 Affordable and Middle-Income Housing Development

Policy 4.4: Continue to require on-site production of low- and moderate-income housing product within new residential development projects consistent with the Inclusionary Housing Ordinance. ~~(existing, modified)~~*(Existing, Modified)*

Implementing Program: HP-5 Affordable and Middle-Income Housing Development

Policy 4.5: Grant density bonuses in accordance with State law and continue to grant an additional density bonus when an applicant proposes that 100 percent of the bonus units not restricted to lower-income households will be affordable to moderate- and ~~Middle~~middle-income households. ~~(existing, modified)~~*(Existing, Modified)*

Implementing Program: HP-7 Remove Housing Constraints (Code amendments)

Policy 4.6: As a part of future market-rate housing projects involving development agreements, ~~require~~ a substantial portion of housing created to be exclusively available to the local workforce on a continuing basis through title or price restrictions, ~~(e.g., resales must meet first sale price and continuing price restrictions-~~*(new)*. *(New)*

Implementing Programs: HP-4 Expand Housing Development Capacity, HP-5 Affordable and Middle-Income Housing Development

Policy 4.7: Provide direct subsidies to ~~Middle~~middle-income, local workforce households to improve credit worthiness and offset equity requirements using 'silent second mortgages' equity sharing, or other subsidy instruments. ~~(new)~~*(New)*

Implementing Programs: HP-5 Affordable and Middle-Income Housing Development

Policy 4.8: Develop ownership ~~Moderate~~moderate- and ~~Middle-Income Housing~~middle-income housing in concert with the Housing Land Trust of Sonoma County (or other similar organizations) specifically targeted at providing home ownership opportunities to moderate_ and ~~above moderate (up to 160 percent of median middle-income)~~, local workforce families. ~~(existing, modified)~~ *(Existing, Modified)*

Implementing Programs: HP-5 Affordable and Middle-Income Housing Development ~~(new)~~New funding required)

Policy 4.9: Promote and incentivize innovative housing types such as accessory dwelling units, multiplexes, co-op housing, micro-units, and other housing innovations to increase opportunities for affordable rental and homeownership. ~~(existing, modified)~~ *(Existing, Modified)*

Implementing Programs: HP-5 Affordable and Middle-Income Housing Development

Housing Goal 5 -- Support and promote housing for homeless, special needs, farmworkers, and elderly individuals ~~and households~~.

The City of Healdsburg recognizes the needs of its homeless, special needs, farmworkers, and elderly individuals ~~and, building~~. Building on existing efforts, including the Homekey Program, the City will continue to pursue policies and programs ~~needed~~ to provide needed housing and supportive programs within the City through cooperation with County and regional agencies and organizations.

Policy 5.1: Quantify the housing needs of people with disabilities, including residents with developmental disabilities, the housing needs of the homeless and those in peril of becoming homeless, and the housing needs of farmworkers ~~(existing, modified)~~. *(Existing, Modified, and consolidated)* Consolidated)

Implementing Program: HP-8 Extremely Low, Homeless, and Special Needs Housing

Policy 5.2: Continue current City efforts to address homeless population needs by expanding transitional and supportive housing within Healdsburg and sustaining related services. ~~(new)~~New)

Implementing Program: HP-8 Extremely Low, Homeless, and Special Needs Housing

Policy 5.3: Amend multifamily, mixed-use, and nonresidential zoning districts to allow permanent supportive housing and low-barrier navigation centers, pursuant to AB 101 and AB 2162. ~~(new, statutory)~~ *(New, Statutory requirement)*

Implementing Programs: HP-4 Expand Housing Capacity, HP-8 Extremely Low, Homeless, and Special Needs Housing

Policy 5.4: Increase the number of extremely low-income units in affordable housing developments by expanding City subsidies to these projects and ~~include~~including units that qualify as a 'housing unit' in future City-sponsored transitional and supportive services projects and pursuing siting, production, rehabilitation, and preservation of housing for extremely low-income households, including non-traditional housing types. ~~(new)~~New)

Implementing Programs: HP-5 Affordable and Middle-Income Housing Development, HP 8 Extremely Low, Homeless, and Special Needs Housing

Policy 5.5: Encourage and facilitate the transition of homeless residents to permanent housing ~~(new)~~
(New)

Implementing Programs: HP-8 Extremely Low, Homeless, and Special Needs Housing

Policy 5.6: Collaborate with the County, other cities, and non-profit organizations to meet the needs of the homeless and those at risk of homelessness in Healdsburg. ~~(new)~~
(New)

Implementing Programs: HP-8 Extremely Low, Homeless, and Special Needs Housing

Policy 5.7: Encourage senior housing development, rehabilitation, and preservation, particularly in neighborhoods that are accessible to public transit, commercial services, healthcare, and community facilities. ~~(existing)~~
(Existing)

Implementing Programs: HP 8 Extremely Low, Homeless, and Special Needs Housing

Policy 5.8: Continue to encourage the provision of housing to serve people with developmental disabilities in new affordable housing projects by facilitating needed Community Care ~~HCD~~Housing and Community Development (HCD) licensing, streamlining required land use approvals, requiring affordable housing developers to set aside a portion of their units for the developmentally disabled, and offering available subsidies and granting fee waivers. ~~(new)~~
(New)

Implementing Programs: HP-8 Extremely Low, Homeless, and Special Needs Housing

Policy 5.9: Assist special needs housing project partners by seeking dedicated funding for developmentally disabled affordable housing construction including state and federal grants as they become available, and support construction funding applications for affordable housing projects serving the developmentally disabled. ~~(new)~~
(New)

Implementing Programs: HP-1 Housing Administration (funding), HP 8 Extremely Low, Homeless, and Special Needs Housing

Policy 5.10: Continue to provide individuals with disabilities ~~'Reasonable Accommodation~~Accommodation' through universal design standards and flexibility in zoning and building code regulations as necessary to eliminate barriers to housing. ~~(existing, consolidated, modified)~~
(Existing, Consolidated, Modified)

Implementing Program: HP-7 Remove Housing Constraints (Code amendments and procedures)

Policy 5.11: Require the inclusion of units meeting special needs in affordable housing projects developed with City assistance, where feasible and appropriate. *(New?)*

Implementing Programs: HP-5 Affordable and Middle-Income Housing Development, HP-8 Extremely Low, Homeless, and Special Needs Housing

Housing Goal 6 -- Affirmatively further fair housing and promote environmental justice for all residents by ensuring fair and equal housing opportunities for all Healdsburg residents regardless of race, color, religion, sex, sexual orientation, age, marital status, national origin, ancestry, familial status, disability, or source of income, and promoting fair housing practices and prohibiting discrimination.

Healdsburg contains areas designated as Low, Moderate, and High, ~~and Highest~~ Resource according to HCD's Affirmatively Furthering Fair Housing Opportunity Area Maps. The range of resource designations indicates disparities within Healdsburg neighborhoods in terms of access to economic, educational, and environmental opportunities. AB 686 mandates analysis of segregation patterns in the Housing Element, referred to as Affirmatively Furthering Fair Housing (see **Section 4**).#). Housing Element policies and programs will reduce the health and safety risks in Low and Moderate Resource areas, notably through access to safe and sanitary housing and the prioritization of these areas for improvements and ~~programs~~services. While Affirmatively Furthering Fair Housing is a recurrent goal of the Housing Element, achieved through implementing its full range of goals and policies, the following specific policies are included:

Policy 6.1: Ensure compliance with fair housing laws and prohibit discrimination in housing by providing fair housing services that include public information, engagement, counseling, and investigation. (~~existing,~~ ~~modified~~Existing, Modified, AFFH)

Implementing Program: HP-6 Affirmatively Furthering Fair Housing

Policy 6.2: Actively sanction discriminatory housing practices. (*Existing, Modified, AFFH*)

Implementing Program: HP-6 Affirmatively Furthering Fair Housing

Policy 6.3: Affirmatively further fair housing by facilitating deliberate action to address and combat disparities and enhance economic mobility, by fostering inclusive communities and preventing the perpetuation of existing patterns of segregation. (~~new~~New, AFFH)

Implementing Program: HP-6 Affirmatively Furthering Fair Housing

Policy 6.4: Ensure that affected residents have the opportunity to participate in decisions that impact their health. Facilitate the involvement of residents, businesses, and organizations in all aspects of the planning process, utilizing culturally appropriate approaches ~~to~~for public participation and involvement. (*New, AFFH*)

Implementing Program: HP-6 Affirmatively Furthering Fair Housing

Policy 6.5: Provide all informational documents, web-postings, and related services in English and Spanish, and conduct all outreach multilingually, with reasonable accommodation for people with disabilities. (~~new~~New, AFFH)

Implementing Program: HP-6 Affirmatively Furthering Fair Housing

Policy 6.6: Focus affordable housing development in Higher-Resource areas well-served by public transportation, schools, retail, and other services. (~~new~~New, AFFH)

Implementing Program: HP-6 Affirmatively Furthering Fair Housing

Policy 6.7: Improve public facilities and municipal services in existing Lower-Resource Areas where deficiencies are shown to exist. (*New, AFFH*)

Implementing Program: HP-6 Affirmatively Furthering Fair Housing

Policy 6.8: Provide housing opportunities for all household income cohorts throughout Healdsburg while avoiding or mitigating displacement of existing residents. *(New, AFFH)*

Implementing Program: HP-6 Affirmatively Furthering Fair Housing

Policy 6.9: Provide high quality and equitable public services, including public transportation, crime prevention, police protection, street lighting, street cleaning, and recreational facilities and programs, throughout the City. *(New, AFFH)*

Implementing Program: HP-6 Affirmatively Furthering Fair Housing

Policy 6.10: ~~Limit~~Continue to limit regulatory and enforcement actions against tenants in deed-restricted and naturally-occurring affordable housing by providing adequate time or extensions to address violations unless there is an imminent threat to public health and safety. *(New, AFFH)*

Implementing Program: HP-6 Affirmatively Furthering Fair Housing

Policy 6.11: Continue to implement the City's ~~reasonable accommodations ordinance~~Reasonable Accommodations Ordinance to ensure that all persons have access to housing of their choice, regardless of ability. ~~*(existing, modified)*~~*(Existing, Modified)*, *AFFH)*

Implementing Program: HP-6 Affirmatively Furthering Fair Housing

Policy 6.12: Ensure that the City's programs and policies continue to ~~reduce~~improve or eliminate the ~~unique or compounded~~ health ~~risks~~disparities of residents in existing disadvantaged communities. *(New, AFFH)*

Implementing Programs: HP-6 Affirmatively Furthering Fair Housing, HP-10 Environmental Quality

Housing Goal 7 -- Achieve a high standard of energy efficiency, water conservation, and 'zero-net' carbon footprint throughout the City, including existing and new development.

This Goal addresses the critical need to assure that both existing and new development needs to reduce and re-source energy supplies, reduce demand for potable water, and reduce aggregate carbon emissions ~~all as part of efforts~~ to sustain and improve environmental quality.

Policy 7.1: ~~Vigorously pursue and expand~~Expand existing City efforts ~~and vigorously pursue new initiatives~~ to increase water conservation and water supply capacity to both sustain supply for existing rate payers and provide capacity for new housing development. *(New)*

Implementing Program: HP-9 Environmental Quality

Policy 7.2: Require energy-efficiency performance in new housing and other development that meets or exceeds minimum State building standards. *(Existing)*

Implementing Program: HP-9 Environmental Quality

Policy 7.3: Expand reliance on renewable energy sources for City utilities including solar, geothermal, and cogeneration sources. *(New)*

Implementing Program: HP-9 Environmental Quality

Policy 7.4: Provide public information and links to subsidy programs and vendors for energy efficiency improvements and on-site energy saving and production retrofitting options for existing homes. *(New)*

Implementing Program: HP-9 Environmental Quality

Policy 7.5: Assist homeowners and businesses with conforming to water conservation measures through public information, workshops, access to needed appliances and equipment, and financing. *(~~new~~New)*

Implementing Program: HP-9 Environmental Quality *(new funding may be required)*

Policy 7.6: Expand the inventory of electric vehicle charging stations through public investment and requirements on private parking facilities. *(~~new~~New)*

Implementing Programs: HP-9 Environmental Quality *(~~new~~New funding may be required)*

Policy 7.7: Require energy-efficient site development and waste disposal practices. *(~~existing, modified~~ Existing, Modified)*

Implementing Program: HP-9 Environmental Quality

Policy 7.8: Include facilities for non-automobile transportation as a part of project approvals and plans, including pedestrian ways, access, and interconnections, on street and dedicated bikeways, and transit options. *(~~existing, modified~~ Existing, Modified)*

Implementing Programs: HP-9 Environmental Quality

Policy 7.9: Require the planting of drought tolerant street trees as a part of all residential development and parking projects. *(~~existing, modified, and expand tree canopy in existing Lower-Resource neighborhoods more susceptible to extreme heat due to a lack of street trees.~~ Existing, Modified)*

Implementing Programs: HP-9 Environmental Quality

HOUSING PROGRAMS

The Housing Element ~~goals~~**Goals** and ~~policies~~**Policies** will be implemented through a set of Housing Programs, including continuation of existing programs and related efforts by the City to preserve, improve, and expand housing opportunities in the City. The 6th Cycle programs have been consolidated into nine major programmatic efforts that incorporate and expand upon the 49 programs presented in the 5th Cycle Housing Element.

Housing Program 1 – Housing Administration

The City Council has made access to healthy and safe housing for all Healdsburg residents a high priority. To ensure the housing needs of the community are being met, the City has created **and funded** a Housing Division that administers ~~it~~**the City's** housing programs and development efforts ~~that include:~~
Responsibilities are as follows:

- 1) **Develop Partnerships with Other Agencies.** As a part of these efforts the City has formed strategic partnerships with a number of experienced housing service providers including Reach for Home (formerly NSCS), Housing Land Trust of Sonoma County, Fair Housing Advocates of Sonoma County, ~~Corazon~~**Corazón Healdsburg**, and others. In partnership, these service providers assist the City in ensuring residents have direct access to:
 - Financial assistance for low-income tenants at ~~-~~risk of displacement,
 - Fair housing services for tenants and landlords,
 - First-time homebuyer assistance for low-income families, and
 - Emergency and transitional housing services.
- 2) **Assist Affordable Housing Developers.** Efforts will be continued to publicize and provide financial and procedural assistance to 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. Procedural assistance will include publicizing and assisting with available incentives and housing programs, such as the density bonus ordinance, small subdivision ordinance, and Growth Management Ordinance provisions and procedures.
- 3) **Administer Fair Housing Programs.** The City's ongoing efforts to implement fair housing laws will need to be expanded to meet the full requirements of AB-686. A more active and expansive effort will be required demanding additional staff time.
- 4) **Expand Affordable Housing Monitoring Program.** The existing and increasing inventory of affordable housing will require monitoring, typically in cooperation with the developers and owners of the individual affordable housing projects. The objective of this program is to ~~assure~~**ensure** that households continue to qualify for price-restricted rents, **consistent with HCD income limits**, and that other covenants and obligations are being met.
- 5) **Prepare Annual Housing 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)~~**HCD** and the Office of Planning and Research (OPR).

6) Sustain and Expand Financial Resources. The City will continue participation in the Joint Powers Authority with Sonoma County and other Sonoma County jurisdictions to further City’s eligibility for State and Federal funding (e.g., CDBG and HOME programs). The broadening scope of affordable and ~~Middle~~middle-income ~~Housing~~housing development will require additional funding. This effort will require applying for regional, State, and Federal funding for affordable housing, providing documentation as needed in support of project applications for State and Federal financial assistance, and developing new sources of local funding for housing.

~~7)~~ Continue to Support and Engage the Housing Element Working Group (HEWG). ~~The HEWG was convened as a public advisory body in support of the 6th Cycle Housing Element update but may continue to serve as a resource to identify and advance policies and programs for future consideration.~~

~~7)8)~~ Advocate for Affordable Housing. The State Legislature remains very active with its housing agenda. Actively advocate for the State and Federal governments to provide additional financial resources for affordable housing.

~~8)9)~~ Act as Redevelopment Successor Agency. While most of the assets of the Successor Agency and Housing Successor Agency have been utilized, there will be continuing responsibilities and obligations of the former Redevelopment Agency.

Responsibility:	Housing Administrator
Resources:	Additional staffing, partner, and consultant support will be needed
Funding:	General Fund, Housing Fund, and grant funding (as available)
Schedule:	Continuing efforts as documented in the <i>Annual Report on Housing Element</i>

Housing Program 2 — Preserving Existing Housing and Neighborhoods

As part of the overall Housing Strategy, preserving existing affordable and market-rate housing is a very high priority ~~as~~because sustaining this housing, both in quantity, quality, and affordability, is generally ~~less~~more cost-~~effective~~ and ~~effortless resource-intensive~~ than creating new housing.

- 1) Acquire Multifamily Housing. Continue seeking opportunities to purchase and rehabilitate multifamily rental housing buildings ~~and rehabilitating and providing to provide~~ these housing units at prices affordable ~~prices to local~~ households at a variety of income levels.
- 2) Ensure Replacement Housing. Replace units removed through new development with equivalent housing units, achieving ‘No Net ~~Loss~~Loss’ of Housinghousing or housing site capacity.
- 3) Enforce 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.
- 4) Restrict Non-Residential Use of Existing Houses. ~~Strengthen enforcement~~Continue to enforce the terms of the City’s prohibition of vacation home rentals (i.e., fewer than 30 days) ~~and evaluate the impact and determine means to address time share/interval ownership in residential zoning districts in order to protect neighborhood character and ensure the housing stock is available for long term residents.~~

- ~~5) Mitigate the Impacts of Vacation Rentals and Second Home Ownership. Seeking ways to provide housing opportunities to households displaced by non-resident uses of the City's housing stock. For example, adopting a special parcel tax on residential parcels that would exempt full-time occupants (owners and renters) will provide both a disincentive to second-home purchases and a source of funding to support affordable housing programs, including incentives and subsidies to Middle-Income Housing households.~~
- 5) Consider Strategies to Mitigate Loss of Housing Stock to Second Homes. As part of implementing housing programs, measure and track the number of second-home conversions.
- 6) Reduce Wildfire Risk. In collaboration with the City Fire Department, regional agencies, CalFire, and organized property owner groups, adopt and implement programs that reduce wildfire hazards, consistent with the General Plan Safety Element update.

Responsibility: Housing Administrator and Planning & Building Department

Resources: Ongoing effort, non-residential use restrictions will require legal and technical support

Funding: General Fund, Housing Fund, and new local funding

Schedule: Continuing, as documented in the *Annual Report on Housing Element*

Housing Program 3 – Sustaining and Expanding Housing Sites

The primary intent of the State Housing Law that requires adoption of Housing Elements by cities and counties is assuring adequate sites for a prescribed (through the Regional Housing Needs Allocation) amount of housing affordable to the full range of household income categories.

- 1) Maintain Adequate Residential Sites to Assure “No Net Loss”. Monitor the supply of residential sites and related development projects to ensure that sufficient developable sites and units are available to meet the 6th Cycle RHNA requirement. Building upon the existing effort, maintain and expand a detailed listing of sites available for housing development and use this list to assure RHNA requirements are met and also to attract residential developers to the City. Also, assure ‘No Net ~~Loss~~’ of ~~Residential Units~~ residential units by disallowing or mitigating any loss of housing due to redevelopment of existing areas containing housing units.
- 2) Pursue Housing Site Acquisition/Land Banking. On an opportunity basis, purchase sites or otherwise acquire sites with housing potential as part of efforts to partner with affordable housing developers and consider formation of a Community Development Corporation to facilitate such transactions.
- 3) Provide Public Information on ADUs, SB 9, and ~~other Accessory Dwelling Units~~ Other Legislative Opportunities for Homeowners to Increase Housing On-Site. In addition to promoting ADUs, ~~promote the development of accessory dwelling units (as permitted by SB-9)~~ provide information about SB 9, which allows property owners to split a single-family lot into two lots. The City will prepare and ~~ADU laws) by preparing and distributing and~~ distribute informational ~~brochure~~ brochures and update the City's website on the permitting procedures, requirements, and support available ~~for building accessory dwelling units in the City.~~

Responsibility: Housing Administrator and Planning & Building Department

Resources: Ongoing effort

Funding: General Fund and Housing Fund

Schedule: Continuing, as documented in the Annual Report on Housing Element

Housing Program 4 – Expanding Housing Development Capacity

While the existing inventory of housing sites has been shown to be adequate to meet the 6th Cycle RHNA requirements, the City is committed to expanding development capacity to meet current and future housing needs. A range of opportunities exist for expanding housing development potential even within the confines of the City’s Urban Growth Boundary (UGB).

- 1) Conduct Density Development Capacity Study. Conduct a ‘development capacity and opportunity study’ for the City that identifies existing housing development opportunities and visually demonstrates how zoning and other legislative and regulatory change tools can unlock ~~the~~ development opportunities.
- ~~2) Adopt Development Code Amendments.~~ There are a variety of opportunities to amend the City’s Development Code that can expand housing development capacity; including the following amendments
- ~~3) Increase:~~ increase maximum density of selected base zoning districts to 30 units (or more) per acre to better reflect the density needed for multifamily rental housing.
 - Update the City’s Density Bonus Ordinance to conform to current State Law and provide additional local bonus provisions to incentivize moderate and middle-income housing projects.
 - As an alternative to increasing maximum densities on selected parcels, create an overlay district for areas suitable for higher-density multifamily housing development.
 - Develop code amendment to assure mandatory allowance of permanent supportive housing and low barrier navigation centers by-right.
- ~~4) Rezone~~ Rezone ~~of~~ existing sites with housing potential. Rezone properties to allow higher density housing where such development is compatible with surrounding uses.
- ~~5) Prepare and Adopt Area Plans and/or Specific Plans.~~ Evaluate and prioritize preparation and implementation of Area Plans or Specific Plans for portions of the City where such planning can substantially add to the housing development capacity. These areas include:
 - Central Healdsburg Area
 - North Healdsburg Avenue Area
 - South Entry AreaAs these plans are complex and require substantial policy, technical, review, and implementation efforts, schedule the completion of those plans selected in priority order.
- ~~6) Pursue Development of ‘Housing Opportunity Sites’ through Partnership with Other Public or Private Entities.~~ Identify and evaluate potential sites including the Community Center (e.g., Foss Creek School), Community Center site, Healdsburg Hospital, SMART site, Station Area site, and other City-owned property) for potential development partnerships that focus on providing local employee housing. If feasible, civic functions (e.g., a community center, recreation facilities, libraries, etc.) that are adjacent to or incorporated as part of the site plan may enhance amenities.

Responsibility: Planning & Building Department

Resources: Substantial costs will be incurred to complete the technical, planning, and environmental review required to implement this Program

Funding: General Fund, Housing Fund, and land/developer-based sources

Schedule: ~~Density~~Development Capacity Study, Code amendments completed during the 6th Cycle; rezoning and plans initiated during 6th Cycle.

Housing Program 5 – Affordable and Middle-Income Housing Development

During the 5th Cycle, the City ~~not only maintained sufficient sites and development capacity to achieve RHNA, the City~~ focused on getting affordable ~~housing units built. It and~~ largely met the 5th Cycle RHNA requirements and the Quantified Objectives ~~to actually get these units built, not just maintaining sites.~~

- 1) ~~Continue to implement the Inclusionary Housing Program. Consider~~Continue to implement the IHO, and consider revisions to the inclusionary housing requirements, ~~including a revision to include an inclusionary housing obligation for that incentivize middle-income 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.~~
- 2) Manage Construction of Affordable Housing Development. The development of price-restricted affordable housing projects requires considerable planning review, transactional support, and administrative effort. Fortunately, many of the projects that will be completed during the 6th Cycle have already been planned and funded, reducing this effort. However, there will be ongoing management efforts to assure the projects are completed as expected. ~~Administration and monitoring long-term affordability of affordable housing projects developed with City assistance by requiring property management to file an annual report to the City that demonstrates compliance with any occupancy requirements (see Program 1).~~ The City may contract with organizations or consulting ~~firm~~ assists ~~firms that assist~~ with construction management and administration of affordable housing projects and tenancing.
- 3) Incentivize Affordable Accessory Dwelling Units. Create an affordable accessory dwelling unit incentive program to encourage property owners to deed-restrict secondary dwelling units as affordable rental housing for lower- or moderate-income households. As part of the program, the City ~~shall~~will establish long-term affordability requirements and a monitoring program to ensure the long-term affordability is maintained. ~~Focus~~The focus of program ~~the program~~ will be upon lowering costs of creating ADUs though pre-approved plans, modular units, and financing programs.
- 4) Develop Middle-Income Housing. Creating ~~Middle~~middle-income ~~Housing (defined as households earning up to 160 percent of AMI)~~housing is challenging due to the high costs of development generally and particularly in Healdsburg with its high median housing prices, high land costs, and competition with non-residential ~~use~~uses of houses (e.g., second homes, short-term vacation rentals, and most recently, time share/interval ownership uses). It is also the case that necessary price restrictions associated with public subsidies can deter market attractiveness of such homes. This program has the following elements:
 - Expand Affordable Housing Projects to include ‘mixed-income’ housing projects. Existing partnerships with affordable housing developers could be expanded to include ‘mixed-income’ units that would be affordable to middle-income households.
 - Utilize Land Trust Model. Expand cooperation with the Sonoma Housing Land Trust (or similar organizations) that use a land trust-based financing model to promote opportunities for ownership housing.

- Developing Subsidy Options. In most cases, substantial, local sources of funding and financial subsidies will be required to achieve middle-income housing objectives ~~that must all be funded with local sources of funding.~~ There are a range of techniques used including ‘silent second mortgages’, mortgages, equity sharing agreements, lease-purchase options, etc., that can be explored and shaped to meet local circumstances.
- Target Opportunity Sites for Middle-Income Housing. One or more of the Opportunity Sites that have been identified for ~~Affordable Housing~~ affordable housing could be developed for ~~Middle~~ middle-income housing, all or in part (mixed-income).

Responsibility:	Housing Administrator, Planning & Building Department
Resources:	Ongoing effort
Funding:	General Fund, Housing Fund
Schedule:	Continuing, as documented in the Annual Report on Housing Element

Housing Program 6 – Affirmatively Furthering Fair Housing

The City has an ongoing fair housing program that will be expanded to meet the requirements of AB-686 and other new State law ~~laws~~. Key to this expansion is taking a more proactive approach to fair housing administration and addressing the full range of fair housing policy and statutory requirements.

- 1) ~~Seek Out and~~ Refer Fair Housing Complaints. Refer fair housing complaints to the State Department of Fair Employment and Housing and Fair Housing of Sonoma County.
- 2) Provide Non-Discrimination Clause and Mandate Fair Housing Practices. Provide non-discrimination clauses in rental agreements and deed restrictions for housing constructed with City subsidy or through the IHO, as well as mandate the implementation of fair housing practices in contracts with affordable housing developers.
- 3) Disseminate Fair Housing Information. Disseminate fair housing information through multilingual 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 ~~and provide links on the City’s website~~.
- 4) Conduct 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~~ Spanish-speaking residents.
- 5) Provide Utility Discounts for Lower-Income Households. Continue to discount the electric, water and sewer utility and storm drainage maintenance charges to lower-income households and affordable residential projects.
- 6) Conduct 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.

- 7) Improve Infrastructure in Lower Resource Areas. Continue street, sidewalk, recreation and other infrastructure improvements and maintenance in low- and moderate-income neighborhoods of the City.

Responsibility: Housing Administrator, Planning & Building Department

Resources: ~~The expansion~~Expansion of City AFFH efforts will require additional staffing and support from ~~collaborate~~collaborating agencies

Funding: General Fund and Housing Fund

Schedule: Service expansion to begin in FY 22-23

Housing Program 7 ~~---~~ Remove Housing Constraints

Both governmental and non-governmental constraints limit housing development potential, increase costs, and inhibit the development of housing at all income levels. This Program seeks to remove these constraints through regulatory reform, infrastructure investments, and broadening the sources of funding available to remove constraints and incentivize housing production.

- 1) Update and Reform Development Impact Fees and Charges. Review and update City Development Impact Fees and Connection Charges. Conduct economic analysis to determine the burden that such fees place on new development and seek ways, consistent with AB-602, to reduce the burden, particularly on affordable and ~~Middle~~middle-income housing development.
- 2) Promote and Utilize Exemptions to the Growth Management Ordinance. The GMO, as currently configured, exempts affordable housing units and allows construction of rental housing above its 30 unit per year cap. ~~There is also the State (SB-10) exemption from such ordinances for~~In addition, developments of ten or fewer units ~~that can be deployed through SB 10 are exempt from the GMO.~~ These exemptions can be promoted and deployed to decrease the constraint imposed by the GMO.
- 3) Amend/Update Growth Management Ordinance. Amending the GMO to add further exemptions or increase the development cap above 30 units per year, ~~requiring will require~~ a new ballot measure, ~~will but would~~ further reduce constraints imposed by the GMO and thus promote housing availability and affordability.
- 4) Evaluate Infrastructure Readiness and Capacity. Conduct evaluation of roads, utilities, and other infrastructure needed to support expanded development capacity, and add identified projects to long-range capital improvement plans or the *Capital Improvement Program*.
- 5) Prepare Program-Level Environmental Impact Reports. Develop procedures for preparing ‘program environmental impact reports’ (EIRs). Such program EIRs can reduce the time ~~required~~ and expense of preparing project-level EIRs by limiting the scope of environmental review on individual projects covered by the program EIR. Program EIRs are suitable where one large project, such as an area or specific plan, can be characterized geographically. The project may involve a chain of subsequent individual projects carried out under the same authorizing statutory or regulatory authority ~~and which~~ may have generally similar environmental effects and which can be pre-mitigated in similar comprehensive ways.

Responsibility: Planning & Building Department, Public Works and Utility Departments, City Council

Resources: Additional staff or technical consultant effort required along with potentially substantial capital improvements to improve development readiness

Funding: General Fund, Road Fund, Utility Funds, and new Citywide sources

Schedule: Continuing, as documented in the Annual Report on Housing Element

Housing Program 8 – Extremely Low-Income, Homeless, and Special Needs Housing Program

Diligent efforts are required to meet the needs of ~~Extremely Low Income~~extremely low-income, homeless, and special needs individuals and households. The City, in cooperation with County and regional agencies, has an active Program that can be expanded as technical and financial resources are made available.

- 1) Develop Extremely Low-Income Housing. Promote housing for extremely low-income households ~~through the resources~~ 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.
- 2) Provide Disabled-Access Units. Enforce Building Code requirements for the inclusion of accessible units in multifamily development projects that are subject to such requirements.
- 3) Provide Emergency and Transitional Housing. Work with appropriate agencies and groups to provide temporary and transitional housing and support services for the homeless in Healdsburg.
- 4) Provide Farmworker Housing. Work with appropriate agencies and groups to provide housing and support services for farmworkers in Healdsburg. Prepare an analysis of the community's farmworker population including farmworker jobs within the community to identify the need for farmworker housing by type and size and establish outreach to farmworker employers to match potential tenants to housing opportunities.
- 5) 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.
- 6) Participate in Countywide Homeless Survey. Participate in periodic comprehensive surveys of the ~~county's~~County's homeless population.
- 7) Implement Countywide Homeless Plan. Participate in the Sonoma County Continuum of Care Strategic Planning process and continue to implement the Northern Sonoma County Homelessness Plan.
- 8) Develop 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.
- 9) 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.
- 10) Provide 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~~universal design, first floor bedroom/bathroom configurations, reduced setbacks, and/or reduced fees.

- 11) Allow Employee Housing. Amend the Zoning Ordinance to allow employee housing for six or fewer employees as a permitted use in the City’s Mixed Use and Office zones to comply with California Health and Safety Code 17000, et seq.
- 12) Eliminate Constraints to 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.

Responsibility: Housing Administrator, Planning & Building Department

Resources: Continuation of existing efforts.

Funding: General Fund, Housing Fund, and Grants

Schedule: Continuing, as documented in the Annual Report on Housing Element

Housing Program 9 – Environmental Quality and Conservation Program

This Program encompasses ~~effort~~efforts to assure a high level of environmental quality in the City while recognizing and respecting the costs that may be imposed as part of this effort.

- 1) Implement CalGreen Program. Ensure that the designs and construction practices for new residences and additions to existing residences comply with California Green Building Standards Code standards.
- 2) Provide 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.
- 3) Provide and Publicize Energy Audit Program. Continue to provide and publicize the Energy Audit Program services to homeowners and landlords.
- 4) Provide and Publicize Energy Efficiency Rebate and Weatherization Programs. Continue to publicize and ~~provide~~administer State rebates for energy-efficient lighting fixtures and light bulbs, electric water heaters, air conditioners, heat pumps, appliances and photovoltaic systems~~s~~z, water storage, ~~and~~ greywater systems, and weatherization of existing homes.
- 5) Construct 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.

Responsibility: Planning & Building Department

Resources: Continuation of existing efforts

Funding: General Fund and Housing Fund

Schedule: Continuing, as documented in the Annual Report on Housing Element

Healdsburg Fair Housing Assessment: Prioritization of Contributing Factors

Housing Element Working Group

What is a Fair Housing Contributing Factor?

- A contributing factor is a “factor that creates, contributes to, perpetuates, or increases the severity of one or more fair housing issues.”
- Contributing factors can include “public or private policies, practices, or procedures that create, contribute to, perpetuate, or increase the severity of one or more fair housing issues.”

Why are Contributing Factors Important?

Significant contributing factors drive the fair housing planning process. The identification of contributing factors helps to explain why members of protected classes experience restricted housing choice. Examples of Contributing Factors include:

- Community Opposition – opposition to multifamily and affordable housing, housing for the homeless, etc.
- Impediments to Mobility – Housing Choice Voucher payments compared to market rents.
- Access to Publicly Supported Housing for Persons with Disabilities – lack of access to vouchers, lack of accessible housing, lack of suitable housing units that accept vouchers
- Lack of Local or Regional Cooperation – local governments not taking steps to meet regional housing needs.

Contributing Factors in Healdsburg

After reviewing the draft Regional Assessment of Fair Housing and analyzing the federal, state and local data available, staff and consultants have identified 36 contributing factors as significant within the City of Healdsburg. The City is now asking the HEWG to help prioritize those contributing factors that you believe to be the “most” significant contributing factors. The highest priority should be given to those factors that most limit or deny fair housing choice or access to opportunity, or negatively impact fair housing compliance. Your feedback will help determine which contributing factors receive highest priority for programs and funding.

Please vote on which contributing factors you think are the most significant by assigning votes to one of more factors. For the purposes of this exercise, you have been given 36 votes to allocate as you deem appropriate.

Some examples of voting strategies that you could use:

1. You may choose to place all 36 votes on a single contributing factor
2. You may choose to place one vote on each of the 36 contributing factors.
3. You may choose to place 6 votes on each of 6 contributing factors.
4. You may choose to place 26 votes on a single contributing factor and then spread your remaining 10 votes across other contributing factors that are somewhat less significant.

Fair Housing Issue	Potential Contributing Factors	Points
Outreach	Lack of access to community meetings - language, forum, location, meeting times	
	Public input opportunities are only in meetings - need surveys, interviews	
	Lack of Interest from part-time residents/vacation home owners	
	Lack of access to draft documents	
	Lack of marketing around input opportunities	
	Lack of first-hand input from community members; service orgs filter input	
Fair Housing Enforcement and Outreach	Unresolved violations of fair housing laws	
	Confusion around multiple programs and available resources	
	Lack of tracking/knowledge about legislative and regulatory changes	
	Lack of resources for fair housing agencies and organizations	
Segregation and Integration	Displacement of residents due to economic pressures (priced out, etc.)	
	Uneven private investments in specific neighborhoods	
	Aging population excludes younger population who need help to enter the housing market	
	Landlord discrimination against vouchers & income source	
	Lack of tenant protections for single-family homes	
Racially or Ethnically Concentrated Areas of Poverty	Community opposition	
	Deteriorated properties	
	Lack of community revitalization	
	Lack of public investment in neighborhoods, including services & amenities	
	Occupancy codes and restrictions	
	Private discrimination	
	Lending discrimination	
	Policing and criminalization	
Disparities in Access to Opportunities	Location of quality of schools	
	Location of p[arks and recreational areas	
	Location of employers	
	Access to transportation for persons with disabilities	
	Inaccessible sidewalks, pedestrian crossings, other infrastructure	
	Lack of affordable support services	
	Lack of affordable, accessible housing in a range of sizes	
	Location of health hazards	
Disproportionate Needs, Including Displacement Risk	Lack of affordable units appropriately sized for large families	
	Lack of renter protections	
	Lack of protections for mobilehome park residents	
	Lending discrimination	
	Disparities in amenities between market-rate and affordable housing units such as in-unit laundry, covered parking, interior finishes, size	
	TOTAL POINTS (36 POSSIBLE)	