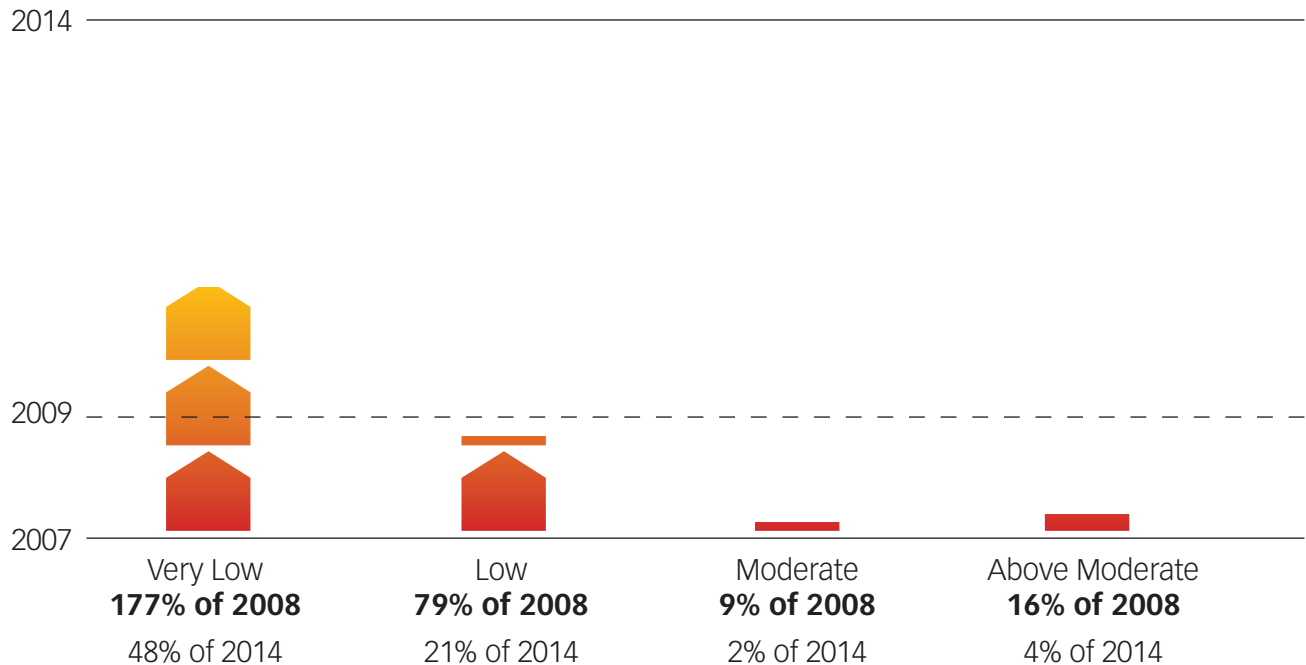




Sonoma County Housing Coalition
Housing Progress Reports
May 11, 2009

City of Cloverdale Progress Report

How is the City of Cloverdale doing in meeting their share of regional housing needs as of 12/2008?



What's Happening Section:

In 2009-2010, the City of Cloverdale is working on several projects, including:

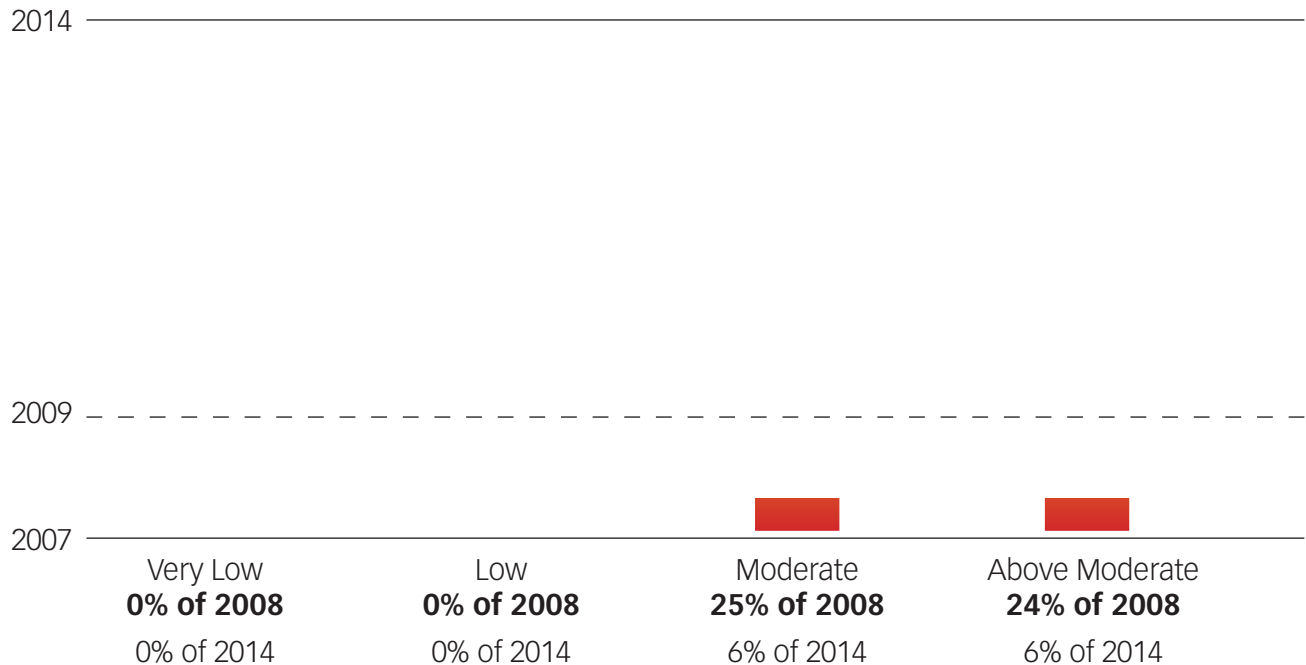
- A 45 unit very-low and low-income multi-family mixed use project. Project has local approvals
- A 28 unit workforce housing project with very-low to market rate rents.

2008 Cumulative Progress
(Includes Very Low, Low & Moderate Housing)
85% of 2008 Goal
23% of 2014 Goal



City of Cotati Progress Report

How is the Town of Cotati doing in meeting their share of regional housing needs as of 12/2008?



What's Happening Section:

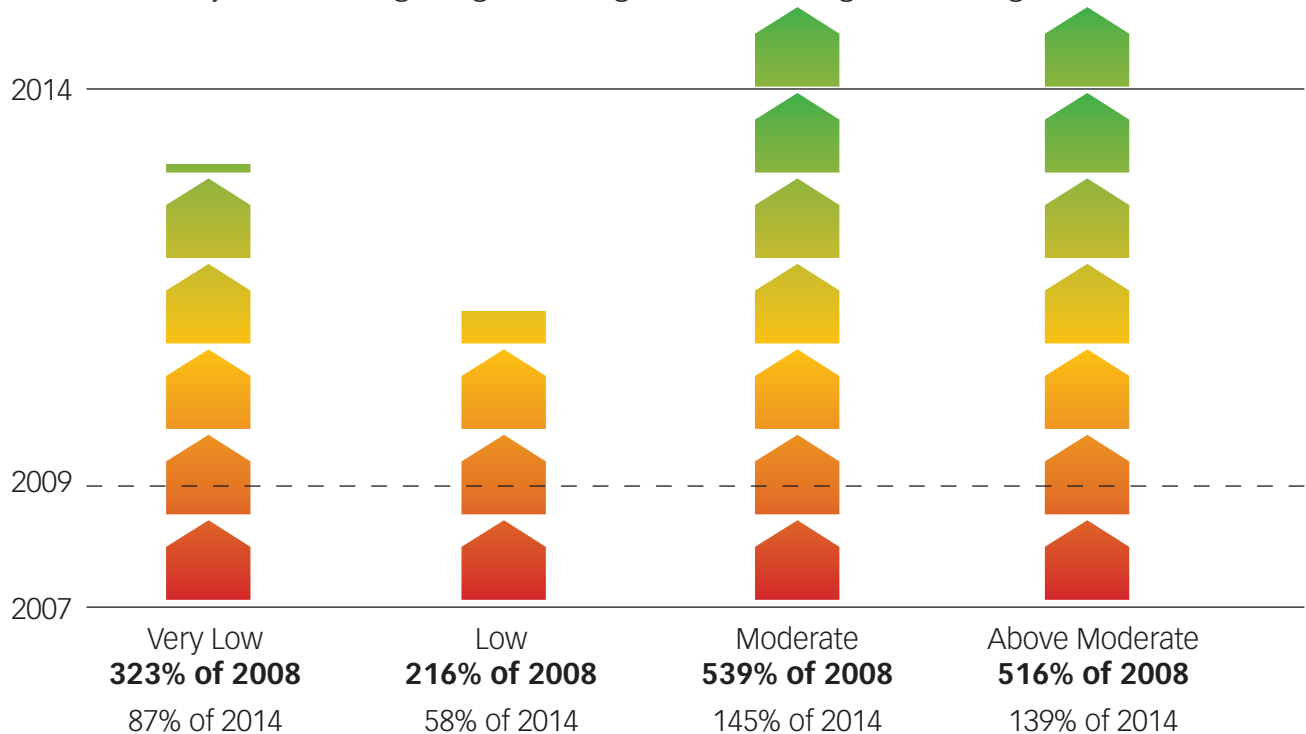
- 5-unit Habitat for Humanity Project in the planning phase
- 12-unit Housing Land Trust project coming up
- 35-45 unit Burbank Housing project in early discussions
- All three projects were recently accepted by the Cotati Community Redevelopment Agency as a part of the Agency's five year affordable housing program.

2008 Cumulative Progress
(Includes Very Low, Low & Moderate Housing)
8% of 2008 Goal
2% of 2014 Goal



City of Healdsburg Progress Report

How is the City of Healdsburg doing in meeting their share of regional housing needs as of 12/2008?



What's Happening Section:

Projects under construction:

- Eden Family Housing Apartments: 19 extremely-low, 32 very-low and 13 low-income units – includes 5 transitional housing units, 10 senior units and 5 units for those with mental illness

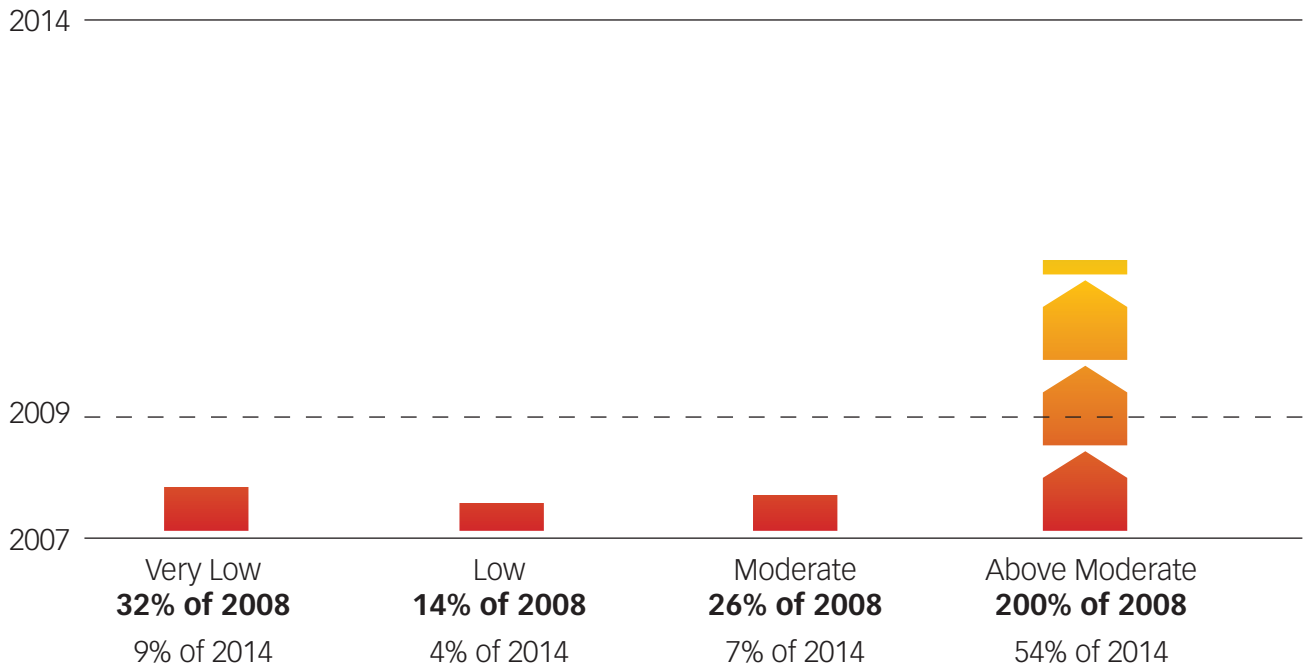
Approved projects likely to begin construction in 2009:

- Victory Studios: 7 extremely-low income transitional housing units
- Habitat for Humanity: 2 very-low income single-family dwellings



City of Petaluma Progress Report

How is the City of Petaluma doing in meeting their share of regional housing needs as of 12/2008?



What's Happening Section:

The City of Petaluma has been updating their Housing Element for 2009-2014 and a draft of that document is on our website. Our accomplishments over the course of 2008 (and ongoing) include the following:

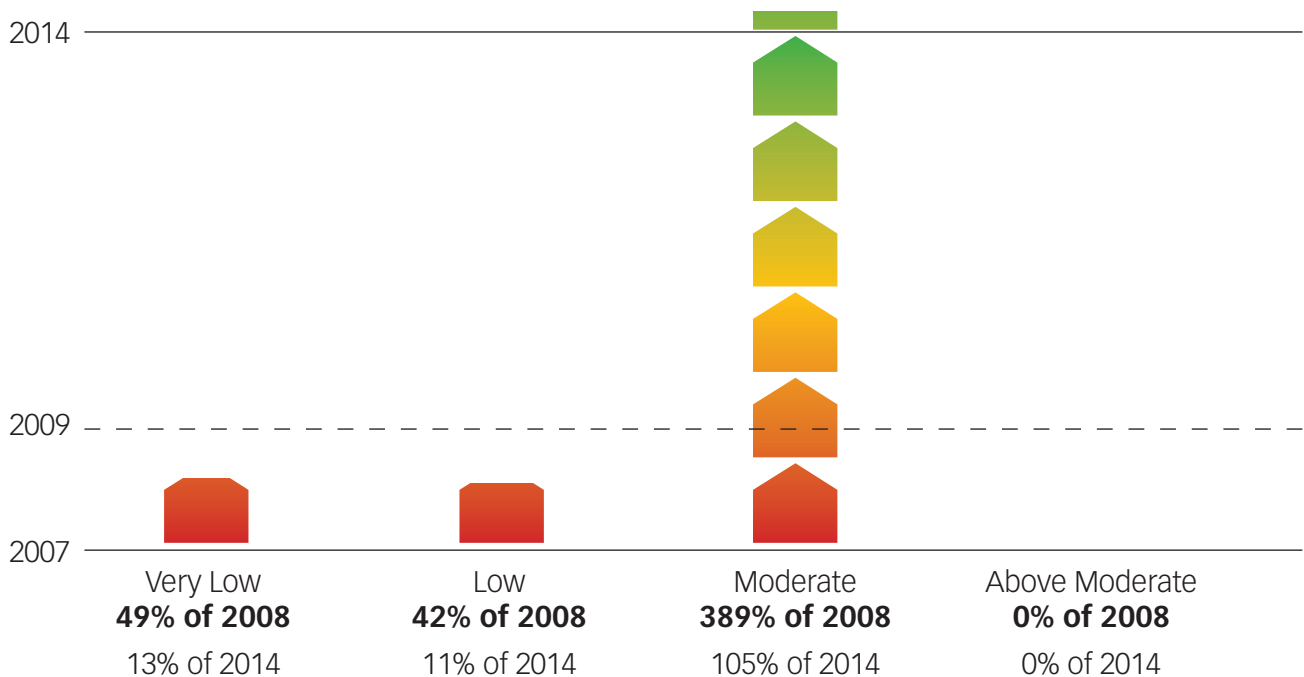
- PEP Housing's Casa Grande Senior Apartments was completed in December of 2008 and is fully rented up which has added 58 affordable units for low income seniors to Petaluma's affordable housing inventory.
- The City of Petaluma has two affordable housing projects in the planning process. Vintage Chateau II is a 67-unit senior development for seniors 55 and older and is projected to start construction late 2009 or early 2010.
- Burbank Housing is in the process of developing a 66-unit family rental development in the downtown area of Petaluma which will be their fifth family rental housing development located in Petaluma.
- Looking to the future, the City of Petaluma has provided funds to land bank two affordable senior projects which will add a total of approximately 90 units of low income senior rentals.

2008 Cumulative Progress
(Includes Very Low, Low & Moderate Housing)
25% of 2008 Goal
7% of 2014 Goal



City of Rohnert Park Progress Report

How is the City of Rohnert Park doing in meeting their share of regional housing needs as of 12/2008?



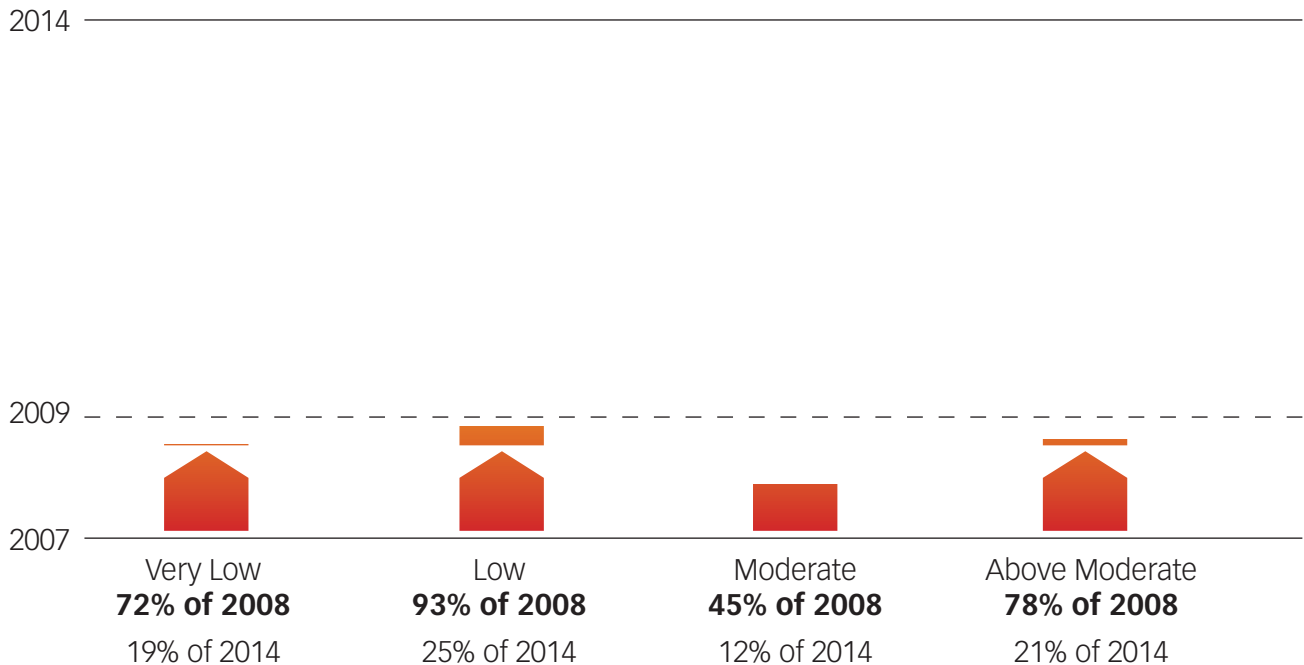
What's Happening Section:

- Vida Nueva, the first permanent supportive housing for families in Sonoma County, provides affordable rental homes to 24 households in Rohnert Park.
- A majority of the Vida Nueva units are supportive housing units where at least one adult resident has one or more disabilities, such as a chemical dependency, a mental illness, or a physical disability, in addition to being homeless, or at risk of homelessness. Other units may house special needs households who have been homeless, or are at risk of homelessness, including single-parent households, or survivors of domestic abuse. With 20 of the 24 units being two- and three-bedroom units, the development primarily serves families, many headed by a single parent. Vida Nueva serves households with extremely-low and very-low incomes.
- Apartments are equipped with energy-efficient features including tankless water heaters for hot water and space heating.



City of Santa Rosa Progress Report

How is the City of Santa Rosa doing in meeting their share of regional housing needs as of 12/2008?



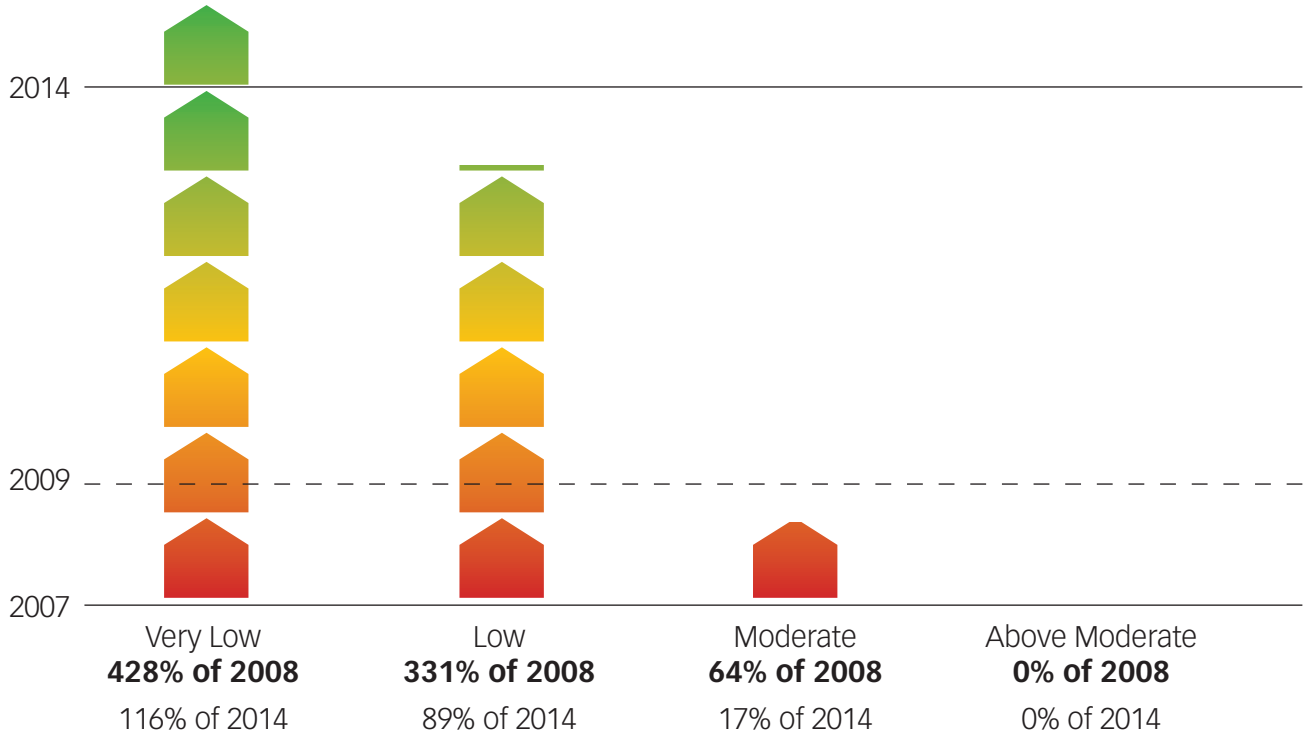
What's Happening Section:

- In 2008, the City of Santa Rosa committed \$14,571,189 to four affordable projects totaling 256 units, including 213 very low income units and 39 low income units.
- In 2008, \$994,283 was added to the Housing Allocation Plan fund (this includes fees paid, loan repayments and interest). This is a 62% decrease from 2007.
- Proposed: 404 units, including 206 very low income units and 198 low income units.



City of Sebastopol Progress Report

How is the City of Sebastopol doing in meeting their share of regional housing needs as of 12/2008?



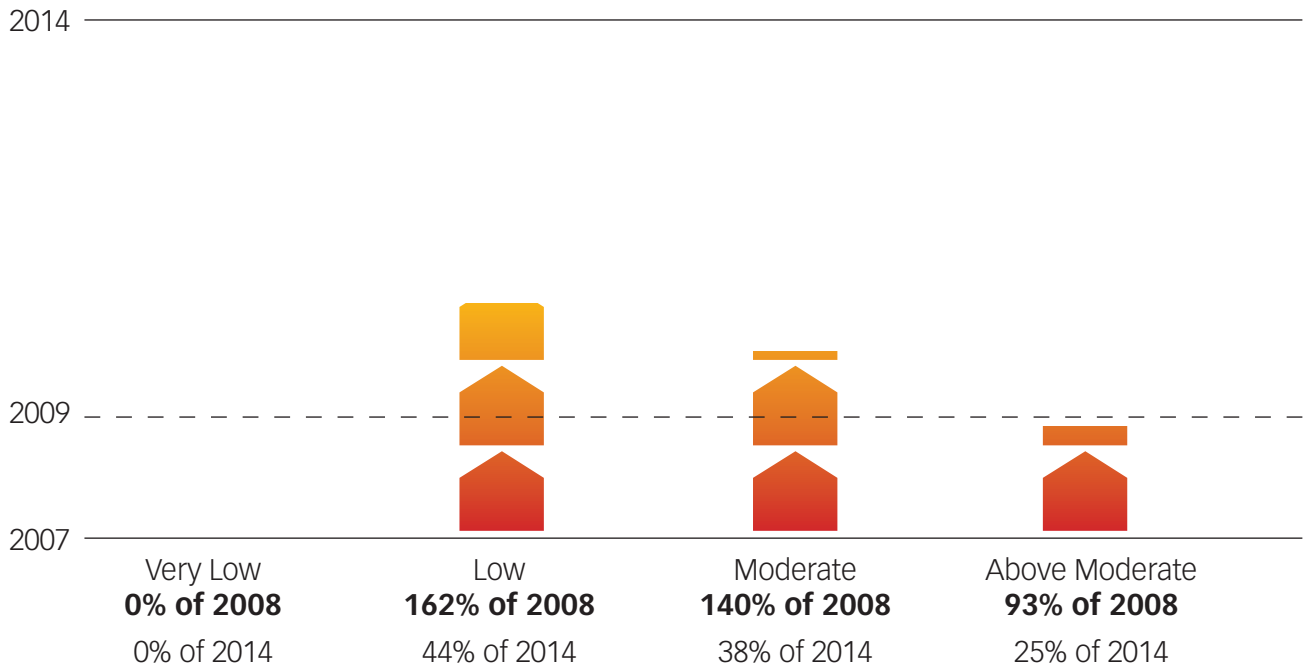
What's Happening Section:

- 34 low-income units have been approved as part of Burbank Housing's Hollyhock project, located at 961 Gravenstein Hwy South.
- 3 low-income units are being processed as part of a larger multi-family project at 885 Gravenstein Hwy North.
- 1 very-low unit is being processed at 620 South Main Street.
- 1 low-income unit has been approved as part of the Gravenstein Mixed-Use project, located on the front portion of 961 Gravenstein Hwy South.



City of Sonoma Progress Report

How is the City of Sonoma doing in meeting their share of regional housing needs as of 12/2008?



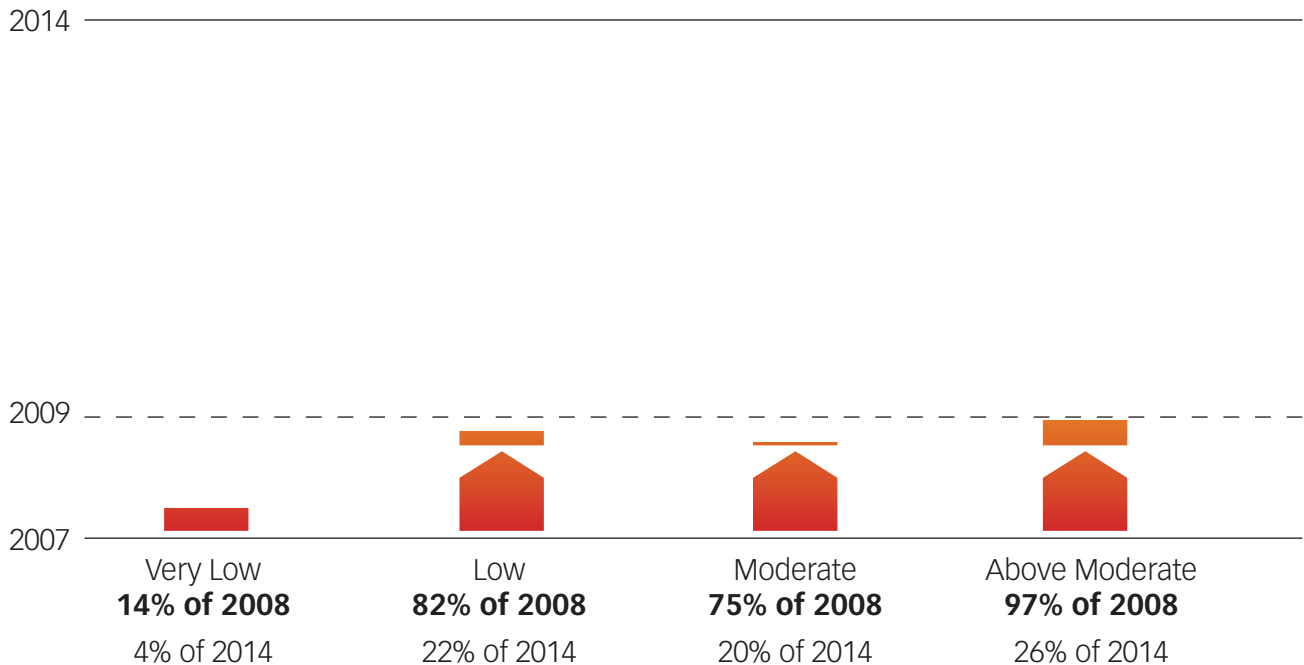
What's Happening Section:

- In February, 2008 the City Council amended the growth management ordinance to reduce the number of housing unit allocations available on an annual from 88 to 65.
- The City is currently in the process of updating its Housing Element to address the 2009-2014 period.
- In June, 2008 the City acquired a 2.07-acre property located on Sonoma Highway, and has since entered into an agreement with Affordable Housing Associates to pursue development of the property with rental housing affordable to low and very-low income households.
- In April, 2008 the City completed construction of a three-unit emergency shelter on the City-owned Police Station property located at 175 First Street West. Since that time, the shelter has been in operation under management by Sonoma Overnight Support.



County of Sonoma Progress Report

How is the County of Sonoma doing in meeting their share of regional housing needs as of 12/2008?



What's Happening Section:

Pending/in entitlement process:

- Mockingbird Subdivision, 34- unit small-lot subdivision with 6 low-income units included (private density bonus project)
- 5th & Mill Apartments, 48 units including 13 affordable @ low, 34 affordable at very low & extremely low, and 15-17 special needs units (BHDC project; hearing 3/19/09)
- Thiessen Forestville Project – 59 SFDs and condos, including 10 affordable @ low (private) (hearing April 2009)

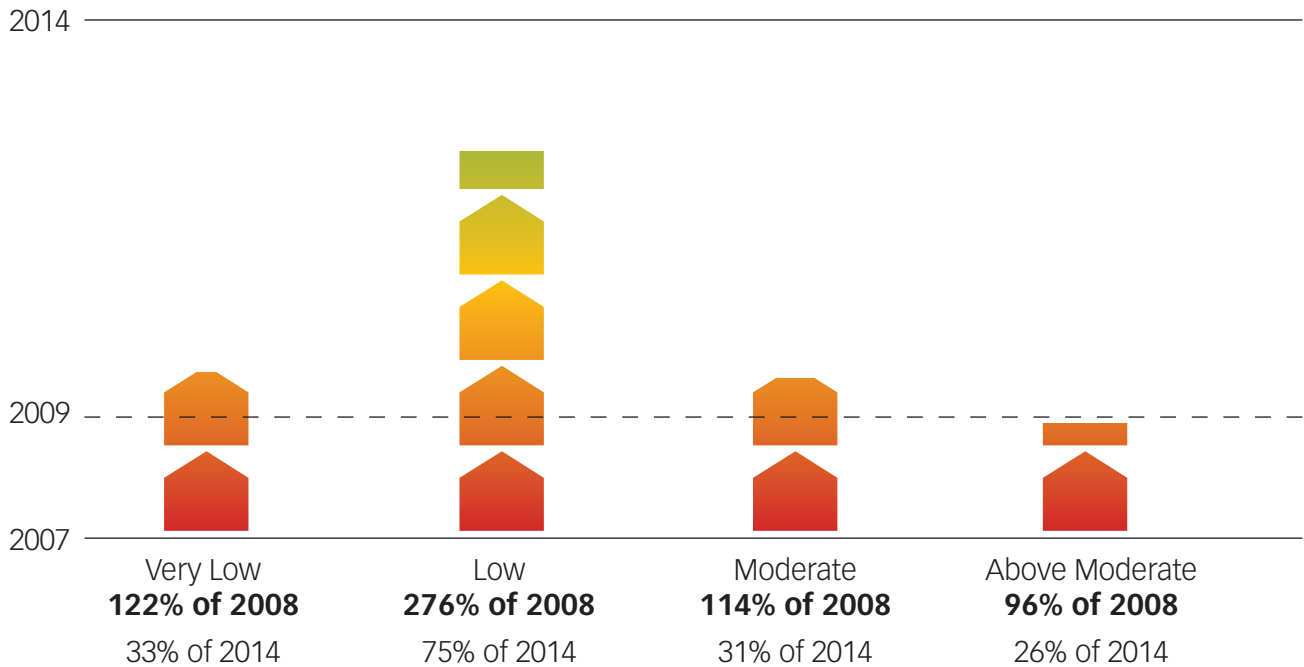
Pre-app:

- Crossroads, BHDC project with 96 units including 33 ELI, 26 VLI & 35 LI units (pre-app completed; app expected June 2009)



Town of Windsor Progress Report

How is the Town of Windsor doing in meeting their share of regional housing needs as of 12/2008?



What's Happening Section:

- (See comments on next page)



Summary of 2008 Housing Activities, Windsor:

- Market rate: In 2008, 3 single family, 2 second units, and 0 condominium units were issued building permits.
 - The Town executed \$900,000 in RDA funding to assist in the pre-development of Windsor Redwoods, a 65 unit low and very-low income rental project.
 - The Town applied for BEGIN grants for the Manzanita Project. If awarded it will provide down payment assistance for the units.
 - The Town is near completion of the updated Housing Element
 - The Town, with Burbank Housing, was awarded a \$2.5 million dollar Proposition 1C in-fill grant for infrastructure costs on the Windsor Redwoods project.
 - The Town is reviewing an application / funding request from MCA housing for a 41-unit low-income project located in the Redevelopment Area.
2. The Mill Project: The Town Council approved the Windsor Mill Project consisting of 40 for-sale moderate homes. The project is currently on hold due to the economy. Town Council Resolution 1840-05.
 3. The Town Council extended a silent second mortgage in the amount of \$75,000 to allow a first time home buyer the opportunity to achieve homeownership. Town Council Resolution 2339-08.
 4. Windsor's Downtown and Redevelopment Area was designated as Priority In-Fill Area by the Bay Area Association of Governments. This allows the developers of affordable housing the opportunity to score 20 additional points on certain grant applications.

The following is a partial list of affordable projects the Town has participated in either by financing or obtaining grants and loans:

1. Windsor Bowl 8 unit low-income rehab. The Town committed \$75,000 to assist in the payment of impact fees for the rehabilitation of eight low-income units in downtown Windsor. Town Council Resolutions 2245-08.

Inclusionary Housing Ordinance:

The Town amended its Inclusionary Housing Ordinance to eliminate all exemptions including Downtown projects. The addition of an in-lieu fee and several other options to fulfill inclusionary requirements were also added. *Town Council Ordinance 2009-250.*

OVERVIEW SUMMARY – 2009

City or Town	ABAG Housing Allocation for 2007-2014 Total Units (including above moderate):	How much of the affordable allocation has been built or approved. Total Units:	What is left of the affordable allocation needs to meet ABAG Housing Allocation Numbers.
Cloverdale	417	49	164
Cotati	257	3	145
Healdsburg	331	170	29
Petaluma	1945	84	1160
Rohnert Park	1554	362	527
Santa Rosa	6534	682	2956
Sebastopol	176	67	27
Sonoma	353	50	147
Windsor	719	204	261
County of Sonoma	1364	134	666

DEFINITIONS

Affordable: Very Low, Low or Moderate income units.

Very Low: Housing affordable to families making less than 50% of the median income for Sonoma County.

Low: Housing affordable to families making between 50% and 80% of the median income for Sonoma County.

Moderate: Housing affordable to families making between 81% and 120% of the median income for Sonoma County.

Above Moderate: Housing affordable to families making more than 120% of the median income for Sonoma County.

Previous ABAG Reporting Period: The ABAG Housing Allocation period from 1999-2006 unless otherwise noted.

Actual Production During the Prior Reporting Period: The Housing production that occurred during the allocation period unless otherwise noted. For the purpose of this report, this figure includes projects permitted, as well as projects approved.

ABAG Housing Allocation from 2007-6/30/2014: Regional Housing Allocation given to each jurisdiction by ABAG. Allocation determined by a number of factors including General Plans, State Finance Department numbers and formulas developed by ABAG. Recently, the Housing Allocation Reporting Period has been extended an additional two years. The Report Period ends on June 30, 2014.

How much of the Allocation has been met by the jurisdiction: What has the jurisdiction built or approved during the 2007-6/30/2014 time period based upon the most recent housing information available.

What is left to develop: How many more housing units must a jurisdiction build or approve to meet the ABAG Housing Allocation targets?

Progress Report Target: The current Progress Report Target Percentage is 27%*. At the end of 2008, we are 27%* of the way through the reporting period. *This number has been rounded.

Cumulative Progress Report Target: Includes Very Low, Low and Moderate Income Housing. If a jurisdiction has exceeded their ABAG Housing Allocation number in a particular category, the jurisdiction is given up to allocation amount as part of this progress report indicator.



Population: 8,577

Housing Units: 3,382

ABAG Allocation=12% of Existing Housing Units

ABAG Allocation (Affordable Housing portion)= 6% of Existing Housing Units

51% of ABAG Allocation is affordable units

(Based upon California Department of Finance- 2008 Population and Housing Estimates)

Previous ABAG Reporting Period 1999-2006	Actual Production During the Prior Reporting Period*	ABAG Housing Allocation 1/1/2007-6/30/2014	How much of the housing allocation has been met by the jurisdiction?*	What is left to develop?*
Very Low-95	Very Low-104	Very Low-71	Very Low-34	Very Low-37
Low-51	Low-59	Low-61	Low-13	Low-48
Moderate-128	Moderate-138	Moderate-81	Moderate-2	Moderate-79
Above Moderate-149	Above Moderate-721	Above Moderate-204	Above Moderate-9	Above Moderate-195
Total Allocation: 423 units	Total: 1022 units	Total Allocation: 417 units	Total: 58 units	Total left: 359 units

Based on information provided by: Karen Schimizu- City of Cloverdale 02/17/09

*For the purpose of this report, local jurisdictions are given credit for both projects permitted and approved.

Population: 7,532

Housing Units: 3,087

ABAG Allocation= 8% of Existing Housing Units

ABAG Allocation (Affordable Housing portion)= 4% of Existing Housing Units

58% of ABAG Allocation is affordable units

(Based upon California Department of Finance- 2008 Population and Housing Estimates)

Previous ABAG Reporting Period 1999-2006	Actual Production During the Prior Reporting Period*	ABAG Housing Allocation 1/1/2007- 6/30/2014	How much of the housing allocation has been met by the jurisdiction?*	What is left to develop?*
Very Low-113	Very Low-30	Very Low-67	Very Low-0	Very Low- 67
Low-63	Low-40	Low-36	Low-0	Low- 36
Moderate-166	Moderate-59	Moderate-45	Moderate-3	Moderate- 42
Above Moderate-225	Above Moderate-417	Above Moderate-109	Above Moderate-7	Above Moderate- 102
Total Allocation: 567 units	Total: 546 units	Total Allocation: 257 units	Total: 10 units	Total left: 247

Based on information provided by: Misti Harris- Assistant Planner, City of Cotati 03/04/09

*For the purpose of this report, local jurisdictions are given credit for both projects permitted and approved.

Population: 151,973

Housing Units: 66,235

ABAG Allocation= 2% of Existing Housing Units

ABAG Allocation (Affordable Housing portion)= 1% of Existing Housing Units

59% of ABAG Allocation is affordable units

(Based upon California Department of Finance- 2008 Population and Housing Estimates)

Previous ABAG Reporting Period 1999-2006	Actual Production During the Prior Reporting Period*	ABAG Housing Allocation 1/1/2007- 6/30/2014	How much of the housing allocation has been met by the jurisdiction?*	What is left to develop?*
Very Low-1311	Very Low-595	Very Low-319	Very Low-12	Very Low- 307
Low-1116	Low-350	Low-217	Low-48	Low- 169
Moderate-1563	Moderate-410	Moderate-264	Moderate-74	Moderate- 190
Above Moderate-2809	Above Moderate-1697	Above Moderate-564	Above Moderate-147	Above Moderate- 417
Total Allocation: 6799 units	Total: 3052 units	Total Allocation: 1364 units	Total: 281 units	Total left: 1083 units

Based on information provided by: Jane Riley- Planner III, County of Sonoma 03/12/09

*For the purpose of this report, local jurisdictions are given credit for both projects permitted and approved.

Population: 11,706
Housing Units: 4,615
ABAG Allocation= 7% of Existing Housing Units
ABAG Allocation (Affordable Housing portion)= 4% of Existing Housing Units
53% of ABAG Allocation is affordable units
(Based upon California Department of Finance- 2008 Population and Housing Estimates)

Previous ABAG Reporting Period 1999-2006	Actual Production During the Prior Reporting Period*	ABAG Housing Allocation 1/1/2007- 6/30/2014	How much of the housing allocation has been met by the jurisdiction?*	What is left to develop?*
Very Low-112	Very Low-78	Very Low-71	Very Low- 62	Very Low- 9
Low-78	Low-125	Low-48	Low- 28	Low- 20
Moderate-171	Moderate-27	Moderate-55	Moderate- 80	Moderate- (25)
Above Moderate-212	Above Moderate-363	Above Moderate-157	Above Moderate- 219	Above Moderate- (62)
Total Allocation: 573 units	Total: 593 units	Total Allocation: 331 units	Total: 387 units	Total left: 29

Based on information provided by: Lynn Goldberg, Senior Planner - City of Healdsburg 02/12/09

*For the purpose of this report, local jurisdictions are given credit for both projects permitted and approved.

Population: 57,418

Housing Units: 21,943

ABAG Allocation= 9% of Existing Housing Units

ABAG Allocation (Affordable Housing portion)= 6% of Existing Housing Units

64% of ABAG Allocation is affordable units

(Based upon California Department of Finance- 2008 Population and Housing Estimates)

Previous ABAG Reporting Period 1999-2006	Actual Production During the Prior Reporting Period*	ABAG Housing Allocation 1/1/2007-6/30/2014	How much of the housing allocation has been met by the jurisdiction?*	What is left to develop?*
Very Low-206	Very Low-250	Very Low-522	Very Low-45	Very Low-477
Low-124	Low-201	Low-352	Low-13	Low-339
Moderate-312	Moderate-361	Moderate-370	Moderate-26	Moderate-344
Above Moderate-502	Above Moderate-944	Above Moderate-701	Above Moderate-378	Above Moderate-323
Total Allocation: 1144 units	Total: 1756 units	Total Allocation: 1945 units	Total: 462	Total left: 1483

Based on information provided by: Sue Castellucci, Housing Coordinator- City of Petaluma 03/12/09

*For the purpose of this report, local jurisdictions are given credit for both projects permitted and approved.

Population: 43,062

Housing Units: 16,544

ABAG Allocation= 9% of Existing Housing Units

ABAG Allocation (Affordable Housing portion)= 5% of Existing Housing Units

56% of ABAG Allocation is affordable units

(Based upon California Department of Finance- 2008 Population and Housing Estimates)

Previous ABAG Reporting Period 1999-2006	Actual Production During the Prior Reporting Period*	ABAG Housing Allocation 1/1/2007- 6/30/2014	How much of the housing allocation has been met by the jurisdiction?*	What is left to develop?*
Very Low-401	Very Low-293	Very Low-371	Very Low-49	Very Low- 322
Low-270	Low-467	Low-231	Low-26	Low- 205
Moderate-597	Moderate-546	Moderate-273	Moderate-287	Moderate- (14)
Above Moderate-856	Above Moderate-1551	Above Moderate-679	Above Moderate-0	Above Moderate- 679
Total Allocation: 2124 units	Total: 2857 units	Total Allocation: 1554 units	Total: 362 units	Total left: 1206

Based on information provided by: Brian Goodman, Housing and Redevelopment Assistant- City of Rohnert Park 02/17/09

*For the purpose of this report, local jurisdictions are given credit for both projects permitted and approved.

Population: 159,981
Housing Units: 64,238
ABAG Allocation= 10% of Existing Housing Units
ABAG Allocation (Affordable Housing portion)= 6% of Existing Housing Units
56% of ABAG Allocation is affordable units
(Based upon California Department of Finance- 2008 Population and Housing Estimates)

Previous ABAG Reporting Period 1999-2006	Actual Production During the Prior Reporting Period*	ABAG Housing Allocation 1/1/2007- 6/30/2014	How much of the housing allocation has been met by the jurisdiction?*	What is left to develop?*
Very Low-1539	Very Low-682	Very Low-1520	Very Low-296	Very Low- 1224
Low-970	Low-1468	Low-996	Low-250	Low- 746
Moderate-2120	Moderate-2154	Moderate-1122	Moderate-136	Moderate- 986
Above Moderate-3025	Above Moderate-4241	Above Moderate-2896	Above Moderate-608	Above Moderate- 2288
Total Allocation: 7654 units	Total: 8545 units	Total Allocation: 6534 units	Total: 1290 units	Total left: 5244

Based on information provided by: Lisa Kranz, Senior Planner- City of Santa Rosa 03/11/09

*For the purpose of this report, local jurisdictions are given credit for both projects permitted and approved.

Population: 7,714

Housing Units: 3,380

ABAG Allocation= 5% of Existing Housing Units

ABAG Allocation (Affordable Housing portion)= 3% of Existing Housing Units

51% of ABAG Allocation is affordable units

(Based upon California Department of Finance- 2008 Population and Housing Estimates)

Previous ABAG Reporting Period 1999-2006	Actual Production During the Prior Reporting Period*	ABAG Housing Allocation 1/1/2007- 6/30/2014	How much of the housing allocation has been met by the jurisdiction?*	What is left to develop?*
Very Low-58	Very Low-38	Very Low-32	Very Low-37	Very Low- (5)
Low-35	Low-31	Low-28	Low-25	Low- 3
Moderate-75	Moderate-37	Moderate-29	Moderate-5	Moderate- 24
Above Moderate-106	Above Moderate-89	Above Moderate-87	Above Moderate-0	Above Moderate- 87
Total Allocation: 274 units	Total: 195 units	Total Allocation: 176 units	Total: 67 units	Total left: 114 units

Based on information provided by: Jocelyn Immacolato, Associate Planner- City of Sebastopol 03/02/09

*For the purpose of this report, local jurisdictions are given credit for both projects permitted and approved.

Population: 9,943

Housing Units: 5,218

ABAG Allocation= 7% of Existing Housing Units

ABAG Allocation (Affordable Housing portion)= 4% of Existing Housing Units

56% of ABAG Allocation is affordable units

(Based upon 2000 Census Data and Department of Finance Information)

Previous ABAG Reporting Period 1999-2006	Actual Production During the Prior Reporting Period*	ABAG Housing Allocation 1/1/2007-6/30/2014	How much of the housing allocation has been met by the jurisdiction?*	What is left to develop?*
Very Low-146	Very Low-57	Very Low-73	Very Low-0	Very Low- 73
Low-90	Low-55	Low-55	Low-24	Low- 31
Moderate-188	Moderate-93	Moderate-69	Moderate-26	Moderate- 43
Above Moderate-260	Above Moderate-527	Above Moderate-156	Above Moderate-39	Above Moderate- 117
Total Allocation: 684 units	Total: 732 units	Total Allocation: 353 units	Total: 89 units	Total left: 264

Based on information provided by: Rob Gjestland, Senior Planner- City of Sonoma 03/10/09

*For the purpose of this report, local jurisdictions are given credit for both projects permitted and approved.

Population: 26,564
Housing Units: 9,265
ABAG Allocation= 8% of Existing Housing Units
ABAG Allocation (Affordable Housing portion)= 5% of Existing Housing Units
65% of ABAG Allocation is affordable units
(Based upon California Department of Finance- 2008 Population and Housing Estimates)

Previous ABAG Reporting Period 1999-2006	Actual Production During the Prior Reporting Period*	ABAG Housing Allocation 1/1/2007- 6/30/2014	How much of the housing allocation has been met by the jurisdiction?*	What is left to develop?*
Very Low-430	Very Low-188	Very Low-198	Very Low-65	Very Low- 133
Low-232	Low-see note	Low-130	Low- 97	Low- 33
Moderate-559	Moderate-35	Moderate-137	Moderate-42	Moderate- 95
Above Moderate-850	Above Moderate-1548	Above Moderate-254	Above Moderate-66	Above Moderate- 188
Total Allocation: 2071 units	Total: 1771 units	Total Allocation: 719 units	Total: 270 units	Total left: 449 units

Based on information provided by: Kevin Thompson, Senior Planner – Town of Windsor 03/10/09

*For the purpose of this report, local jurisdictions are given credit for both projects permitted and approved.

Special Thanks To:

Kurt West of Kurt West Design Services for his graphic support.

All the jurisdictions who responded to the Sonoma County Housing Coalition requests for information.

The North Bay Association of REALTORS® for printing the Progress Report.