


Agenda Item #4.A



DATE: March 1, 2021

TO: Honorable Mayor and Members of the City Council through City Manager 

FROM: Karen Shimizu, Housing Manager
Heather Hines, Planning Director

SUBJECT: Resolution Accepting the Housing Element Progress Report for the 2020 Calendar Year and Direction to Staff to Submit the Report to the State of California Department of Housing and Community Development and the State Office Planning and Research

RECOMMENDATION

It is recommended that the City Council approve a resolution accepting the Housing Element Annual Progress Report (Attachment 1) for the 2020 calendar year and directing staff to submit the report to the State of California Department of Housing and Community Development and the State Office Planning and Research in compliance with Government Code Section 65400.

BACKGROUND

State law (Government Code Section 65400) requires that the City submit an Annual Progress Report (APR) on the status and implementation of Petaluma’s Housing Element to the Governor’s Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD) by April 1. Specifically, the APR outlines progress made in meeting the City’s share of regional housing needs as set forth as the Regional Housing Needs Allocation (RHNA) in the City’s certified Housing Element of the Petaluma General Plan. Submittal of an APR to HCD is required and qualifies the City for certain grant funds that address the needs of low and very-low income families, individuals, seniors, persons with disabilities, and other groups.

The status of meeting the City’s RHNA as reported in the APR determines the applicability of California Senate Bill 35 (SB 35) which became effective on January 1, 2018. More specifically, SB-35 and its streamlined project approval requirements applies to cities that are not meeting their RHNA goals for low-income households (80% AMI and lower) and requires such local entities to streamline the approval of multi-family residential housing projects that meet the eligibility requirements of SB 35 by processing them pursuant to a ministerial approval process. Jurisdictions whose latest housing production reports reflect that fewer building permits were issued than required for units affordable to very-low or low income households are subject to SB 35 streamlining requirements for multi-family housing projects that would dedicate at least 50 percent

of the units to lower income households earning 80 percent of AMI or less provided the project meets SB 35’s other eligibility requirements. As shown in Table 1 below, Petaluma continues to fall below the City’s RHNA threshold for the low and very low-income categories. Therefore, Petaluma will continue to be subject to the SB 35 streamlined ministerial approval process for eligible multi-family housing projects that include at least 50% lower income units for the next two years. For comparison purposes, only 28 out of the 539 jurisdictions in California are not subject to SB 35.

DISCUSSION

The City’s Housing Element was adopted by the City Council and certified for the 2015-2023 planning cycle by HCD, including a total Regional Housing Need Allocation of 745 units split between four income categories (very low, low, moderate, and above moderate). Within the Housing Element the City identified a sites inventory to demonstrate that Petaluma had land with appropriate land use and zoning to accommodate the allocation within the eight-year planning period.

Table 1 corresponds to Table B in the APR and illustrates the number of building permits issued for housing units in each of the required four income categories in each year of the current housing cycle (2015-2023). Additionally, the table identifies the cumulative percent of Petaluma’s RHNA that has been met through the end of 2020. This table does not include pipeline units which are either under review or entitled but do not have an issued building permit.

TABLE 1: Regional Housing Need Allocation – 2015-2023

Income Category	RHNA	2015	2016	2017	2018	2019	2020	Total	% RHNA
Very Low (0%-50% AMI)	199			9			27*	36	18%
Low (51–80% AMI)	103			14	4	4	26*	48	47%
Moderate (81%-120%AMI)	121	7	8	9	31	44	22**	121	100%
Above Moderate (Over 120% AMI)	322	235	206	150	77	127	187	982	305%
Total	745	242	214	182	112	175	262	1,187	159%

* PEP Housing Project
 ** non deed restriction ADUS

The market has clearly supported housing production that exceeds the overall RHNA numbers for Petaluma. However, as shown above, the vast majority of those units are only affordable to above moderate-income households. The issuance of building permits for 54 units (27 at 50% AMI and 26 units at 60% AMI) as part of the PEP Housing Project at 915 Petaluma Boulevard South significantly increased the City’s very-low income and low-income units and decreased the deficit

in both income categories. However, at the conclusion of 2020 the City is still deficient in meeting its allocation for low and very-low income households.

Recognizing the City’s deficiency in meeting its RHNA, particularly in the low and very low-income categories, the City Council adopted an inclusionary housing ordinance in 2018 requiring that all market rate projects of five or more units include 15% onsite affordable units. All projects deemed complete prior to January 1, 2019 were exempt from these requirements, including North River Apartments, Riverview, Sid Commons, and Deer Creek Residential. While not reflected in the annual numbers for 2020 outlined in Table 1 above, there are several pipeline projects that include onsite inclusionary units that have either been approved or that are being processed, including Riverbend (recently approved), Casa Grande (in process), and Haystack (approved but inactive). These projects are included in Table 2 for purposes of looking at additional affordable units that are in the development process within the term of the 5th cycle RHNA.

Staff and the decision makers have received feedback from a number of applicants since the adoption of the inclusionary housing ordinance arguing that the 15% onsite inclusionary housing requirements unduly burdens housing projects or and the Council has considered several requests for alternative inclusionary housing compliance. In the course of implementing the City’s inclusionary housing requirements, staff have identified potential future amendments that could clarify and strengthen the ordinance and potentially provide greater flexibility to increase the production of affordable housing as part of market rate developments.

As shown in Table 2 below and corresponding data in Table A2 of the APR, the following projects received entitlement approvals in 2020. The project’s included in Table 2 received entitlements in 2020 but building permits have not been issued and therefore these units are not included in Table 1 above.

TABLE 2: Completed Housing Entitlements, 2020

Project	Date Approved	V-Low Units	Low Units	Moderate Units	Above Mod Units	Total Units
Corona Station Res*			9	8	93	110
Riverbend	12/7/2020		2	2	23	27
MidPen	6/2020		42			42
Burbank	7/2020	40	10			50
Total Units		40	54	2	23	119

*Entitlements subsequently rescinded so not included in total unit count

Further, there are a number of housing projects in the pipeline that have either received entitlements but no building permits or have current applications pending with the City and that provide a snapshot of potential housing units that may be permitted before the close of the current RHNA cycle in 2023. Table 3 below provides a look at pipeline projects currently being reviewed with estimates on housing units including inclusionary units. Not all of these projects are deemed complete and therefore unit count and affordability mix may change.

TABLE 3: Pipeline Projects

Project	Status	V-Low Units	Low Units	Mod Units	Above Mod Units	Total Units
Scannell	In process		80		166	246
Vartnaw Ranch	In process		13	13	53	79
Riverview	In process				264	264
Meridian	In Process	50	81			131
Omahoney	Approved				10	10
Casa Grande	In process		3	2	31	36
Hines Downtown	In process				402	402
Sid Commons	Approved		18		162	180
Scott Ranch	In process				28	28
Wash. Commons	Approved	2			26	28
Deer Creek Res	Approved				134	134
Total Units		52	195	15	1,276	1,538

Recognizing the deficit of new units affordable to very-low and low income households, and in an effort to meet RHNA allocations prior to the end of the planning cycle, staff has been proactively working with local affordable housing providers. The following provides an update on active projects with affordable housing providers as an additional look at anticipated housing units in the near term.

PEP Housing

Staff continues to work with PEP Housing on the final transactions related to the Riverview project at 951 Petaluma Boulevard South, a 54 units senior/veteran apartment project with all 53 units affordable to low and very low-income households and one manager unit. The project has received all entitlements and is under construction. The City’s contribution included land and \$1,000,000 from housing in-lieu fee funds.

MidPen Housing

MidPen Housing Corp prepared an SB 35 application that was approved by the City in June of 2020. The project is a 42-unit low-income rental development located at 414 Petaluma Boulevard North, directly north of the North River Apartments site and associated extension of Oak Street and Water Street North. Forty-one of the units will be for households with income between 30% to 60%AMI, with an average income of 49% AMI. There will be one unrestricted unit for the resident manager. The project will include amenities and services at the ground level, including a community room, craft room, and learning center. The City has approved \$900,000 in HOME funding and \$1.1 million in funding from housing in-lieu fees to support the project.

Burbank Housing

Burbank Housing submitted an application pursuant to SB 35 which was approved in July of 2020. The project is a 50-unit affordable housing development on a 2.5 acre property at 1601 Petaluma Boulevard South. The 50 units are designated to be affordable at the very-low and low income levels and Burbank is pursuing Tax Credit funding. The project site was initially approved for

dedication to the City as part of alternative inclusionary housing compliance for the Hines Downtown Station and as part of the approved Development Agreement associated with the Corona Station Residential project. The entitlements for the Corona Station Residential project were subsequently rescinded by the City at the request of the applicant, including the alternative compliance component. It is staff’s understanding that Burbank has entered into a purchase agreement directly with Lomas LLC for the property.

Danco Group

Danco submitted an application for the Meridian at Corona Station project, a 131 unit affordable housing project, including 30 supportive housing units and onsite support services on the parcel adjacent to the future SMART station at Corona Road. The project was submitted under AB 2162 streamlining and the City Council approved an AB 2162 policy to allow the project on the site as prescribed by AB 2162. Danco conducted extensive outreach efforts and is currently working with staff to revise their proposal to incorporate community input. Additionally, the City is exploring partnering with Danco for grant funding under the Affordable Housing and Sustainable Communities Program to provide for funding for key sustainable infrastructure and transit amenity projects around the future Corona SMART Station.

While the attached Housing Element APR is focused on the annual progress in meeting the overall RHNA for the 2015-2023 planning cycle, there is value in looking at the larger future housing picture to get a sense of what projects are in the pipeline and recognize the proactive effort of the City to facilitate affordable housing in Petaluma. Acknowledging that until building permits are issued for each housing unit they are not counted toward Petaluma’s RHNA, this discussion highlights the importance of streamlining those housing projects that include onsite inclusionary housing to not only meet RHNA numbers but also to address the acute housing crisis for units at the lower income levels

Table 4 serves as a compilation of Tables 1-3 and illustrates a comprehensive view related to Petaluma’s prescribed RHNA for this planning cycle.

Table 4: Housing Unit Forecast

Income Level	Table 1	Table 2	Table 3	Total	RHNA	% RHNA
Very Low	36	40	52	128	199	64%
Low	48	54	195	297	103	288%
Mod	121	2	15	138	121	113%
Above Mod	982	23	1276	2281	322	708%
Total Units	1,187	119	1538	2844	745	382%

In addition to looking at the number of permitted housing units, the Annual Progress Report contains a table listing Housing Element implementation measures with an update of activity from the 2020 calendar year. The following are key housing accomplishments outlined in the APR:

Program 1.2: Utilize the Central Petaluma specific Plan to facilitate the development of vacant and underutilized land at the heart of the City.

Consideration of housing development is occurring in Central Petaluma, including the approval of the Haystack Pacifica and MidPen projects and processing of the Hines Downtown Residential Project. While the Haystack Pacifica project has been approved there has not been any activity associated with the project or application for building permits over the past 18 months. Additionally, the Hines Downtown Residential Project has more recently been inactive at the request of the applicant.

In 2020, the PEP Housing project began construction of their project site on Petaluma Boulevard South which is located within the boundaries of the Central Petaluma Specific Plan and governed by the SmartCode

Program 3.1: Review and identify development standards that may be a constraint on the development of housing and amend the Development Code accordingly.

Staff continues to look for regulatory impediments to housing development and to process zoning amendments accordingly. Although brought to City Council in January 2020, considerable time in late 2019 was focused on state housing law changes and drafting amendments to the City's local Accessory Dwelling Unit regulations. Additionally, in 2020 staff implemented application processes for SB 35 and AB 2162 applications and applied for SB 2 grant funding to facilitate development of objective standards, creation of permit ready ADU plans, and review of additional rezoning opportunities.

Program 3.5: Continue to give priority processing to affordable housing projects.

As discussed above, staff worked closely with three affordable housing providers and processed two SB 35 applications and is currently processing a housing development under AB 2162. In 2020 Staff worked to develop application checklists and process timelines for AB 2162 and SB 35 streamlined processing for eligible projects.

Program 3.6: Adopt residential design guidelines for single and multi-family development that provides clear guidance with regard to design standards for applicants

The City's award of SB 2 grant funds included funding to prepare objective design standards for use with streamlined housing review as mandated by the State of California. Staff is currently developing these guidelines, has initiated stakeholder outreach, and is preparing for a study session with the Planning Commission in March 9, 2021.

Program 4.1 Continue to work with other agencies to receive a reasonable share of federal, state and private funding for housing.

The City is currently work with County of Sonoma. The City received \$385,0000 in funding from the federally funded HEAP program for capital improvements on the HVAC systems at the Mary Isacc Center and the Kids Family Shelter, located at 1500Petaluma Blvd South.

The City has also received funding through state LEAP grant to partially fund kick off of the 6th cycle housing element and to fund the city's participation in a Technical Advisory Panel through the Urban Land Institute to look at barriers to housing development.

Policy 4.2 Assign a share of the responsibility for providing affordable housing to the developers of market-rate housing and non-residential projects.

The City continues to implement the requirement for 15% onsite inclusionary housing as part of all market rate development of five or more units. Staff engages in early and regular discussion with prospective developers to ensure that onsite inclusionary housing is incorporated and appropriately designed into all residential projects as part of initial completeness review. Additionally, the City Council has considered three requests for alternative inclusionary housing compliance as provided for in the City's ordinance (Haystack, Corona Station Residential, Hines Downtown Station)

Policy 4.3 Administer the Commercial Linkage Fee Program: The linkage fee on certain commercial, industrial, and retail development partially offsets the impact on the need for affordable housing for Petaluma's workforce.

The City continues to collect commercial linkage fees as part of applicable non-residential development and most recently invested funding for the rehabilitation and preservation of Old Elm Village.

The following outlines highlights of the City's housing programs including services provided to low-income members of the community, by working in partnership with non-profit organizations. The community programs are focused on the perseveration of affordable housing, providing much needed community services and special needs housing.

In 2020, the City received an increase in Community Development Block Grant (CDBG) funding in the amount of \$450,000. This additional CDBG award funded the development of a rental assistance program to support households impacted by COVID and in partnership with Committee on the Shelterless (COTS) and Petaluma People Services Center (PPSC).

To support the preservation of the City First Time Homebuyer Program, in 2020 the City contracted with the Housing Land Trust of Sonoma County. The land trust provides stewardship and manages the administrative process for new homes entering the program and resale activity.

In 2020, the City has been particularly focused on developing programs to address and support the unsheltered members of our community. Over the past year, the City’s partnership with the Downtown Streets Team (DST) provides outreach and connections to services, housing placement to housing, and job training and placement for program participants. Additionally, DST works with the City and local non-profits to remove debris and clean up waterways. The City is also proposing to increase funding for COTS to support the addition of a case manager and outreach worker.

FINANCIAL IMPACTS

Compilation of the Annual Progress Report for the Housing Element is completed by staff. Filing of the annual report is a requirement of having a certified Housing Element and provides the city with eligibility for state housing funds.

ENVIRONMENTAL REVIEW

Accepting the annual report is exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15378, in that the annual report does not meet CEQA’s definition of a “project” because the report does not have the potential for resulting either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment, and because the report preparation and submission as required by law constitutes organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment. Moreover, even if preparation and submission of the report is deemed a “project” under CEQA, this report would be categorically exempt from environmental review per CEQA Guidelines Section 15306 which provides that information collection activities that do not result in a serious or major disturbance to an environmental resource are exempt from the provisions of CEQA.

ATTACHMENTS

- Attachment 1 Resolution
- Attachment 2 Housing Element Annual Progress Report, 2020

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PETALUMA
ACCEPTING THE ANNUAL HOUSING ELEMENT PROGRESS REPORT FOR THE
2020 CALENDAR YEAR AND AUTHORIZING STAFF TO SUBMIT THE REPORT TO
THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY
DEVELOPMENT AND THE GOVERNOR’S OFFICE OF PLANNING AND
RESEARCH**

WHEREAS, California Government Code Section 65400 requires each governing body to prepare an annual report on the status and progress of implementation of its General Plan, including its progress on implementation of the Housing Element; and

WHEREAS, the Housing Element annual progress report (Report) must include information on the jurisdiction’s progress in addressing its Regional Housing Needs Allocation (RHNA), including the number of development applications submitted and deemed complete involving housing units, building permit activity by income level, the status of programs in the Housing Element and efforts to remove governmental constraints on housing production; and

WHEREAS, Government Code Section 65400(a)(2) requires that the Report on the status of the City’s General Plan and progress made towards its implementation be provided to the legislative body and submitted to the Governor’s Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD) by April 1 of each year, covering the previous calendar year; and

WHEREAS, City staff have prepared the Report as required for the 2020 calendar year concerning progress toward implementation of the City’s Housing Element and addressing the City’s RHNA, which Report is made a part of this resolution by this reference; and

WHEREAS, the City Council held a hearing on March 1, 2020 for the purpose of reviewing the Report and considered all written and verbal communication, including the staff report accompanying the Report; and

WHEREAS, at the March 1, 2020 hearing, City staff presented the Report and members of the public had the opportunity to address the City Council concerning the Report; and

WHEREAS, accepting and submitting the Report is exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15378, in that the Report does not meet CEQA's definition of a “project,” because the Report does not have the potential for resulting either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment, and because the Report preparation and submission as required by law constitutes organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment; and

WHEREAS, even if preparation and submission of the Report is deemed a “project” under CEQA, the Report would be categorically exempt from environmental review per CEQA Guidelines section 15306, which provides that information collection activities that do not result in a serious or major disturbance to an environmental resource are exempt from the provisions of CEQA;

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Petaluma as follows:

1. The above recitals are hereby declared to be true and correct and are incorporated into this resolution as findings of the City Council.
2. Accepting and submitting the Report is exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15378, in that the Report does not meet CEQA's definition of a “project,” because the Report does not have the potential for resulting either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment, and because the Report preparation and submission as required by law constitutes organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment.
3. Even if preparation and submission of the Report is deemed a “project” under CEQA, the Report would be categorically exempt from environmental review per CEQA Guidelines section 15306, which provides that information collection activities that do not result in a serious or major disturbance to an environmental resource are exempt from the provisions of CEQA.
4. The City Council finds the Housing Element Annual Progress Report for the 2020 calendar year to be consistent with the requirements of California Government Code Section 65400 and accepts the Report.
5. Staff are authorized and directed to submit the Report to the state Department of Housing and Community Development and to the Governor’s Office of Planning and Research in accordance with the requirements of Government Code Section 65400 and other applicable law.

Jurisdiction	Petaluma	
Reporting Year	2020	(Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

**Table A
Housing Development Applications Submitted**

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes		
1				2	3	4	5							6	7	8	9	10	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Summary Row: Start Data Entry Below								90	0	180	0	16	17	782	1085	125	0	2	
	137-061-019	890 N McDowell Blvd	Corona Station		5+	O	11/3/2020			9		8		93	110	110		No	Application rescinded
	007-131-003	315 D St	Hines Downtown		5+	R	6/26/2020			11				394	405			No	
	006-163-044	414 Petaluma Blvd N	MidPen		5+	R	4/2/2020			42					42			Yes-Approved	
	019-210-033; 019-210-029; 019-210-034; 019-210-025; 019-210-032	1280 Petaluma Blvd	Vartnaw Estates		2 to 4	O	12/8/2020			6		6		67	79			No	
	017-040-020	250 & 240 Casa Grande Rd	Casa Grande		SFD	O	2/13/2020			3		2		31	36			No	
	019-010-006; 019-010-007; 019-010-008; 019-010-009	18 Bernice Ct	Sid Commons		5+	R	5/22/2020			18				162	180			No	
	008-520-029	362 Grant Ave			ADU	R	1/9/2020						1		1	1		No	
	019-210-010	1601 Petaluma Blvd S	Burbank		5+	R	4/2/2020	40		10					50			Yes-Approved	
	008-093-011	204 Bassett St			ADU	R	2/18/2020						1		1	1		No	
	008-201-002	617 D St			ADU	R	3/9/2020						1		1	1		No	
	007-092-001	303 Edith St			ADU	R	6/15/2020						1		1	1		No	
	006-142-008	509 Central Ave			ADU	R	6/23/2020						1		1	1		No	
	008-311-024	938 5th St			ADU	R	6/23/2020						1		1	1		No	
	008-201-003	621 D St			ADU	R	7/6/2020						1		1	1		No	
	007-222-016	65 Wilmington Way			ADU	R	7/6/2020						1		1	1		No	
	007-311-018	1538 Colwood Dr			ADU	R	7/6/2020						1		1	1		No	
	006-541-026	812 Gilardi Dr			ADU	R	8/18/2020						1		1	1		No	
	008-132-007	121 Webster St			ADU	R	9/8/2020						1		1	1		No	
	008-104-016	107 6th St			ADU	R	9/17/2020						1		1	1		No	
	007-301-017	13 Alta Dr			ADU	R	9/21/2020						1		1	1		No	
	008-172-021	27 8th St			ADU	R	11/24/2020						1		1	1		No	
	149-413-024	515 Sonoma Mtn Pkwy			ADU	R	11/30/2020						1		1	1		No	
	007-021-006	121 Payran St			ADU	R	12/8/2020						1		1	1		No	
	019-630-012	514 Sapphire St			SFD	O	3/12/2020							1	1	1		No	
	019-630-013	3 Topaz Ct			SFD	O	3/12/2020							1	1	1		No	

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
2022-2023

Note: * indicates an updated field
 (Click on the number to view the data)

Table A2

Annual Building Activity Report Summary: New Construction, Existing Permits, and Completed Units

Project Identifier		Unit Type	Affordability by Household Income - Completed Dwellings										Affordability by Household Income - Building Permits										Affordability by Household Income - Certificates of Occupancy										Discontinuing	WAF	Housing with Financial Assistance Under DSHF Restrictions		Housing without Financial Assistance or DSHF Restrictions		Type of Affordability or DSHF Restriction		Construction/Destroyed Units			Notes																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
Project ID	City/County	Street Address	Project Name	Local Jurisdiction Building ID	Local Jurisdiction Permit ID	Units	2022-2023	2021-2022	2020-2021	2019-2020	2018-2019	2017-2018	2016-2017	2015-2016	2014-2015	2013-2014	2012-2013	2011-2012	2010-2011	2009-2010	2008-2009	2007-2008	2006-2007	2005-2006	2004-2005	2003-2004	2002-2003	2001-2002	2000-2001	1999-2000	1998-1999	1997-1998	1996-1997	1995-1996	1994-1995	1993-1994	1992-1993	1991-1992	1990-1991	1989-1990	1988-1989	1987-1988	1986-1987	1985-1986	1984-1985	1983-1984	1982-1983	1981-1982	1980-1981	1979-1980	1978-1979	1977-1978	1976-1977	1975-1976	1974-1975	1973-1974	1972-1973	1971-1972	1970-1971	1969-1970	1968-1969	1967-1968	1966-1967	1965-1966	1964-1965	1963-1964	1962-1963	1961-1962	1960-1961	1959-1960	1958-1959	1957-1958	1956-1957	1955-1956	1954-1955	1953-1954	1952-1953	1951-1952	1950-1951	1949-1950	1948-1949	1947-1948	1946-1947	1945-1946	1944-1945	1943-1944	1942-1943	1941-1942	1940-1941	1939-1940	1938-1939	1937-1938	1936-1937	1935-1936	1934-1935	1933-1934	1932-1933	1931-1932	1930-1931	1929-1930	1928-1929	1927-1928	1926-1927	1925-1926	1924-1925	1923-1924	1922-1923	1921-1922	1920-1921	1919-1920	1918-1919	1917-1918	1916-1917	1915-1916	1914-1915	1913-1914	1912-1913	1911-1912	1910-1911	1909-1910	1908-1909	1907-1908	1906-1907	1905-1906	1904-1905	1903-1904	1902-1903	1901-1902	1900-1901	1899-1900	1898-1899	1897-1898	1896-1897	1895-1896	1894-1895	1893-1894	1892-1893	1891-1892	1890-1891	1889-1890	1888-1889	1887-1888	1886-1887	1885-1886	1884-1885	1883-1884	1882-1883	1881-1882	1880-1881	1879-1880	1878-1879	1877-1878	1876-1877	1875-1876	1874-1875	1873-1874	1872-1873	1871-1872	1870-1871	1869-1870	1868-1869	1867-1868	1866-1867	1865-1866	1864-1865	1863-1864	1862-1863	1861-1862	1860-1861	1859-1860	1858-1859	1857-1858	1856-1857	1855-1856	1854-1855	1853-1854	1852-1853	1851-1852	1850-1851	1849-1850	1848-1849	1847-1848	1846-1847	1845-1846	1844-1845	1843-1844	1842-1843	1841-1842	1840-1841	1839-1840	1838-1839	1837-1838	1836-1837	1835-1836	1834-1835	1833-1834	1832-1833	1831-1832	1830-1831	1829-1830	1828-1829	1827-1828	1826-1827	1825-1826	1824-1825	1823-1824	1822-1823	1821-1822	1820-1821	1819-1820	1818-1819	1817-1818	1816-1817	1815-1816	1814-1815	1813-1814	1812-1813	1811-1812	1810-1811	1809-1810	1808-1809	1807-1808	1806-1807	1805-1806	1804-1805	1803-1804	1802-1803	1801-1802	1800-1801	1799-1800	1798-1799	1797-1798	1796-1797	1795-1796	1794-1795	1793-1794	1792-1793	1791-1792	1790-1791	1789-1790	1788-1789	1787-1788	1786-1787	1785-1786	1784-1785	1783-1784	1782-1783	1781-1782	1780-1781	1779-1780	1778-1779	1777-1778	1776-1777	1775-1776	1774-1775	1773-1774	1772-1773	1771-1772	1770-1771	1769-1770	1768-1769	1767-1768	1766-1767	1765-1766	1764-1765	1763-1764	1762-1763	1761-1762	1760-1761	1759-1760	1758-1759	1757-1758	1756-1757	1755-1756	1754-1755	1753-1754	1752-1753	1751-1752	1750-1751	1749-1750	1748-1749	1747-1748	1746-1747	1745-1746	1744-1745	1743-1744	1742-1743	1741-1742	1740-1741	1739-1740	1738-1739	1737-1738	1736-1737	1735-1736	1734-1735	1733-1734	1732-1733	1731-1732	1730-1731	1729-1730	1728-1729	1727-1728	1726-1727	1725-1726	1724-1725	1723-1724	1722-1723	1721-1722	1720-1721	1719-1720	1718-1719	1717-1718	1716-1717	1715-1716	1714-1715	1713-1714	1712-1713	1711-1712	1710-1711	1709-1710	1708-1709	1707-1708	1706-1707	1705-1706	1704-1705	1703-1704	1702-1703	1701-1702	1700-1701	1699-1700	1698-1699	1697-1698	1696-1697	1695-1696	1694-1695	1693-1694	1692-1693	1691-1692	1690-1691	1689-1690	1688-1689	1687-1688	1686-1687	1685-1686	1684-1685	1683-1684	1682-1683	1681-1682	1680-1681	1679-1680	1678-1679	1677-1678	1676-1677	1675-1676	1674-1675	1673-1674	1672-1673	1671-1672	1670-1671	1669-1670	1668-1669	1667-1668	1666-1667	1665-1666	1664-1665	1663-1664	1662-1663	1661-1662	1660-1661	1659-1660	1658-1659	1657-1658	1656-1657	1655-1656	1654-1655	1653-1654	1652-1653	1651-1652	1650-1651	1649-1650	1648-1649	1647-1648	1646-1647	1645-1646	1644-1645	1643-1644	1642-1643	1641-1642	1640-1641	1639-1640	1638-1639	1637-1638	1636-1637	1635-1636	1634-1635	1633-1634	1632-1633	1631-1632	1630-1631	1629-1630	1628-1629	1627-1628	1626-1627	1625-1626	1624-1625	1623-1624	1622-1623	1621-1622	1620-1621	1619-1620	1618-1619	1617-1618	1616-1617	1615-1616	1614-1615	1613-1614	1612-1613	1611-1612	1610-1611	1609-1610	1608-1609	1607-1608	1606-1607	1605-1606	1604-1605	1603-1604	1602-1603	1601-1602	1600-1601	1599-1600	1598-1599	1597-1598	1596-1597	1595-1596	1594-1595	1593-1594	1592-1593	1591-1592	1590-1591	1589-1590	1588-1589	1587-1588	1586-1587	1585-1586	1584-1585	1583-1584	1582-1583	1581-1582	1580-1581	1579-1580	1578-1579	1577-1578	1576-1577	1575-1576	1574-1575	1573-1574	1572-1573	1571-1572	1570-1571	1569-1570	1568-1569	1567-1568	1566-1567	1565-1566	1564-1565	1563-1564	1562-1563	1561-1562	1560-1561	1559-1560	1558-1559	1557-1558	1556-1557	1555-1556	1554-1555	1553-1554	1552-1553	1551-1552	1550-1551	1549-1550	1548-1549	1547-1548	1546-1547	1545-1546	1544-1545	1543-1544	1542-1543	1541-1542	1540-1541	1539-1540	1538-1539	1537-1538	1536-1537	1535-1536	1534-1535	1533-1534	1532-1533	1531-1532	1530-1531	1529-1530	1528-1529	1527-1528	1526-1527	1525-1526	1524-1525	1523-1524	1522-1523	1521-1522	1520-1521	1519-1520	1518-1519	1517-1518	1516-1517	1515-1516	1514-1515	1513-1514	1512-1513	1511-1512	1510-1511	1509-1510	1508-1509	1507-1508	1506-1507	1505-1506	1504-1505	1503-1504	1502-1503	1501-1502	1500-1501	1499-1500	1498-1499	1497-1498	1496-1497	1495-1496	1494-1495	1493-1494	1492-1493	1491-1492	1490-1491	1489-1490	1488-1489	1487-1488	1486-1487	1485-1486	1484-1485	1483-1484	1482-1483	1481-1482	1480-1481	1479-1480	1478-1479	1477-1478	1476-1477	1475-1476	1474-1475	1473-1474	1472-1473	1471-1472	1470-1471	1469-1470	1468-1469	1467-1468	1466-1467	1465-1466	1464-1465	1463-1464	1462-1463	1461-1462	1460-1461	1459-1460	1458-1459	1457-1458	1456-1457	1455-1456	1454-1455	1453-1454	1452-1453	1451-1452	1450-1451	1449-1450	1448-1449	1447-1448	1446-1447	1445-1446	1444-1445	1443-1444	1442-1443	1441-1442	1440-1441	1439-1440	1438-1439	1437-1438	1436-1437	1435-1436	1434-1435	1433-1434	1432-1433	1431-1432	1430-1431	1429-1430	1428-1429	1427-1428	1426-1427	1425-1426	1424-1425	1423-1424	1422-1423	1421-1422	1420-1421	1419-1420	1418-1419	1417-1418	1416-1417	1415-1416	1414-1415	1413-1414	1412-1413	1411-1412	1410-1411	1409-1410	1408-1409	1407-1408	1406-1407	1405-1406	1404-1405	1403-1404	1402-1403	1401-1402	1400-1401	1399-1400	1398-1399	1397-1398	1396-1397	1395-1396	1394-1395	1393-1394	1392-1393	1391-1392	1390-1391	1389-1390	1388-1389	1387-1388	1386-1387	1385-1386	1384-1385	1383-1384	1382-1383	1381-1382	1380-1381	1379-1380	1378-1379	1377-1378	1376-1377	1375-1376	1374-1375	1373-1374	1372-1373	1371-1372	1370-1371	1369-1370	1368-1369	1367-1368	1366-1367	1365-1366	1364-1365	1363-1364	1362-1363	1361-1362	1360-1361	1359-1360	1358-1359	1357-1358	1356-1357	1355-1356	1354-1355	1353-1354	1352-1353	1351-1352	1350-1351	1349-1350	1348-1349	1347-1348	1346-1347	1345-1346	1344-1345	1343-1344	1342-1343	1341-1342	1340-1341	1339-1340	1338-1339	1337-1338	1336-1337	1335-1336	1334-1335	1333-1334	1332-1333	1331-1332	1330-1331	1329-1330	1328-1329	1327-1328	1326-1327	1325-1326	1324-1325	1323-1324	1322-1323	1321-1322	1320-1321	1319-1320	1318-1319	1317-1318	1316-1317	1315-1316	1314-1315	1313-1314	1312-1313	1311-1312	1310-1311	1309-1310	1308-1309	1307-1308	1306-1307	1305-1306	1304-1305	1303-1304	1302-1303	1301-1302	1300-1301	1299-1300	1298-1299	1297-1298	1296-1297	1295-1296	1294-1295	1293-1294	1292-1293	1291-1292	1290-1291	1289-1290	1288-1289	1287-1288	1286-1287	1285-1286	1284-1285	1283-1284	1282-1283	1281-1282	1280-1281	1279-1280	1278-1279	1277-1278	1276-1277	1275-1276	1274-1275	1273-1274	1272-1273	1271-1272	1270-1271	1269-1270	1268-1269	1267-1268	1266-1267	1265-1266	1264-1265	1263-1264	1262-1263	1261-1262	1260-1261

Jurisdiction	Petaluma	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
 Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2								3	4	
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	199			9			67				76	123
	Non-Deed Restricted												
Low	Deed Restricted	103			14	4	4	83				105	
	Non-Deed Restricted												
Moderate	Deed Restricted	121						2				122	
	Non-Deed Restricted		7	8	9	31	41	24					
Above Moderate		322	235	206	150	77	117	212				997	
Total RHNA		745											
Total Units			242	214	182	112	162	388				1300	123

Note: units serving extremely low-income households are included in the very low-income permitted units totals
 Cells in grey contain auto-calculation formulas

Jurisdiction	Petaluma	
Reporting Year	2020	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	27
	Non-Deed Restricted	0
Low	Deed Restricted	29
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	22
Above Moderate		187
Total Units		265

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Housing Applications Summary	
Total Housing Applications Submitted:	31
Number of Proposed Units in All Applications Received:	1,085
Total Housing Units Approved:	125
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	2
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	2
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Petaluma	
Reporting Year	2020	(Jan. 1 - Dec. 31)
<i>D_1_Name</i>	<i>D_2_Objective</i>	<i>D_3_Time</i>

D_4_Status

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element

1 Name of Program	2 Objective	3 Timeframe in H.E	4 Status of Program Implementation
1.1 Utilize sites within the UGB to accommodate anticipated long-term residential growth	Promote Residential Development within the Urban Growth Boundary	1/31/23	The City approved 390 housing units in 2020. All of the entitled projects in 2020 were located within the adopted UGB and on property anticipated for and able to accommodate long term residential growth.
1.2 Utilize the Central Petaluma Specific Plan to facilitate the development of vacant and underutilized land at the heart of the City.	Encourage the development of housing on underutilized land that is appropriately zoned	1/31/23	The Central Petaluma Specific Plan area continues to be attractive to residential developers and staff is actively engaged in discussion with prospective developers.
1.3 Allow more flexibility in parking requirements for mixed-use developments in order to promote the development of residential uses along mixed use corridors.	Encourage the development of housing on underutilized land that is appropriately zoned	1/31/23	Ongoing. The parking requirements within the SmartCode, which is the governing regulations for the downtown core are lower than the rest of the City.
2.1 Provide developers with an inventory of sites with a wide range of densities that allows a variety of product types	Encourage a mix of housing types	1/31/23	In 2020 staff met with prospective developers and property owners and used the City's Development Review Committee to facilitate thoughtful concept discussions about housing development opportunities. The site inventory is available on the city's webpage and in the current Housing Element. No change in the site inventory list.
2.2 Utilize the Central Petaluma Specific Plan to facilitate the development of rental and live/work units in the downtown, e.g., high density housing, relaxed parking requirements, requiring of on-site inclusionary units	Allow flexibility within the City's standards and regulations to encourage a variety of housing types.	1/31/23	Ongoing The CPSP is used to facilitate development of units in the downtown area.
2.3 Treat transitional and supportive housing as residential uses contained in each respective zone.	Review and adjust city residential development standards that are determined to be a constraint on the development of housing.	1/31/23	Ongoing. Zoning and Density Bonus ordinance allows transitional and supportive housing as residential uses contained in each respective zone.
3.1 Review and identify development standards that may be a constraint on the development of housing and amend the Development Code accordingly.	Review and adjust city residential development standards that are determined to be a constraint on the development of housing.	1/31/23	Ongoing. Staff continues to review and identify regulatory challenges/barriers to the development of housing and brings zoning amendments forward for adoption as appropriate.
3.2 Continue to permit emergency shelters without a Conditional Use Permit or other discretionary action on industrial zoned parcels.	Allow flexibility within the City's standards and regulations to encourage a variety of housing types.	1/31/23	No new request for emergency shelters in Petaluma. The Mary Issac Center and the Kids Homeless Shelter are the only shelters in the City and house 140 people nightly.
3.3 Ensure procedures and standards for Petaluma's Density Bonus ordinance to facilitate the review and approval of projects proposings affordable housing.	Improve the city review and approval process for residential projects.	1/31/23	Ongoing.
3.4 Continue to subsidize and defer application fees, development impact fees, and on-and off-site improvements for affordable housing sites.	Subsidize and defer fees.	1/31/23	Ongoing. In place of formerly available redevelopment housing funds, the City's In-Lieu Housing Fund has utilized to subsidize affordable housing development. However, the In-Lieu Housing fund fees have decreased, no other local affordable housing funds found.
3.5 Continue to give priority processing to affordable housing projects.	Priority processing for affordable housing.	1/31/23	Ongoing. Staff provided support for low-income ownership units as well as low-income housing development for seniors .
3.6 Adopt residential design guidelines for single and multi-family development that provides clear guidance for applicants	Clear design guidelines	1/31/23	Not completed - ongoing
3.7 Provide continuing professional education for public officials and decision makers to improve skills in such areas as project evaluation and the conduct of public hearings.	Provide continuing professional education.	1/31/23	City Attorney's office provides education regarding public conduct at hearings the City Council and all of its committees.

3.8 Actively participate in the Sonoma County Water Agency's project to increase the capacity of the City's water supply system in order to secure a safe, reliable imported water supply.	Provide safe, secure water supply.	1/31/23	Department of Public Works and Utilities participates with the Sonoma County Water Agency to secure the City's water.
3.9 Actively participate in the Sonoma county Water Agency's planning for a second Petaluma Aquaduct to influence the aquaduct alignment, capacity and construction details to best reinforce the distribution system.	Assure delivery of the City's water supply	1/31/23	Ongoing.
4.1 Continue to work with other agencies to receive a reasonable share of federal, state and private funding for housing	Communicate and work with agencies to share funding information for affordable housing.	1/31/23	Ongoing.
4.2 Continue to work with non-profit housing organizations to benefit from their expertise in and resources for developing and supporting affordable housing.	Communicate and work with non-profit housing agencies to share funding information for affordable housing.	1/31/23	Ongoing.
4.3 Continue to require residential projects of five or more units to contribute to the provision of below-market rate housing .	Projects of five or more units provide below-market rate housing.	1/31/23	Ongoing.
4.4 Administer the Housing-Commercial Linkage Fee Program	Implement the Commercial - Housing Linage Fee Program	1/31/23	Ongoing.
4.5 Continue to support the Mortgage Credit Certificate (MMC) program administered by the County Community Development Commission	Utilize the Mortgage Credit Certificate Program for Low-Income Homebuyer	1/31/23	Ongoing, to the extent that MCCs are available.
4.6 Continue the existing partnership with the County Housing Land Trust to administer the Homebuyer's Assistance Program for low and moderate income households	Support the County Housing Land Trust	1/31/23	Ongoing.
5.1 Continue to administer the Mobile Home Rent Stabilization Ordinance.	Preserve the affordability of the City's existing affordable housing stock.	1/31/23	Ongoing.
5.2 Deny conversions of rental apartments to condominiums if the proposed conversion significantly diminishes the existing supply of rental units or threatens to lower the rental vacancy rates within Petaluma	Preserve the affordability of the City's existing affordable housing stock.	1/31/23	Ongoing as needed
5.3 Retain federal, state and locally subsidized affordable units that may be lost through contract termination	Preserve the affordability of the City's existing affordable housing stock.	1/31/23	Ongoing - Annual Compliance Monitoring is conducted by staff for all Deed Restricted Affordable Housing Communities. Staff works with non-profit partners to ensure units remain affordable.
5.4 Impose resale controls or rent restrictions on all units that receive state housing density bonuses and other incentives for not less than 30 years.	Ensure the long-term affordability of units developed or provided with City assistance.	1/31/23	On-going City Program
5.5 Continue to impose long-term resale controls or rent restrictions on affordable units provided through the inclusionary housing program or city subsidies to ensure that they remain affordable to the targeted income groups.	Ensure the long-term affordability of units developed or provided with City assistance.	1/31/23	On-going City Program
6.1 Continue to support the Petaluma People Services Center (PPSC) Homeless Prevention Program, including the Mediated Assistance Program and the Renters Assistance Program.	Support efforts to prevent homelessness.	1/31/23	On-going City Program. City provides funding to partner agencies to support community services that prevent homelessness.
6.2 Continue to support the Mary Isaak Center	Support efforts to provide housing and support services for the homeless.	1/31/23	on-going City Program. The City provides funding to MIC for operational support.
6.3 Continue to support the COTS Family shelter at MIC	Support efforts to provide transitional and supportive housing to those moving from homelessness to independent living.	1/31/23	On-going City Program . A City owned building located at 1500 Petaluma Blvd. South is provided to COTS at the rate of \$1 per year. COTS operates the Kids First Family Shelter from this location.
6.4 Continue to support the ongoing maintenance of COTS family transitional homes located throughout the community through a partnership with Rebuilding Together, Petaluma.	Support efforts to provide transitional and supportive housing to those moving from homelessness to independent living.	1/31/23	On-going City Program. The City provides the use of 3 City owned single family homes at the rate of \$1 per year. COTS operates family transitional housing at these locations.
6.5 Continue to support the ongoing maintenance of a City-owned four-bedroom house on Rocca Drive, leased and operated by the Vietnam Veterans of California serving homeless male veterans who are enrolled in the Agency's Employment and Training Program.	Support efforts to provide transitional and supportive housing to those moving from homelessness to independent living.	1/31/23	On-going City Program. The City provides funding for program operational support.

6.6 Continue to participate in the Countywide Continuum of Care planning process as a “lead agency” along with the City of Santa Rosa and the County of Sonoma.	Support efforts to provide transitional and supportive housing to those moving from homelessness to independent living.	1/31/23	On-going City Program.
6.7 Continue to support the construction of senior housing.	Promote the construction and maintenance of housing for the elderly.	1/31/23	53 affordable Senior Housing units are under construction at 951 Petaluma Blvd S
6.8 Continue to support the “Rebuilding Together – Petaluma” (RTP) program.	Promote the construction and maintenance of housing for the elderly.	1/31/23	On-going City Program. The City provides ongoing program operational support via the CDBG program.
6.9 Continue to require the inclusion of disabled-accessible units in projects that receive city assistance.	Promote the provisions of disabled-accessible units and housing for developmentally, mentally and physically disabled.	1/31/23	On-going City Program.
6.10 Support the construction of housing specifically designed for persons with a developmental, mental, or emotional disability.	Promote the provisions of disabled-accessible units and housing for developmentally, mentally and physically disabled.	1/31/23	On-going City Program
6.11 Continue to require family apartment projects that receive city funding to include units with more than two bedrooms	Promote the construction of rental units for larger families.	1/31/23	On-going City Program.
7.1 Continue to refer fair housing complaints to the Mediation Assistance Program administered by the Petaluma People Service Center.	Discourage discriminatory housing practices.	1/31/23	On-going City Program. The City provides funding support for program operations.
7.2 Initiate actions to address any fair housing issues or constraints on housing for the disabled identified by the 2012 Analysis of Impediments, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities.	Discourage discriminatory housing practices.	1/31/23	The City is working in partnersip with the County of Sonoma and City of Santa Rosa to update the Analysis of Impediments. The project was slightly delayed due to the impact of COVID. Project meetings scheudled for March 2021.
7.3 Develop a reasonable accommodation procedure. A reasonable accommodation procedure will ensure persons with disabilities equal access to housing in accordance with fair housing laws.	Discourage discriminatory housing practices.	1/31/23	On-going City Program. This is included in the manamgnet plans for rental housing developments.
8.1 Continue to support the “Rebuilding Together – Petaluma” program.	Promote the maintenance of existing residential units.	1/31/23	On-going City Program. The City provides funding for ongoing program operations.
9.1 Continue to address community input of such projects on surrounding neighborhoods during the design review and approval process.	Promote the integration of affordable and special needs housing projects on existing neighborhoods.	1/31/23	On-going City Program
9.2 Monitor and continue to work with the managers of affordable and special needs housing projects to minimize potential impacts on surrounding neighborhoods.	Promote the integration of affordable and special needs housing projects on existing neighborhoods.	1/31/23	On-going City Program
10.1 Continue to evaluate residential projects for consistency with Section 66473.1 (Energy Conservation) of the Subdivision Map Act during the development review process.	Promote the use of energy conservation features in the design of residential development.	1/31/23	On-going City Program. Program implemented by City Planning
10.2 Continue to require the planting of street and parking lot trees as part of residential projects to provide cooling during the summer months.	Promote the use of energy conservation features in the design of residential development.	1/31/23	On-going City Program. Program implemented by City Planning.