

Appendix D: Review of Past Accomplishments

D.1. Program-Specific Evaluation

Table D1 provides a summary of the City's progress in implementing the 2015-2023 Housing Element. In updating the programs for the 2023-2031 planning period, one goal is to streamline the existing programs for ease of implementation and reporting. Programs where the City does not have direct involvement, represent routine staff functions, or are expressed only as policy direction, are removed from the Housing Element as specific housing programs. Housing Element programs should have clear specific actions during the planning period, with outcomes and schedule for implementation.

D.2. Cumulative Impacts on Special Needs Populations

The City continues to address housing needs of special populations through various programs. These include:

- A total of 8 single-family homes leased to Community Based Organizations to provide housing opportunities for veterans/homeless community members
- Approval of AB 2162 policy for the Meridian at Corona Station Project which includes more than 50 units
- Completion of the People's Village project to add 25 non congregate units to existing homeless shelter services
- Successful Homekey Application funded by HCD in the amount of \$15,380 Million for purchase of 60-unit motel for permanent supportive housing
- Construction and/or rehabilitation of senior housing – 133 units since 2015
- Downtown Streets Team – Employment-based training program linked with housing services for unsheltered members of the community
- Initiated Specialized Assistance for Everyone (SAFE) program
- The City adopted an Urgency Ordinance and Shelter Crisis in September of 2021.
- City adopted Strategic Action Plan to End Homelessness in June of 2022.
- Award of local funding to several affordable housing projects, including MidPen, PEP, and Danco projects
- Streamlined ministerial processing for affordable housing projects consistent with SB 35 and AB 2162.

In addition, the City provides funding support to nonprofit organizations that address the supportive service needs of special populations. In 2021 Petaluma provided funding for homeless services, fair housing, and rental assistance.

As part of the 2023-2031 Housing Element update, the City will explore other actions to expand housing opportunities for special needs populations.

Table D1: Program-Specific Evaluation

Program/Policy	Objective	Progress and Continued Appropriateness
<p>Goal 1: Provide adequate residential development opportunities to accommodate projected residential growth and facilitate mobility within the ownership and rental markets.</p>		
<p>1.1 Utilize sites within the UGB to accommodate anticipated long-term residential growth</p>	<p>Promote Residential Development within the Urban Growth Boundary</p>	<p>According to the 2020 Annual Progress Report, since 2015, the City has approved 1,675 housing units. Between 2015 and 2020, 1,187 units were permitted:</p> <ul style="list-style-type: none"> • 36 Very Low Income • 48 Low Income • 121 Moderate Income • 982 Above Moderate Income <p>Continued Appropriateness: This program is updated in the 2023-2031 Housing Element to reflect the City’s strategy for meeting the Regional Housing Needs Assessment (RHNA) requirements.</p>
<p>1.2 Utilize the Central Petaluma Specific Plan to facilitate the development of vacant and underutilized land at the heart of the City.</p>	<p>Encourage the development of housing on underutilized land that is appropriately zoned</p>	<p>Since 2015, 980 housing units have been approved in the Central Petaluma Specific Plan area.</p> <p>The Central Petaluma Specific Plan area continues to be attractive to residential developers and staff is actively engaged in discussion with prospective developers.</p> <p>Continued Appropriateness: The Central Petaluma Specific Plan continues to be a component of the City’s RHNA strategy and a key location for housing based on its proximity to transit, alternative transportation opportunities, and services. However, this program is integrated with Program 1.1 to formulate the City’s overall RHNA strategy.</p>
<p>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.</p>	<p>Encourage the development of housing on underutilized land that is appropriately zoned</p>	<p>The parking requirements within the SmartCode, which is the governing regulations for the downtown core, are lower than the rest of the City.</p> <p>Continued Appropriateness: The City will continue to offer flexible parking requirements to facilitate mixed use development and is working on a citywide update to parking</p>

Program/Policy	Objective	Progress and Continued Appropriateness
		regulations to better align with the City's housing and climate goals. Flexibility in parking standards are incorporated into the City's overall program to facilitate affordable housing development.
Goal 2: Promote a range of housing types to meet the housing needs of all Petalumans.		
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	<p>Since 2015, staff has 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.</p> <p>Continued Appropriateness: The sites inventory is updated in the 2023-2031 Housing Element and will be provided on the City's website. The inventory will be updated at least every six months as part of the City's compliance with SB 166 (No Net Loss) requirements. This program is moved to Goal 1 as part of the City's RHNA strategy.</p>
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.	<p>The CPSP was continually used to facilitate development of units in the downtown area.</p> <p>Continued Appropriateness: The Central Petaluma Specific Plan continues to be a component of the City's RHNA strategy. However, this program is integrated with Program 1.1 to formulate the City's overall RHNA strategy.</p>
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.	<p>In 2018 the City updated its Zoning Ordinance to allow transitional and supportive housing as a residential use in all zones.</p> <p>Continued Appropriateness: The 2023-2031 Housing Element includes a program action to amend the City's Zoning Code to address new State law on Supportive Housing (AB 2162).</p>

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Goal 3: Minimize constraints on housing development to expedite construction and lower development costs.		
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.	<p>During the planning period staff reviewed and identified regulatory challenges/barriers to the development of housing and brought zoning amendments forward for adoption as appropriate.</p> <p>Continued Appropriateness: As part of the 2023-2031 Housing Element update, the City re-evaluated development standards and the Housing Plan section includes recommended actions to address potential constraints.</p>
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.	<p>The Mary Issak Center and the Kids Homeless Shelter are the only shelters in the City and house 140 people nightly.</p> <p>The City adopted an urgency ordinance and shelter crisis on September 13, 2021. It has provided the City flexibility for the People's Village Project. Which focuses on shelter and housing for homeless community members.</p> <p>The City is actively working on the Studios at Montero project which is funded through the City’s Home Key funding award and will convert an existing motel into 60 units of permanent supportive housing with onsite services.</p> <p>Continued Appropriateness: This Housing Element update includes an assessment of the adequacy of its industrial properties where emergency shelters are permitted by right in accommodating its potential unsheltered homeless. Furthermore, the Housing Plan includes an action to address the new State law on parking standards for emergency shelters (AB 139). Through the upcoming triennial building code update, the City will decrease the minimum size of efficiency units to facilitate additional supportive housing conversion projects within the City.</p>

Program/Policy	Objective	Progress and Continued Appropriateness
<p>3.3 Ensure procedures and standards for Petaluma's Density Bonus ordinance to facilitate the review and approval of projects proposing affordable housing.</p>	<p>Improve the city review and approval process for residential projects.</p>	<p>In 2016, the City's Density Bonus Ordinance was updated to comply with State law. Since 2016, 3 projects requested a density bonus.</p> <p>Continued Appropriateness: The City will continue to utilize density bonus as an incentive for affordable housing development. A Zoning Code update to comply with new State law is underway (as of Spring 2022) and anticipated to be completed prior to the adoption of the 2023-2031 Housing Element. The City's density bonus incentives are incorporated as part of the City's program to facilitate affordable housing development. The City may consider removing the requirement for Council approval for the density bonus.</p>
<p>3.4 Continue to subsidize and defer application fees, development impact fees, and on-and off-site improvements for affordable housing sites.</p>	<p>Subsidize and defer fees.</p>	<p>In place of formerly available redevelopment housing funds, the City's In-Lieu Housing Fund has been utilized to subsidize affordable housing development. In 2019, the in-lieu fee was increased to \$10.12/sq ft. However, the fee update came hand-in-hand with the City's updated inclusionary ordinance which required onsite inclusionary as part of market-rate projects and states that the fee can be paid only if separately approved by City Council as alternative compliance. Therefore, the amount of fee collected since 2019 has decreased. Other examples of funding sources to support this program include City Commercial Linkage, HCD Permanent Local Housing Allocations Program and other HCD funding programs.</p> <p>Continued Appropriateness: In the 2023-2031 Housing Element, this program is incorporated into the overall program to facilitate affordable housing development. Additionally, the City will reevaluate the overall development impact fee structure following the adoption of the General Plan update in order to consider reducing fees for affordable housing and incentivizing smaller</p>

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		unit sizes through a square footage calculation or other tool.
3.5 Continue to give priority processing to affordable housing projects.	Priority processing for affordable housing.	<p>The City has a track record of facilitating and streamlining affordable housing projects whenever possible. In the last couple years the City has utilized state streamlining provisions to expedite review of affordable housing projects, including SB 35 and AB 2162.</p> <p>Continued Appropriateness: In the 2023-2031 Housing Element, this program is incorporated into the overall program to facilitate affordable housing development.</p>
3.6 Adopt residential design guidelines for single and multi-family development that provides clear guidance for applicants	Clear design guidelines	<p>The City received a state grant to develop objective design standards which are in process and anticipate adoption in 2022 to guide standards for streamlined housing projects.</p> <p>Continued Appropriateness: To be completed prior to the start of the 6th cycle Housing Element.</p>
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.	<p>The City Attorney's office provides education regarding public conduct at hearings of the City Council and all of its committees.</p> <p>Continued Appropriateness: While this is an important ongoing staff function, it is not considered a Housing Element program and is removed from the 2023-2031 Housing Element.</p>
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.	<p>The Department of Public Works and Utilities participates with the Sonoma County Water Agency to secure the City's water.</p> <p>Continued Appropriateness: This City will continue to participate in regional efforts to increase water supply.</p>
3.9 Actively participate in the Sonoma county Water Agency's planning for a	Assure delivery of the City's water supply	<p>The Department of Public Works and Utilities participates with the Sonoma County Water Agency to secure the City's water.</p>

Program/Policy	Objective	Progress and Continued Appropriateness
<p>second Petaluma Aqueduct to influence the aqueduct alignment, capacity and construction details to best reinforce the distribution system.</p>		<p>Continued Appropriateness: This is incorporated with Program 3.8 above in the 2023-2031 Housing Element.</p>
<p>Goal 4: Promote the development of housing affordable to extremely low, very low, low- and moderate-income households.</p>		
<p>4.1 Continue to work with other agencies to receive a reasonable share of federal, state and private funding for housing.</p>	<p>Communicate and work with agencies to share funding information for affordable housing.</p>	<p>The City continues to pursue funding for affordable housing from Federal, State and County Agencies. Specifically, the City received State of California HOME funds in the amount of \$900,000 for a MidPen development. The City applied to HCD for Homekey funding and was awarded \$15,385 Million for a 60-unit supportive housing project. The County of Sonoma provided \$600,000 in funding to support the project. The County of Sonoma also provided \$750,000 for the Peoples Village project that provides 25 non-congregate interim housing units with on-site support services. .</p> <p>Continued Appropriateness: In the 2023-2031 Housing Element, this program is incorporated into the overall program to facilitate affordable housing development.</p>
<p>4.2 Continue to work with non-profit housing organizations to benefit from their expertise in and resources for developing and supporting affordable housing.</p>	<p>Communicate and work with non-profit housing agencies to share funding information for affordable housing.</p>	<p>The City continues to coordinate with nonprofit housing organizations to pursue affordable housing opportunities.</p> <p>Continued Appropriateness: In the 2023-2031 Housing Element, this program is incorporated into the overall program to facilitate affordable housing development.</p>
<p>4.3 Continue to require residential projects of five or more units to contribute to the provision of below-market rate housing.</p>	<p>Projects of five or more units provide below-market rate housing.</p>	<p>In 2018, this program was amended to require all residential developments of 5 or more units to build 5% affordable units onsite.</p> <p>Continued Appropriateness: Inclusionary housing is an important component of the City's affordable housing strategy and is included in the 2023-2021 Housing Element. The City will review and revise, as</p>

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Program/Policy	Objective	Progress and Continued Appropriateness
		appropriate, the inclusionary housing program to enhance its effectiveness in providing affordable housing in the community.
4.4 Administer the Housing-Commercial Linkage Fee Program	Implement the Commercial - Housing Linage Fee Program	<p>Since 2015, \$1,693,019 has been received from fees for the Housing Commercial Linkage fees and these funds have been used to support a variety of housing projects and programs, including funding award for the Meridian at Corona Station project</p> <p>Continued Appropriateness: Commercial Linkage Fee is an important component of the City's affordable housing strategy and is included in the 2023-2021 Housing Element.</p>
4.5 Continue to support the Mortgage Credit Certificate (MCC) program administered by the County Community Development Commission	Utilize the Mortgage Credit Certificate Program for Low-Income Homebuyer	<p>This program is no longer available through the County Community Development Commission but is applied through local lenders.</p> <p>Continued Appropriateness: The 2023-2031 Housing Element includes other resources for homebuyer assistance. MCC is removed from the Housing Element.</p>
4.6 Continue the existing partnership with the Sonoma County Housing Land Trust to administer the Homebuyer's Assistance Program for low and moderate income households	Support the County of Sonoma Housing Land Trust	<p>The City has a contract and works in partnership with the Sonoma County Housing Land Trust to administer the Ownership Program. This includes administration when new properties enter the program as well as preservation of housing upon resale. Some recent and current projects include Brody Ranch, Casa Grande, and Creekwood.</p> <p>Continued Appropriateness: In the 2023-2031 Housing Element, this program is incorporated into the overall program to facilitate affordable housing development.</p>
Goal 5: Preserve the City's existing affordable housing and ensure the long-term affordability of new below-market rate units.		
5.1 Continue to administer the Mobile Home Rent Stabilization Ordinance.	Preserve the affordability of the City's existing affordable housing stock.	<p>Since 2015, the City's number of mobile home spaces has increased to 368. The city will be reviewing/updating the current Ordinance based on the recent arbitration hearing.</p>

Program/Policy	Objective	Progress and Continued Appropriateness
		<p>Continued Appropriateness: This program continues to maintain affordability for some of the more vulnerable households in the City and is included in the 2023-2031 Housing Element.</p>
<p>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</p>	<p>Preserve the affordability of the City's existing affordable housing stock.</p>	<p>Since 2015, Housing staff conducts a vacancy survey twice a year to determine vacancy rate in the City. No apartments were converted to condominiums during the planning period.</p> <p>Continued Appropriateness: The City continues to monitor rental vacancy rates in order to preserve its rental housing stock. This program is included in the 2023-2031 Housing Element.</p>
<p>5.3 Retain federal, state and locally subsidized affordable units that may be lost through contract termination</p>	<p>Preserve the affordability of the City's existing affordable housing stock.</p>	<p>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.</p> <p>In 2016, Park Lane apartments renewed their HAP contract for another 20 years.</p> <p>Continued Appropriateness: The at-risk housing inventory is updated and this program is updated to reflect the new State requirements on notifications.</p>
<p>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.</p>	<p>Ensure the long-term affordability of units developed or provided with City assistance.</p>	<p>The City continues to comply with the State density bonus provisions for affordability requirements.</p> <p>Continued Appropriateness: This is part of the Density Bonus requirements and is not included in the 2023-2031 Housing Element as a separate program.</p>
<p>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</p>	<p>Ensure the long-term affordability of units developed or provided with City assistance.</p>	<p>Since 2015, 3 affordable properties went through rehabilitation which also extended the affordability restrictions for 30 to 55 more years.</p> <p>Continued Appropriateness: This is part of the Inclusionary Housing requirements and is</p>

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they remain affordable to the targeted income groups.		included in the 2023-2031 Housing Element as part of the inclusionary housing program.
Goal 6: Promote housing opportunities for special needs groups.		
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.	<p>The City provides funding to partner agencies to support community services that prevent homelessness. The City also allocated \$450,000 of CDBG-CV funding to COTS (\$150,000) and PPSC (\$300,000) for a rental assistance program. On an ongoing basis, the City also provides about \$60,000 annually to PPSC for fair housing services and \$20,000 for rental assistance.</p> <p>Continued Appropriateness: The 2023-2031 Housing Element includes a program to provide support services. However, specific agencies or social service programs are not separately identified in the Housing Element as a housing program.</p>
6.2 Continue to support the Mary Isaak Center	Support efforts to provide housing and support services for the homeless.	<p>Since 2015, the City has provided \$380,000 to MIC for operational support. Most recently the city worked in partnership with COTS to create the People’s Village, an expansion of the MIC to include 25 non-congregate units onsite. This effort was funded by the City and provides additional capacity, addresses Covid constraints, and responds to the needs of Petaluma’s unsheltered population.</p> <p>Continued Appropriateness: The 2023-2031 Housing Element includes a program to provide support services. However, specific agencies or social service programs are not separately identified in the Housing Element as a housing program.</p>
6.3 Continue to support the COTS Family Shelter	Support efforts to provide transitional and supportive housing to those moving from homelessness to independent living.	<p>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 at this location.</p> <p>Continued Appropriateness: The 2023-2031 Housing Element includes a program to provide support services. However, specific</p>

Program/Policy	Objective	Progress and Continued Appropriateness
		agencies or social service programs are not separately identified in the Housing Element as a housing program.
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.	<p>In 2018, 2 transitional houses were rehabilitated. COTS has expanded the program to a total of 12 homes, of which 4 are city owned and 8 are market rate and leased by COTS. This provided housing for clients transitioning out of emergency shelter.</p> <p>Continued Appropriateness: The 2023-2031 Housing Element includes a program to provide support services. However, specific agencies or social service programs are not separately identified in the Housing Element as a housing program.</p>
6.5 Continue to support the ongoing maintenance of a City-owned four-bedroom house on Rocca Drive, leased and operated by America’s Finest, formerly 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.	<p>The City has provided funding for program operational support and leases the home for \$1 per year. Nations Finest operates the program at the Rocca Drive home.</p> <p>Continued Appropriateness: The 2023-2031 Housing Element includes a program to provide support services. However, specific agencies or social service programs are not separately identified in the Housing Element as a housing program.</p>
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.	<p>The City continues to participate in the Continuum of Care. The County of Sonoma is the lead agency for the CofC. The County is in the process of changing the administrative framework and updating policies and programs. This includes developing a County-wide Strategic Plan, improving data tools and revising the process for funding recommendations. The City and service providers in Petaluma received ongoing funding from the CofC for homeless services. This funding is used to leverage the city investment in providing services.</p>

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		<p>Continued Appropriateness: The 2023-2031 Housing Element includes a program to provide support services. However, specific agencies or social service programs are not separately identified in the Housing Element as a housing program.</p>
<p>6.7 Continue to support the construction of senior housing.</p>	<p>Promote the construction and maintenance of housing for the elderly.</p>	<p>Since 2015, the City has provided rehabilitation assistance to 210 senior households through major rehabilitation (53 households) and minor rehabilitation (157 households) completed by Rebuilding Together. The City has also facilitated the construction of senior housing units (Kellegren and River City projects) with reduced fees and parking standards.</p> <p>Continued Appropriateness: The 2023-2031 Housing Element includes a program to construct and maintain senior housing. The City will be working with non-profit developers and community agencies to implement these ongoing programs.</p>
<p>6.8 Continue to support the “Rebuilding Together – Petaluma” (RTP) program.</p>	<p>Promote the construction and maintenance of housing for the elderly.</p>	<p>Since 2015, the City has been able to complete 210 projects utilizing CDBG funding. Per the HUD definition of Major and Minor rehab projects, there were a total of 53 Major and 157 minor rehab projects completed.</p> <p>Continued Appropriateness: The 2023-2031 Housing Element includes a program to provide support services. However, specific agencies or social service programs are not separately identified in the Housing Element as a housing program.</p>
<p>6.9 Continue to require the inclusion of disabled-accessible units in projects that receive city assistance.</p>	<p>Promote the provisions of disabled-accessible units and housing for developmentally, mentally and physically disabled.</p>	<p>The City adopted a visitability and universal design ordinance that requires new housing to be designed with accessibility requirements in addition to those required by the California Building Code. It is anticipated that the ordinance will be adopted and effective before summer 2022.</p>

Program/Policy	Objective	Progress and Continued Appropriateness
		<p>Continued Appropriateness: This is a standard requirement and not included in the 2023-2031 Housing Element as a separate housing program.</p>
<p>6.10 Support the construction of housing specifically designed for persons with a developmental, mental, or emotional disability.</p>	<p>Promote the provisions of disabled-accessible units and housing for developmentally, mentally and physically disabled.</p>	<p>The City continues to support housing for persons with special needs.</p> <p>Continued Appropriateness: In the 2023-2031 Housing Element, this program is incorporated into the overall program to facilitate affordable housing development.</p>
<p>6.11 Continue to require family apartment projects that receive city funding to include units with more than two bedrooms</p>	<p>Promote the construction of rental units for larger families.</p>	<p>The City continues to encourage a variety of housing types and unit sizes to accommodate the diverse housing needs.</p> <p>Continued Appropriateness: The 2023-2031 Housing Program focuses on provide a range of unit sizes and types.</p>
<p>Goal 7: Promote a choice of housing types and locations available to all persons, regardless of race, color, religion, sex, sexual orientation, national origin, ancestry, familial status, source of income, age, marital status, medical condition or disability.</p>		
<p>7.1 Continue to refer fair housing complaints to the Mediation Assistance Program administered by the Petaluma People Service Center.</p>	<p>Discourage discriminatory housing practices.</p>	<p>Since 2015, \$190,175 has been allocated to support program operations.</p> <p>Continued Appropriateness: The 2023-2031 Housing Program includes a number of housing programs to affirmatively further fair housing, include fair housing outreach and enforcement.</p>
<p>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.</p>	<p>Discourage discriminatory housing practices.</p>	<p>In 2015, the City's transit worked with regional partners to implement the Clipper regional transit fare card, deploy a free public Wi-Fi system, and a trip planning status for rider ease.</p> <p>The City is working in partnership 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.</p> <p>Continued Appropriateness: As part of the Housing Element update, the City conducted the affirmatively furthering fair housing</p>

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		assessment pursuant to Housing Element requirement. This assessment is included in the appendix. Actions to foster fair housing, mobility, access to resources, and anti-displacement are included in the 2023-2031 Housing Element.
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.	The City has not yet established a formal procedure for residents and property owners to make reasonable accommodation requests. The procedure should clearly outline eligible applicants, and criteria and timeline for review and approval. The city will work with PPSC who administers the Fair Housing Program for the City to develop a procedure. Continued Appropriateness: This 2023-2031 Housing Element includes a program action to establish a reasonable accommodation procedure.
Goal 8: Preserve and improve the city’s existing housing stock.		
8.1 Continue to support the the Low-Income Housing Rehab program.	Promote the maintenance of existing residential units.	The City works in partnership with a partner agency that provides rehabilitation services for housing and public facilities. To date the partner agency has completed a total of 210 jobs. This includes a total of 53 major and 157 minor rehabilitation jobs. The City has provided ongoing funding through the CDBG program. Continued Appropriateness: The 2023-2031 Housing Element includes program actions to preserve and improve the housing quality in Petaluma.
Goal 9: Promote the integration of affordable and special needs housing with existing neighborhoods.		
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.	The City is in the process of developing objective design standards for residential development. Through the Inclusionary Housing on-site requirement, the City facilitates the integration of affordable housing within existing neighborhoods. The City has a robust community engagement and public noticing policy to engage

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		<p>neighbors during the entitlement process and has a track record of working with affordable housing providers to engage neighbors and stakeholders early and often even when reviewing projects under streamlined provisions.</p> <p>Continued Appropriateness: This policy direction is implemented through various programs and is not separately identified in the 2023-2031 Housing Element as a separate housing program.</p>
<p>9.2 Monitor and continue to work with the managers of affordable and special needs housing projects to minimize potential impacts on surrounding neighborhoods.</p>	<p>Promote the integration of affordable and special needs housing projects on existing neighborhoods.</p>	<p>The City is in the process of developing objective design standards for residential development. The City has worked closely with affordable housing developers, including PEP, COTS, Danco, MidPen, and Burbank during the 5th cycle to ensure that projects engage neighbors and community stakeholders and minimize negative impacts to the surrounding area.</p> <p>Continued Appropriateness: This policy direction is implemented through various programs and is not separately identified in the 2023-2031 Housing Element as a separate housing program.</p>
<p>Goal 10: Encourage energy conservation in housing and reduce the contribution to greenhouse gases from existing sources and minimize the contribution of greenhouse gases from new construction and sources.</p>		
<p>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.</p>	<p>Promote the use of energy conservation features in the design of residential development.</p>	<p>The City continues to comply with the Building Code requirements on energy conservation. In 2020 the City adopted a mandatory all-electric code for new construction and substantial remodels and additions that exceed base requirements of the California Building Code.</p> <p>Continued Appropriateness: This is a routine policy and is not separately identified in the Housing Element as a program.</p>
<p>10.2 Continue to require the planting of street and parking lot trees as part of</p>	<p>Promote the use of energy conservation</p>	<p>The City continues to require on- and off-site improvements, including installation of shade</p>

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residential projects to provide cooling during the summer months.	features in the design of residential development.	trees in parking lots as required by the Site Plan and Architectural Review guidelines. Continued Appropriateness: This is a routine requirement and is not separately identified in the Housing Element as a program.