



**AGENDA
MEETING OF THE PLANNING COMMISSION**

TUESDAY, OCTOBER 4, 2016

PUBLIC SESSION: 6:30 p.m.

CLOVERDALE PERFORMING ARTS CENTER, 209 N. CLOVERDALE BLVD., CLOVERDALE, CA 95425

The Cloverdale Planning Commission welcomes you to its meetings that are typically scheduled for the 1st Tuesday of the month. Your interest and participation are encouraged and appreciated. ***Please silence all pagers, cellular telephones and other communications devices upon entering the meeting.***

ADDRESSING THE PLANNING COMMISSION:

When asked to do so by the Chair, those wishing to address the Commission are asked to step up to the podium. Speak directly into the microphone so everyone in the audience can hear your comments and so they'll be recorded into the official record. State your name and City of Residence for the record. Per City Council Policy, three (3) minutes are typically allotted to each speaker. However, the Planning Commission Chair may revise the amount of time allotted. Public comments will normally be received after staff presentations on an agenda item and before the Commission starts deliberations.

We may disagree, but we will be respectful of one another.

All comments will be directed to the issue at hand, and addressed to the Planning Commission.

Personal attacks are unacceptable.

DISABLED OR SPECIAL NEEDS ACCOMMODATION: In compliance with the Americans with Disabilities Act, if you need assistance to attend or participate in a meeting, please contact the City Clerk's office at 894-2521. Notification at least 48-hours prior to the meeting will assist the City Clerk in assuring that reasonable accommodations are made to provide accessibility to the meeting.

WAIVER WARNING: If you challenge decisions/directions of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at public hearings(s) described in this Agenda, or in written correspondence delivered to the City of Cloverdale at, or prior to, the public hearing(s).

OPENING:

- Call To Order
- Pledge Of Allegiance
- Roll Call
- Agenda Review (changes/deletions)
- Declaration of Conflicts of Interest

PUBLIC COMMENT PERIOD:

Under this item, citizens may speak on matters within the Planning Commission's jurisdiction, which are not on the agenda. The Planning Commission is prohibited under the Public Meeting Law from taking action on matters that are not on the agenda, however, the Commission may take citizen's input under advisement,

direct staff to place the matter on a future agenda for discussion and/or possible action or refer matters to staff for follow-up.

CONSENT CALENDAR:

1. **Minutes Review:** September 6, 2016

NON-PUBLIC HEARING ITEMS:

2. **Annual Housing Element Progress Report**

Applicant: City of Cloverdale

Project Description: Acceptance of Annual Housing Element Progress Report for the 2015-2023 Housing Element and recommend submittal to the California Department of Housing and Community Development (HCD)

Environmental Assessment: An addendum to the General Plan Environmental Impact Report, was certified by the City Council on May 13, 2009

Staff Recommendation:

Staff recommends that the Planning Commission review the Annual Housing Element Implementation Progress Report for the adopted 2015-2023 Housing Element and recommend submittal of the Progress Report to the California Department of Housing and Community Development (HCD).

PUBLIC HEARING ITEMS: None

OTHER BUSINESS: None

PLANNER'S REPORT/COMMUNICATIONS: The Planner's Report is a verbal report for informational purposes only.

PLANNING COMMISSION DIRECTION TO STAFF:

ADJOURNMENT: Adjourn to the next meeting Tuesday, November 1, 2016, at 6:30 p.m., or alternate date as requested, at the Cloverdale Performing Arts Center, 209 N. Cloverdale Blvd., Cloverdale, CA 95425.

The City does not transcribe its proceedings. Anyone who desires a verbatim record of this meeting should arrange for attendance by a court reporter or for other acceptable means of recordation. Such arrangements will be at the sole expense of the individual requesting the recordation. Questions about this agenda should be directed to City Hall at 707/894-1701.

State of California

County of Sonoma

City of Cloverdale

CERTIFICATION

I, Linda Moore, do hereby declare under penalty of perjury that the foregoing agenda was posted on the outdoor bulletin board at the City Hall, 124 N. Cloverdale Blvd., Cloverdale, California, and made available for public review, prior to or on this 29st day of September, 2016, at or before 5:00 p.m.


Linda Moore, Deputy City Clerk



**DRAFT MINUTES
MEETING OF THE PLANNING COMMISSION**

TUESDAY, SEPTEMBER 6, 2016

PUBLIC SESSION: 6:30 p.m.

CLOVERDALE PERFORMING ARTS CENTER, 209 N. CLOVERDALE BLVD., CLOVERDALE, CA 95425

OPENING:

- Call to Order: Chair Shanahan called the meeting to order at 6:30 p.m.
- Pledge Of Allegiance
- Roll Call: Present- Commissioner Bialon, Vice Chair Domke, Commissioner Enge, Commissioner Halliday, Chair Shanahan, Alternate Commissioner Bovee and Alternate Commissioner Turner
- Agenda Review (changes/deletions): None
- Declaration of Conflicts of Interest: None

PUBLIC COMMENT PERIOD: None

CONSENT CALENDAR:

1. Minutes Review: August 2, 2016

Action: Motion was made by Vice Chair Domke to approve the Consent Calendar; seconded by Commissioner Bialon. The motion passed by voice vote: 4-Ayes (Commissioner Bialon, Vice Chair Domke, Commissioner Enge, and Chair Shanahan); 0-Noes; 0-Absent; 1-Abstain (Commissioners Halliday)

NON-PUBLIC HEARING ITEMS: None

PUBLIC HEARING ITEMS:

2. Applications and Resolution recommending that City Council direct staff to file the Nu Forest Annexation application with the Sonoma County Local Agency Formation Commission, adopt a Mitigated Negative Declaration for this project and approve the requested General Plan Amendment, Rezoning and M-1 District text amendment Ordinance and a Conditional Use Permit and Major Design Review for the Nu Forest Annexation and Development Project

Meeting Date: September 6, 2016

Applicant: Nu Forest Products, Inc & Other Owners

Project Location: East side of Asti Road, south of current City limits, north of the City's Corporation Yard and west of the Russian River. Assessor's Parcels Attachment 1 shows the regional location of the project area and Attachment 2 shows the area in relation to the City of Cloverdale.
APNs 116-260-004, -030, -033, -045, -046 -050 & -055

- Property Owners:**
- Nu Forest Products, Inc. (APNs 116-260-004 & -055)
 - Richard Cerasoli (APN 116-260-033)
 - Charles Schwartzler Trust (APN 116-260-030)
 - Gladys Matovich Trust (APN 116-260-050)
 - M. Poustinchian (APN 116-260-046)
 - Pacific Gas & Electric (PG&E) (APN 116-260-045)
- Existing Zoning:** *(Sonoma County):* Light Industrial & Agricultural Residential
- General Plan Designations:** *(City of Cloverdale):* (GI) General Industrial, (CF) Conservation Features & (TOD) Transit Oriented Development
- Project Description:** Proposed General Plan Amendment, Rezoning, Conditional Use Permit/Design Review and Annexation to the City of Cloverdale for an approximate 42.5-acre area lying east of existing City boundaries. The properties all lie within the City of Cloverdale Sphere of Influence and City's Urban Growth Boundary.
- Environmental Assessment:** An Initial Study/Mitigated Negative Declaration (IS/MND) is recommended for adoption by the City Council with the finding that mitigation measures included in the IS/MND will reduce all potentially significant impacts to a less-than-significant level.

Assistant City Manager/Community Development Director, David Kelley, gave the background on this project and provided a revision to Exhibit 2 to Nu Forest Rezoning Ordinance (attached). He also distributed two emails received after the agenda packet was distributed (attached). The first email was received from Susan Adler opposing the project and a second email from Steve Nurse requesting a public right of way along the river bank and that the facility complies with the Cloverdale "clear skies" regulations. Mr. Kelley introduced Planning Consultant, Jerry Haag, to present the details of the Nu Forest Annexation Application. Mr. Haag discussed the details of the project, the properties proposed for annexation, and the need to amend the General Plan. He suggested that the Planning Commission consider the applications and by Resolution recommend that City Council direct staff to file the Nu Forest Annexation application with the Sonoma County Local Agency Formation Commission, adopt a Mitigated Negative Declaration for this project and approve the requested General Plan Amendment, Rezoning and M-1 District text amendment Ordinance and a Conditional Use Permit and Major Design Review for the Nu Forest Annexation and Development Project subject to conditions set forth.

Mr. Kelley introduced Sharmaine Ege, the representative for Nu Forest and Kurt Kelder from Kelder Engineering, who prepared the plans for the project.

Public Hearing Comment:

Mr. Poustinchian, Cloverdale, questioned if the PG&E substation would be removed from the project. Mr. Kelley responded that he does not anticipate PG&E moving the substation.

Sharmaine Ege, the representative for Nu Forest thanked Mr. Haag for his inclusive report. She shared a pictorial view of the project and discussed the details of the Nu Forest business operations and the business's efforts to be a good neighbor.

Discussion ensued regarding the request and the Nu Forest operation. Commissioner Domke stated he has knowledge of the Nu Forest business operation located in Healdsburg and commented that his experience as a past neighbor to the operation was totally positive. He commented that although the business is located two blocks from the Healdsburg downtown plaza, the business is able to remain innocuous.

Action: Motion was made by Commissioner Halliday to approve Resolution No. 013-2016, recommending that the City Council approve a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan (MMRP) for the Nu Forest Annexation and Development Project on approximately 42.5 acres of land (APNs 116-260-004,-030, -033, -045, -046 -050 & -055); seconded by Vice Chair Domke. The motion passed by roll call vote 5 ayes– (Commissioners Halliday, Commissioner Enge, Commissioner Bialon, Vice Chair Domke, and Chair Shanahan); 0-Noes.

Action: Motion was made by Commissioner Bialon to approve Resolution No. 014-2016, recommending the City Council direct staff to file an annexation application for the Nu Forest Products properties and adjacent properties consisting of approximately 42.5 acres of land (APNs 116-260-004,-030, -033, -045, -046 -050 & -055); seconded by Commissioner Enge. The motion passed by roll call vote 5 ayes– (Commissioners Halliday, Commissioner Enge, Commissioner Bialon, Vice Chair Domke, and Chair Shanahan); 0-Noes.

Action: Motion was made by Vice Chair Domke to approve Resolution No. 015-2016, recommending the City Council approve a general plan amendment for four properties on approximately 11.27 acres of land (APNs: 116-260-030, -033, -045 -046 & -050); seconded by Commissioner Enge. The motion passed by roll call vote 5 ayes– (Commissioners Halliday, Commissioner Enge, Commissioner Bialon, Vice Chair Domke, and Chair Shanahan); 0-Noes.

Action: Motion was made by Commissioner Enge to approve Resolution No. 016-2016 (with the revision in Exhibit 2 to the Nu Forest Rezoning Ordinance), recommending the City Council adopt an ordinance rezoning approximately 42.5 acres of land to a combination of "GI-General Industrial", "RR-Rural Residential", and PI-Public Institutional", and making other amendments to Sections 18.06.040, 18.09 & 18.14 of the Zoning Ordinance, adding regulation for live-work units in the M-1 District (APNs 116-260-004, -030, -033, -045, -046 -050 & -055); seconded by Vice Chair Domke. The motion passed by roll call vote 5 ayes– (Commissioners Halliday, Commissioner Enge, Commissioner Bialon, Vice Chair Domke, and Chair Shanahan); 0-Noes.

Action: Motion was made by Alternate Commissioner Halliday to approve Resolution No. 017-2016, recommending the City Council approve a Conditional Use Permit and Major Design Review for Nu Forest Products located at 280 Asti Road (APNs 116-260-004 & 055); seconded by Commissioner Eng. The motion passed by roll call vote 5 ayes– (Commissioners Halliday, Commissioner Enge, Commissioner Bialon, Vice Chair Domke, and Chair Shanahan); 0-Noes.

OTHER BUSINESS: None

PLANNER'S REPORT/COMMUNICATIONS: Mr. Kelley announced that he distributed a development status report on the previous Thursday, which provided an overview of current planning activities and projects. He identified the opening of the Dollar General store as a key economic development for the City and encouraged the Commission to visit the site. Mr. Kelley also reported on the progress on the Grocery Outlet Supermarket project.

PLANNING COMMISSION DIRECTION TO STAFF: None

ADJOURNMENT: Chair Shanahan adjourned the meeting at 8:00 p.m. to the next meeting Tuesday, October 4, 2016, at 6:30 p.m., or alternate date as requested, at the Cloverdale Performing Arts Center, 209 N. Cloverdale Blvd., Cloverdale, CA 95425.

Exhibit 2 to Nu Forest Rezoning Ordinance

REVISED-9/6/16

Definitions. Section 18.14.030 is amended as follows to add a definition for “live-work” uses.

“Live-work unit” or **“live-work space”** means a building or spaces within a building used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

“Live-work unit” means a structure or portion of a structure:

- (a) That combines a commercial or manufacturing activity allowed in the zone with a residential living space for the owner of the commercial or manufacturing business, or the owner's employee, and that person's household;
- (b) Where the resident owner or employee of the business is responsible for the commercial or manufacturing activity performed; and
- (c) Where the commercial or manufacturing activity conducted takes place subject to a valid business license and applicable zoning permit(s) associated with the premises.

Uses Permitted: Section 18.060.30 is amended by revising Table 18.06.030A, as follows:

“Add Live-Work units as a conditionally permitted use (C) in the M-1 District.”

Development Standards. Section 18.090.200 is hereby amended to include special development standards for live-work land uses.

“Live-work units may be allowed on property zoned as M-1 (General Industrial) subject to the following minimum standards to minimize land use interface impacts. Additional standards may be imposed through the conditional use permit process.

1. ~~Density of Uses. Live-work units shall not exceed a density of 4 dwelling units per net acre for a residential component and a maximum industrial building coverage of up to fifty (50) percent of the lot.~~
1. Maximum Lot Coverage. Maximum Lot Coverage shall be sixty (60) percent of a lot for live-work uses, which shall include both residential and work (industrial) components.

2. Residential Area Requirements. A maximum of 50 percent of a live-work total square footage shall be devoted to residential use.
3. Location of living and working space. Living and working spaces on individual lots may either be integrated or two separate structures. Proper separation shall be provided as required by the Building Code. Live/Work units containing 2,000 square feet of gross square feet or greater shall have a minimum of two exits as defined by the California Building Code.
4. Occupancy. A live-work unit shall be occupied and used by the operator of the business on the site or at least one member of a household shall be the business operator. No portion of a live-work unit shall be rented or sold separately. Up to two persons may be employed within a live-work business who do not live on the site, unless more restrictive requirements are imposed as a condition of the conditional use permit issued pursuant to Section 18.03.110 of the Cloverdale Municipal Code.
5. Parking. Parking shall be provided on a live-work site based on the parking requirements in Table 18.11.050-A of the Cloverdale Municipal Code. Parking requirements for uses not specifically set forth in Table 18.11.050-A shall be based upon similar uses, or evidence of actual demand bases on traffic engineering or planning data or as approved through the conditional use permit process.
6. Building Sizes, Height and Setbacks. Structures constructed for the purpose of housing live-work occupancies shall conform to all building requirements of the M-1 zoning district.
7. Required Findings. Approval of a conditional use permit for a live-work unit shall require the Planning Commission to make the following findings in addition to the normally required findings as set forth in Section 18.03.110 (D) of the Cloverdale Municipal Code.
 - a. The proposed residential use of a property does not detract from the primary industrial use of the property or interrupt the continuity of businesses n an industrial area.

Linda Moore

To: David Kelley
Subject: RE: Opposition to NuForest Property Project

From: Susan Adler
Sent: Thursday, September 01, 2016 5:34 PM
To: David Kelley <dkelley@ci.cloverdale.ca.us>
Subject: Opposition to NuForest Property Project

Dear Planning Commission,

My husband and I are opposed to this project based on the report of potential environmental problems that can only be mitigated such as loss of riparian habitat, noise pollution, traffic congestion and more. From reading this report we base this on givens for the project (traffic), and potential risks or hazards such as spills, landslides etc.

Sincerely,

Susan and Howard Adler
307 Buckeye Circle
Cloverdale, CA 95425



Meeting Date: Applicant: Project Location:

Property Owners:

Existing Zoning:

General Plan Designations:

Project Description:

Environmental Assessment:

AGENDA ITEM No. 2

City of Cloverdale Planning Commission *Staff Report*

September 6, 2016

Nu Forest Products, Inc & Other Owners

East side of Asti Road, south of current City limits, north of the City's Corporation Yard and west of the Russian River. Assessor's Parcels Attachment 1 shows the regional location of the project area and Attachment 2 shows the area in relation to the City of Cloverdale.

APNs 116-260-004, -030, -033, -045, -046 -050 & -055. - Nu Forest Products, Inc. (APNs 116-260-004 & -055) - Richard Cerasoli (APN 116-260-033)

- Charles Schwartzler Trust (APN 116-260-030)

- Gladys Matovich Trust (APN 116-260-050)

- M. Poustinchian (APN 116-260-046)

- Pacific Gas & Electric (PG&E) (APN 116-260-045)

(Sonoma County): Light Industrial & Agricultural Residential

(City of Cloverdale): (GI) General Industrial, (CF) Conservation Features & (TOD) Transit Oriented Development

Proposed General Plan Amendment, Rezoning, Conditional Use Permit/Design Review and Annexation to the City of Cloverdale for an approximate 42.5-acre area lying east of existing City boundaries. The properties all lie within the City of Cloverdale Sphere of Influence and City's Urban Growth Boundary. See Attachment 3 that depicts the annexation area and affected property ownerships proposed for annexation.

An Initial Study/Mitigated Negative Declaration (IS/MND) is recommended for adoption by the City Council with the finding that mitigation measures included in the IS/MND will reduce all potentially significant impacts to a less- than-significant level.

Linda Moore

Subject: FW: Nu Forest Annexation.

From: Steve Nurse
Sent: Tuesday, September 06, 2016 12:03 PM
To: David Kelley
Subject: Nu Forest Annexation.

Hi David,

I don't think we have met. I am Steve Nurse a long time resident of Cloverdale. I have been heavily involved in the town since coming here in 2001. Citizens Advisory Committee to General Plan, President of Art Alliance, Started Friday Night Live etc etc.

I know I am probably "a day late and a dollar short" but I wanted to comment on the NuForst annexation project.
Just a couple of comments/observations.

- 1) I'd like to suggest a public right of way along the river bank for potential future expansion of the River Walk be included in the agreement and
- 2) Please make sure the facility complies with the Cloverdale "clear sky's" regulations restricting the angle and intrusion of lighting, so we may preserve of night sky.

These may already be included in the agreement and plans, but I wanted to put in my two cents.

Thanks for listening.

Steve Nurse.



Meeting Date: October 4, 2016

Project Number: N/A

Presented By: CDD Staff

AGENDA ITEM No. 2

**City of Cloverdale
Planning Commission
Staff Report**

Meeting Date:	October 4, 2016
Applicant:	City of Cloverdale
Project Location:	Citywide
Project Description:	Acceptance of Annual Housing Element Progress Report for the 2015-2023 Housing Element and recommend submittal to the California Department of Housing and Community Development (HCD)
Environmental Assessment:	An addendum to the General Plan Environmental Impact Report, was certified by the City Council on May 13, 2009.

A. Staff Recommendation

That the Planning Commission review the Annual Housing Element Implementation Progress Report for the adopted 2015-2023 Housing Element and recommend submittal of the Progress Report to the California Department of Housing and Community Development (HCD).

B. Background

California Government Code Section 65300 requires each city and county to adopt a General Plan including seven mandatory elements, one of which is the Housing Element. The Housing Element describes housing-related needs and resources in the community, particularly the availability, affordability, and adequacy of housing, and establishes a strategy to address housing needs for community members across the economic and social spectrum. To meet statutory requirements, Housing Elements must include the following components:

- **Review and evaluation of the existing Housing Element:** a detailed description of accomplishments toward implementing the programs from the City's current Housing Element, as well as an analysis of the continued appropriateness and feasibility of each program for the new planning cycle.
- **Needs assessment:** a detailed analysis of demographic and employment/income trends, housing conditions and affordability, and special housing needs.
- **Constraints analysis:** an examination of potential constraints to housing development including governmental factors such as land use regulations and non-governmental factors such as the cost of land and availability of financing.
- **Resources:** a detailed inventory of land available for housing development and a demonstration of the City's capacity to meet its Regional Housing Needs Allocation as well as a description of administrative and financial resources available to assist with the development, improvement, and preservation of housing in the community.

- ***Policies, programs and quantified objectives:*** a plan to address the City’s identified housing needs, and mitigate and remove (to the extent feasible) constraints to housing development.

State law also requires that jurisdictions include the Housing Element as one of the seven mandatory elements of a General Plan. The Housing Element identifies constraints to housing production, as well as establishes policies and programs to mitigate those constraints and to facilitate the production of housing opportunities to meet the needs of all economic segments of the community as determined through the Regional Housing Needs Allocation (RHNA) process.

Housing Element Adoption

The Housing Element is required to be adopted by the City and certified by the State HCD. On April 29, 2014, the City Council and Planning Commission held a joint study session and gave staff direction regarding housing needs and opportunities. Housing needs discussed included housing for veterans, farmworker and the disabled as well as rental housing needs and availability. Opportunities discussed included options for deferring or amortizing fees to encourage the provision of affordable housing and holistic solutions that consider jobs, housing, transit, etc. Many of these needs and opportunities were incorporated into the draft Housing Element.

On July 16, 2014 the Planning Commission reviewed the draft 2015-2023 Housing Element and adopted Resolution No. 003-2014 approving submittal to HCD for Compliance Review. HCD conducted a streamlined review of the draft housing element based on the City meeting all eligibility criteria detailed in the Department's Housing Element Update Guidance. The City also utilized ABAG's pre-approved housing element data.

On September 9, 2014 the City received a letter of conditional compliance from the HCD which stated the following, “The draft element meets the statutory requirements of State housing element law. The element will comply with State housing element law (Article 10.6) when adopted and submitted to the Department, in accordance with Section 65585(g).”

On December 10, 2014, the City Council adopted Resolution No. 081-2014 approving the 2015 - 2023 Housing Element. The adopted Housing Element was submitted to HCD for final approval on December 12, 2014. The Housing Element was considered certified after completion of a 90-day final review period by HCD on March 12, 2015.

C. Analysis

California Government Code Section 65400 requires each governing body to prepare an annual report on the status and progress on the implementation of its Housing Element. By providing the annual report to HCD, the City qualifies for important State housing, community development, transportation, and park funds. The annual report includes information on the jurisdictions progress in addressing the RHNA, including the number of housing units permitted by income level, the status of programs in the housing element and efforts to remove governmental constraints.

Table A

The annual progress report is broken up into five Tables, the first of which is Table A. This table includes data on new housing units and developments for which a building permit was issued during the reporting year. Table A requires information for two of the four affordable housing categories and for mixed income projects (very low- and low-income units). Moderate income units are reported in Table A only if they are part of a mixed-income multifamily project.

Aggregate data for units affordable to moderate- and above moderate-income households is reported in Table A2.

An infill housing unit is defined as being located within an urbanized area or within an urban cluster on a site that has been previously developed for urban uses, or a vacant site where the properties adjoining at least two sides of the project site are, or previously have been, developed for urban uses. However, the City of Cloverdale does not meet the United States Census Bureau's definition of an urbanized area.

New housing units that received financial assistance from the City or County and/or other subsidy sources and have affordability restrictions or covenants tied to them are required to report the relevant funding source in Table A as well.

In the reporting year of 2015, the only residential project that the City issued Building Permits for was the 32 units at 100 Healdsburg Avenue in the Cloverdale Family Apartments project. As reported in the table, 25 of these units are for very low-income households and 7 are for low-income households.

Table A2

Units reported in Table A2 may be counted towards the City's RHNA only if they are the result of a project that rehabilitated, preserved or acquired existing units for housing affordable to low-income households and a program is included in the housing element to do so. However, in order to prevent double counting, units identified as part of a mixed-income multifamily project in Table A have not been included in Table A2.

In the reporting year of 2015, the City did not undertake any projects and was not involved in any projects that resulted in the acquisition, rehabilitation or preservation of existing units.

Table A3

New units may be reported in Table A3 that are affordable to moderate- and above moderate-income households for which a building permit was issued during the reporting period, by unit category (single-family, 2-4 units, 5 or more units, second-unit or mobile home).

In the reporting year of 2015, no Building Permits were issued for new housing units for above moderate-income households.

Table B

The purpose of this table is to demonstrate the City's progress in meeting its share of the regional housing need for the planning period. This table lists the City's total assigned RHNA (221 units), and breaks it down by income group including very low-, low-, moderate- and above moderate-income categories. The unit is also reported as either Deed Restricted or Non-Deed Restricted.

The table shows that in 2015, a total of 32 new units received Building Permits, and of those 32 units, 25 were deed restricted for very low-income, 6 were deed restricted for low-income and 1 other low-income unit was Non-Deed Restricted.

Table C

The various goals, policies and implementation measures of the Housing Element are listed in Table C, as well as an update on the status of these various goals, policies and implementation measures for the reporting year.

Environmental Review

In compliance with the California Environmental Quality Act (CEQA) an addendum to the Cloverdale General Plan Environmental Impact Report (EIR) was previously adopted which demonstrated that the analysis contained in the EIR adequately addresses the potential physical impacts associated with the implementation of the 2015–2023 Housing Element and that none of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred. As noted in the Addendum, the Housing Element does not propose any land use or density changes to the General Plan or Zoning Ordinance. Implementation of the Housing Element is based on the use and density assumptions in the General Plan EIR and no additional environmental review is required. Environmental review is not required for submittal of the Annual Housing Element Progress Report to HCD.

Conclusion

Staff will continue to implement existing affordable housing programs identified in the housing element while exploring new tools, funding mechanisms, and partnerships to help support the City's commitment towards facilitating the provision of affordable housing in order to achieve its RHNA goals. In addition, staff continue to monitor legislative proposals that may affect our ability to provide housing in the future including new or proposed legislation that may change current zoning regulations pertaining to new, existing or proposed housing in the City of Cloverdale. Please note pursuant to Government Code Section 65400 Housing Element Annual Reports are required to be submitted to HCD annually on April 1st. Going forward, the Housing Element Annual Report will be scheduled for review by the Planning Commission annually in February or March.

D. Staff Recommendation

Staff recommends the Planning Commission recommend submittal of the Progress Report to the California Department of Housing and Community Development (HCD).

Attachments

1. 2015 Annual Housing Element Progress Report

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Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: _____

Mailing Address: _____

Contact Person: _____ Title: _____

Phone: _____ FAX: _____ E-mail: _____

Reporting Period by Calendar Year: from _____ to _____

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development

Division of Housing Policy Development

P.O. Box 952053

Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research

P.O. Box 3044

Sacramento, CA 95812-3044

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

Jurisdiction City of Cloverdale
Reporting Period 1/1/2015 - 12/31/2015

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
100 Healdsburg Ave	5+	R	25	7	0	0	32	0	TCAC, USDA, FHLB AHP, Deferred Developer Fee	DB	
(9) Total of Moderate and Above Moderate from Table A3			0	0			0				
(10) Total by income Table A/A3			25	7							
(11) Total Extremely Low-Income Units*			4								

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Cloverdale
Reporting Period 1/1/2015 - 12/31/2015

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate						0	

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2014	2015	2016	2017	2018	2019	2020	2021	2022	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	39	0	25								25	14
	Non-deed restricted		0	0									
Low	Deed Restricted	29	0	6								6	22
	Non-deed restricted		0	1								1	
Moderate	Deed Restricted	31	0	0									31
	Non-deed restricted		0	0									
Above Moderate		122	0	0									122
Total RHNA by COG. Enter allocation number:		221	0	32								32	189
Total Units ▶ ▶ ▶													
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

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

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Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. 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.		
Name of Program	Goal/Objective	Timeframe in H.E.	Status of Program Implementation
Policy H-1.1 - Housing Rehabilitation - Facilitate the rehabilitation, improvement, and preservation of existing housing in Cloverdale.	Conserve and improve the existing housing stock to provide adequate, safe, and decent housing for all Cloverdale residents.		The City continues to partner with the Sonoma County Housing Rehabilitation Program to provide low-interest rehabilitation loans for homes and mobile homes owned or occupied by lower and moderate-income households. The City also reviews and recommends projects in the City's Capital Improvement Program (CIP) that will maintain and improve the City's older residential neighborhoods as well as projects that will facilitate opportunities for infill and transit-oriented housing.
IP-1.1.1 - Rehabilitation/Preservation Program. Continue to partner with the Sonoma County Housing Rehabilitation Program to provide low-interest rehabilitation loans for homes and mobile homes owned or occupied by lower and moderate-income households.		On-going	The City provides copies of pamphlets about the County Housing Rehab Program at City Hall and posts copies on the City Website.
IP-1.1.2 - Capital Improvement Program. Review and recommend projects in the City's Capital Improvement Program (CIP) that will maintain and improve the City's older residential neighborhoods as well as projects that will facilitate opportunities for infill and transit-oriented housing.		Annually	The City is developing a CIP that outlines proposed improvements to sewer, water, drainage, and streets that support opportunities for infill development.

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<p>Policy H-1.2 - Mobile Home Parks. Encourage the preservation and maintenance of the community's three existing mobile home parks.</p>		<p align="center">On-Going</p>	<p>The City continues to partner with the Sonoma County Housing Rehabilitation Program to provide low-interest rehabilitation loans for mobile homes owned or occupied by lower and moderate-income households.</p>
<p>IP-1.2.1 Mobile Home Park Maintenance. Specifically advertise the availability of home rehabilitation loans to mobile home owners through the program described in IP-1.1.1. Encourage residents utilizing program funds to include an Earthquake Reinforced Bracing System (ERBS) to help stabilize the dwelling during an earthquake in the rehabilitation work.</p>		<p align="center">On-going</p>	<p>The City continues to partner with the Sonoma County Housing Rehabilitation Program to help provide rehabilitation assistance to mobile home parks.</p>
<p>Policy H-1.3 Preserve existing affordable housing. To the maximum extent possible, retain permanent or long-term affordability for existing income-restricted affordable owner and rental housing units at risk of conversion to market rate housing.</p>		<p align="center">On-going</p>	<p>The City has actively maintained existing affordability restrictions for units that received City funding as some property owners have requested to refinance existing loans.</p>
<p>IP-1.3.1 Preservation of affordable housing. Monitor the existing stock of affordable units and work proactively to retain these units. As appropriate, partner with nonprofit housing organizations, including developers and community land trusts, to preserve and rehabilitate affordable units. Require permanent or a minimum 55-year affordability for units that receive City funding.</p>		<p align="center">On-going</p>	<p>The City continues to partner with the Wallace House and Housing Land Trust of Sonoma County to preserve housing in Cloverdale</p>
<p>IP-1.3.2 - Funding. To the maximum extent possible, leverage City funds 10:1 in preservation projects (\$1 in City spending provides \$10 in total housing benefit).</p>		<p align="center">On-going</p>	<p>The City will evaluate funding requests for affordable housing as requests are received.</p>

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<p>Policy H-2.1 Regional Housing Needs (RHNA). Ensure an adequate amount of residentially designated land is available to accommodate City's share of the RHNA</p>	<p>Provide housing for all economic segments of the community.</p>		<p>The City continues to monitor the supply of residential land to accommodate the City's share of the regional housing need assessment.</p>
<p>IP-2.1.1 Monitoring. The City will monitor the supply of residential land to ensure sufficient developable land is available for single-family and multifamily residential development. If, at any time, the supply of sites zoned for multifamily housing falls below the quantity of land required to accommodate the City's remaining need for higher density multifamily housing, the City will initiate General Plan Amendments and/or rezonings to provide additional land.</p>		<p>On-going</p>	<p>An updated Vacant Land Inventory was completed at the end of 2014 and the City continues to reference the list when proposals for Zoning and/or General Plan changes come forward.</p>
<p>IP-2.1.2 Infill Development. Wherever appropriate, the City will grant flexibility to encourage development on infill parcels using the tools currently provided within the Zoning Ordinance (PUD permits, density bonus, and second residential unit ordinance). This can be applied on a case-by-case basis in tandem with required discretionary review permits.</p>		<p>On-going</p>	<p>The City continues to utilize tools such as PUD Permits and density bonuses to encourage development on in-fill parcels. Specifically, the Cloverdale Family Apartments project at 100 Healdsburg Avenue approved in January of 2015 received a density bonus, and the Rink Parcel Map application also includes a request for approval of a PUD Permit and the City is currently reviewing the project.</p>

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<p>IP-2.1.3 Opportunity Sites. Pending resolution of the dissolution of the Redevelopment Agency, the City will initiate development on its Thyme Square and Cherry Creek sites. The process would include initiating requests for proposals and seeking developer partners to realize the vision for these properties as established in planning efforts and past development initiatives. In addition, the City will continue to pursue grants and other funding to improve connectivity to the planned SMART station site and emphasize residential development opportunity on nearby sites.</p>		<p align="center">On-going</p>	<p>The City initiated preparation of a Conceptual Master Plan for the future development of the Thyme Square property.</p>
<p>Policy H-2.2 Inclusionary Housing. Update Inclusionary Housing program to reflect current legal requirements and best practices.</p>			<p>The City is working on revising the Inclusionary Housing Ordinance to address recent court decisions, examine appropriateness and potential impacts of making fee payment the primary method of compliance and establish a regular time frame for updates to the in-lieu fee schedule.</p>
<p>IP-2.2.1 Inclusionary Housing Ordinance. Revise the Inclusionary Housing Ordinance to improve clarity regarding requirements and program administration and address recent court decisions regarding inclusionary zoning. Examine the appropriateness and potential impacts of making fee payment the primary method of compliance and establish a regular time frame for updates to the in-lieu fee schedule.</p>		<p align="center">2015</p>	<p>City staff initiated review of the Inclusionary Housing Ordinance (IHO) including the applicability of the IHO to rental housing projects.</p>
<p>Policy H-2.3 Large-Scale Non-Residential Projects. Consider the impacts on housing demand of large-scale commercial, industrial, and office projects.</p>			<p>City staff will consider implementing the Policy in the future.</p>
<p>IP-2.3.1 Housing Impacts of Employment-Generating Uses. Consider preparing a study to examine the nexus between the development of large-scale office, commercial, and industrial projects on the need for affordable housing. Identify the housing impacts of these projects and the potential demand for new housing. If a nexus is found, consider adopting an impact fee to generate funds to be used to mitigate the impacts and assist in the development of affordable housing.</p>		<p align="center">2017</p>	<p>City Staff will recommend and seek approval from the City Council to contract with a qualified firm to prepare an updated nexus study by 2017.</p>

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<p>Policy H-2.4 Second Dwelling Units. Continue to facilitate the construction of second dwelling units.</p>			<p>Second Residential Dwelling Units are currently an allowed use in all Residential Zoning Districts upon approval of a Minor Design Review Permit. Staff is considering relaxing the rear yard setback requirement to make it easier for more properties to be able to develop the units in accordance with City regulations.</p>
<p>IP-2.4.1 Second Dwelling Units. Promote the development of second units as a source of lower-cost rental housing and a potential income source for home owners. Provide informational brochures regarding second unit opportunities and requirements at City Hall and on the City's website.</p>		<p align="center">2015</p>	<p>The City of Cloverdale is working on promotion of the development of second units as a source of lower-cost rental housing through development of informational brochures regarding second unit opportunities and requirements at City Hall and on the City's website.</p>
<p>Policy H-2.5 Manufactured Housing. Allow the placement of manufactured housing units on permanent foundations in Residential Zoning Districts.</p>			<p>Manufactured houses are conditionally permitted in the R-R, R-1 and the R-2 Zoning Districts</p>
<p>IP-2.5.1 Manufactured Housing. Amend the Zoning Ordinance to eliminate manufactured homes as a separate use and clarify that manufactured homes on permanent foundations are subject to the same level of review and development standards as conventional single-family homes, in compliance with state law.</p>		<p align="center">2015</p>	<p>The Zoning Ordinance was amended in January 2015, including a change to allow manufactured houses, subject to approval of a conditional use permit, in all but one residential zoning district.</p>
<p>Policy H-2.6 Mitigate Development Constraints. Address and mitigate, as appropriate, regulatory constraints to facilitate the development of housing affordable to lower- and moderate-income households.</p>			<p>The City approved the Cloverdale Family Apartments project at 100 Healdsburg Avenue with less parking spaces than normally would be required because the project will provide housing opportunities to lower-income households.</p>
<p>IP-2.6.1 - Flexible Parking Options. The City will continue to allow and encourage shared parking and allow both on-site and/or off-site provision of required spaces. In addition, the City will review and consider revising its shared parking program within the downtown commercial core to maximize the potential for mixed use development.</p>		<p align="center">Review by 2015</p>	<p>The City amended the Zoning Ordinance to allow and encourage shared parking and allow both on-site and off-site provisions of required spaces.</p>

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<p>IP-2.6.2 Development Impact Fees. The City shall review its current development impact fee program to confirm the appropriate level of impact fees to charge for multifamily residential units and second units based on the demand they create for public facilities and infrastructure. Where justified, the City shall consider reducing fees for multifamily units, second units, co-housing, and self-help housing units to encourage their construction. The City shall consider deferring the payment of development impact fees for projects that include affordable housing or reducing fees for lower-income housing on a sliding scale related to the level of affordability. The City shall also consider adopting a sliding-scale fee depending on the size of the unit or "locking" fees to the time of approval.</p>		2016	The City is planning to conduct a review of Development Impact Fees in 2016.
<p>Policy H-3.1 Available Funding Sources. Utilize County, State and federal programs and other funding sources that provide housing opportunities for extremely low-, very low-, low-, and moderate-income households and special needs households.</p>	<p>Expand affordable housing opportunities for persons with special housing needs including the elderly, disabled, large families, farmworkers, homeless persons, households with extremely-low to moderate incomes, and first time home buyers.</p>		<p>The City continues to monitor the availability of County, State and Federal funds for affordable housing.</p>
<p>IP-3.1.1 Funding Sources. Assist housing developers in identifying opportunities to finance affordable housing intended for occupancy by household with special needs, particularly extremely low-income households, seniors, disabled and developmentally disabled persons, farmworkers, and homeless persons.</p>		Annually	The City assists developers on an on-going basis as needed, including deferring fees when applicable. The Cloverdale Family Apartments project at 100 Healdsburg Avenue is an example of a 32-unit apartment project that was approved in 2015 and utilized such funding sources as TCAC, USDA and FHLB-AHP
<p>IP-3.1.2 Housing Fund. Maintain the City's housing fund, with contributions collected from private and public sources, including the in-lieu inclusionary housing fees to implement and/or supplement the City's housing programs. Use the Housing Fund to make housing available to extremely low to moderate-income Cloverdale residents.</p>		On-going	The City continues to maintain the housing fund, and has initiated a review of the current in-lieu fee schedule and the Inclusionary Housing Ordinance.

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<p>Policy H-3.2 Senior Housing. Continue to allow senior housing projects to be developed with requirements less stringent than those specified in the Zoning Ordinance, where found to be consistent with maintaining the character of the surrounding neighborhood. Maintain a requirement for sidewalks for senior housing projects.</p>			<p>In 2015 the Vine Ridge Assisted Living project located at 227 Treadway Drive was approved, a residential care facility for the elderly, includes 51 beds to provide care for persons 60 years of age and older.</p>
<p>IP-3.2.1 Senior Housing. Continue to permit senior housing developments for persons aged 55 and over, with reduced parking and flexibility in the application of other requirements.</p>		<p>On-going</p>	<p>The City approved the Vine Ridge Assisted Living project in 2015 with a reduction in the amount of required on-site parking.</p>
<p>Policy H-3.3 Large Families. Encourage the development of housing appropriate for large families.</p>			<p>The City will implement this policy in the future as requests are received and/or a need arises.</p>
<p>IP-3.3.1 Grant Funding. Continue to work with developers to apply for HOME grants or Community Development Block Grant (CDBG) funds specifically to accommodate large families.</p>		<p>On-going</p>	<p>The City continues to encourage developers to apply for HOME and CDBG grants as projects arise.</p>
<p>Policy H-3.4 Housing for the Disabled. Continue to facilitate barrier-free housing in new development.</p>			<p>The City actively enforces the adaptability requirements contained in the California Building Code for new housing units as opportunities arise.</p>
<p>IP-3.4.1 Sonoma Developmental Center. Monitor the potential closing of the Sonoma Developmental Center, a large group care facility for persons with developmental disabilities, and coordinate with the North Bay Regional Center, other local jurisdictions, and housing and service providers to provide support and assistance with the relocation of former residents, as needed.</p>		<p>Annually</p>	<p>As of the end of 2015, the state plans to close the Sonoma Developmental Center by 2018.</p>

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<p>Policy H-3.5 Homeless Housing and Services. Monitor and work to address the housing needs of homeless persons in the community.</p>			<p>The City regularly meets with the directors of the Wallace House to monitor the needs of the City's homeless.</p>
<p>IP-3.5.1 Emergency Housing Demand. Continue to consult with the Cloverdale Police Department and homeless providers in the community to maintain ongoing estimates of the demand for emergency housing in the City.</p>		<p>On-going</p>	<p>The City regularly meets with the Police Department directors of the Wallace House to monitor the needs of the City's homeless.</p>
<p>IP-3.5.2 Inter-Agency Cooperation. Continue to work with private, county, and State agencies to provide emergency housing for the homeless.</p>		<p>On-going</p>	<p>The City regularly meets with the directors of the Wallace House to monitor the needs of the City's homeless.</p>
<p>Policy H-3.6 Farmworker Housing. Promote improved housing conditions for farmworker households and the construction of additional farmworker housing.</p>			<p>The City coordiantes with the Sonoma County Community Development Commission to provide housing assistance to farmworkers. Additionally, in 2015, the City approved a 32 unit apartment project called Cloverdale Family Apartments located at 100 Healdsburg Avenue that is 100% affordable and is specifically being marketed to farmworkers.</p>
<p>IP-3.6.1 Regional Coordination. Work closely with Sonoma County representatives to address farmworker housing needs and coordinate the construction of farm worker housing in the community. Actively participate in Countywide committees and task forces to identify funding solutions such as a housing assessment.</p>		<p>Twice a year</p>	<p>The City regularly attends meetings with the Sonoma County Community Development Commission to address housing issues including housing for farmworkers.</p>
<p>IP-3.6.2 Application Assistance. Provide technical assistance to developers seeking to provide affordable units for farm workers in the City. Assist developers in the preparation of funding applications to the Joe Serna Jr. Farmworker Housing Grant program and other appropriate funding sources.</p>		<p>On-going</p>	<p>The Cloverdale Family Apartment project at 100 Healdsburg Avenue will be partially funded by sources such as the USDA</p>

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<p>Policy H-4.1 Equal Housing Opportunity. Continue to promote equal access to housing for all persons in Cloverdale.</p>	<p>Promote housing opportunities for all person regardless of race, gender, age, sexual orientation, marital status or national origin.</p>		<p>The City continues to provide and distribute information regarding fair housing laws and resources to the public at City Hall and on the City website. The City also partners with the Sonoma County Community Development Commission to help promote equal housing opportunities for all people in Cloverdale.</p>
<p>IP-4.1.1 Fair Housing Information. Promote equal housing opportunity by providing and distributing information regarding fair housing laws and resources to the public at City Hall, the public library, social service centers, public transit providers, and on the City's website.</p>		<p>On-going</p>	<p>The City continues to provide and distribute information regarding fair housing laws and resources to the public at City Hall and on the City website.</p>
<p>IP-4.1.2 Discrimination Complaint Processing. Establish and document a City procedure for investigating and appropriately handling housing discrimination complaints.</p>		<p>2016</p>	<p>The City has initiated a code enforcement tracking system specifically for housing discrimination complaints.</p>
<p>IP-4.1.3 Nondiscrimination Clause. Continue to provide nondiscrimination clauses in rental agreements and deed restrictions for housing constructed with City assistance.</p>		<p>On-going</p>	<p>The City provides nondiscrimination clauses in rental agreements and deed restrictions as opportunities arise.</p>

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<p>Policy H-5.1 Public Participation. Continue to encourage and facilitate public participation in the formulation and review of the City's housing and development policies.</p>	<p>Ensure public participation in the development of the City's housing policies.</p>		<p>New housing developments consisting of 2 or more units are required to obtain Major Design Review approval through the Planning Commission at a Planning Commission meeting, during which the hearing is opened up to the public and the public is invited to ask questions, speak and voice their opinion and/or any concerns about the project.</p>
<p>IP-5.1.1 Housing Element Update. Continue to hold public hearings to discuss proposed revisions to the City's Housing Element.</p>		<p>Until adoption of the Housing Element</p>	<p>The City completed the public hearing process and the 2015-2023 Housing Element was formally adopted in January 2015.</p>
<p>Policy H-5.2 Annual Review of Housing Element Implementation. Annually review the City's progress in implementing Housing Element programs and achieving housing goals.</p>			<p>The City has initiated a process in which the annual housing element report will be brought to the Planning Commission to review and track the progress of its implementation.</p>
<p>IP-5.2.1 Annual Report. Prepare an annual report that describes the amount and type of housing constructed and housing-related activities for review by the Planning Commission and the City Council and submittal to the California Department of Housing and Community Development.</p>		<p>Annually</p>	<p>The City has initiated a process in which the annual housing element report will be brought to the Planning Commission to review and track the progress of its implementation.</p>
<p>Policy H-6.1 Energy Use and Conservation. Encourage the reduction of energy use and the conservation of natural resources in the development of housing through implementation of the State Energy Conservation Standards.</p>	<p>Promote effective and efficient land use when meeting housing needs, including consideration of energy and natural resources conservation, and green building technologies.</p>		<p>The City has adopted the California Green Building Standards Code as part of the City's Municipal Code, which help to conserve energy and natural resources in new housing developments. The City also distributes information at City Hall and on the City website with helpful tips on how to reduce water consumption and use less electricity.</p>
<p>IP-6.1.1 Education and Information. Develop informational materials for dissemination to developers and project designers during the initial stages of project design and review. These materials may include, but not be limited to, passive solar planning through subdivision, lot and structure orientation, protection of solar access, and application of passive and active energy saving features. The City shall also review its land use regulations and subdivision ordinance and where appropriate add provisions which promote and/or require energy conservation planning as a factor in project approval.</p>		<p>2016</p>	<p>The City began to research available information that can be provided to the public at City Hall and through the City's website.</p>

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<p>Policy H-6.2 Energy Efficiency Standards. Ensure that all new residential development meets or exceeds the standards contained in Title 24, Part 6 of the California Code of Regulations (Energy Efficiency Standards for Residential and Nonresidential Buildings), and encourage the retrofitting of existing development to improve energy and conservation.</p>			<p>Through the Building Permit process, the City works with applicants and property owners to ensure that the standards of Title 24 are met, and where possible, exceeded.</p>
<p>IP-6.2.1 Green Building. The City should support Green Building standards which aim to support a sustainable community by incorporating green building measures into the design, constructions, and maintenance of new buildings. The City will also work with stakeholders to develop a list of incentives that will help developers meet mandatory green building standards.</p>		<p align="center">2016</p>	<p>The City has adopted the California Green Building Standards Code as part of the City's Municipal Code, which help to conserve energy and natural resources in new housing developments. The City also distributes information at City Hall and on the City website with helpful tips on how to reduce water consumption and use less electricity.</p>
<p>Policy H-6.3 Reduction of Vehicle Use. Encourage a development pattern that helps reduce vehicle miles traveled and promotes transit ridership as well as pedestrian and bicycle access.</p>			<p>The Zoning Ordinance contains provisions for reduced parking standards for mixed use developments in the DTC and TOD Zoning Districts, two districts in which transit, rail and bicycle access is provided and/or planned to be provided.</p>
<p>IP-6.3.1 Public Transit. Work with local and regional public transit providers and developers to encourage housing development located in close proximity to public transit facilities, particularly on sites located within close proximity to the planned SMART station. Incorporate development features that facilitate bicycle and pedestrian access and networking in project design.</p>		<p align="center">On-going</p>	<p>The City approved a 32 unit apartment project called Cloverdale Family Apartments located at 100 Heladsburg Ave, in the Transit Oriented Development zoning district and in close proximity to transit and the SMART train station. The project was approved with less parking spaces than would normally be required in part due to the sites proximity to public transportation services.</p>
<p>IP-6.3.2 Housing Preferences. Require that developers utilize City workforce housing preferences in the sale of below market rate homes to improve local affordable housing opportunities for those that work and/or live in Cloverdale.</p>		<p align="center">On-going</p>	<p>The City approved a 32 unit apartment project called Cloverdale Family Apartments located at 100 Heladsburg Ave, which is a 100% affordable project whose affordability levels will be based on local household income levels.</p>

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<p>Policy H-6.4 Infrastructure and Public Services. Ensure adequate infrastructure and public services are in place to serve existing and planned residential development.</p>			<p>In 2015 the City made significant improvements to the wastewater treatment plant as well as the water treatment plant in an effort to ensure adequate infrastructure and public services exist to serve the community.</p>
<p>IP-6.4.1 Capital Improvement Program. The City shall continue to update and implement its five-year Capital Improvement Program to guide development of public facilities required by new residential demand and to improve existing facilities in need of upgrading. The City will continue to implement facilities master plans to increase water and sewer processing capacity.</p>		<p align="center">Annually</p>	<p>In 2015 the City made significant improvements to the wastewater treatment plant as well as the water treatment plant in an effort to ensure adequate infrastructure and public services exist to serve the community.</p>
<p>Policy H-6.5 Water and Sewer Services. Consistent with State Law, first priority for water and sewer hook-ups shall be given to developments that help meet the community's share of the regional need for lower-income housing.</p>			<p>As development opportunities arise, the City gives first priority for water and sewer hookups to developments that help meet the City's share of the regional housing needs allocation (RHNA).</p>
<p>IP-6.5.1 Water Provisions for Lower-Income Households. The City's urban water management plans shall include projected water use for single-family and multifamily housing needed for lower-income households.</p>		<p align="center">As Management Plans are updated</p>	<p>An Urban Water Management Plan (UWMP) was adopted by the City Council on June 14, 2016. The projected water demand for lower income housing was conservatively estimated based on the average 2015 water demands for single-family residential customers. At 0.064 MG per household and 715 lower income household units (Housing Element 2015-2023), the projected water demand for lower income housing units is 45.8 MG in 2020. As stated in Table 4-5, this demand is incorporated in overall demand projections in this UWMP by assuming lower income housing grows proportionally to City population growth.</p>

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General Comments: