

## 2020 COTATI Housing Element Annual Progress Report

**TABLE A - Housing Development Applications Submitted**

**Unit Information**

Project Identifier		Proposed Units Affordability by Household Incomes									
Current APN	Street Address	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Proposed Units by Project	Total Approved Units by Project	Total Disapproved Units by Project
144-523-006	8489 LARCH AVENUE	0	1	0	0	0	0	0	1	1	0
144-450-002	8744 FEHLER LANE	0	0	0	0	0	0	1	1	1	0
144-450-002	8742 FEHLER LANE	0	0	0	0	0	0	1	1	1	0
144-450-002	120 JAGLA ST	0	0	0	0	0	0	1	1	1	0
144-720-035	13 GREENLEAF LN	0	0	0	1	0	0	0	1	1	0
144-220-002	714 W SCHOOL ST	0	0	0	0	0	1	0	1	1	0
144-450-083	8746 FEHLER LANE	0	0	0	0	0	0	1	1	1	0
144-450-090	8732 FEHLER LANE	0	0	0	0	0	0	1	1	1	0
144-450-077	119 JAGLA STREET	0	0	0	0	0	0	1	1	1	0
144-450-048	114 JAGLA STREET	0	0	0	0	0	0	1	1	1	0
144-450-049	112 JAGLA STREET	0	0	0	0	0	0	1	1	1	0
144-450-047	116 JAGLA STREET	0	0	0	0	0	0	1	1	1	0
144-450-082	8748 FEHLER LANE	0	0	0	0	0	0	1	1	1	0

144-450-046	118 JAGLA STREET	0	0	0	0	0	0	1	1	1	0
144-523-006	8489 LARCH AVE	0	1	0	0	0	0	0	1	1	0
144-450-053	104 JAGLA STREET	0	0	0	0	0	0	1	1	1	0
144-450-014	122 JAGLA STREET	0	0	0	0	0	0	1	1	1	0
144-450-065	109 JAGLA STREET	0	0	0	0	0	0	1	1	1	0
144-450-068	103 JAGLA STREET	0	0	0	0	0	0	1	1	1	0
144-450-051	108 JAGLA STREET	0	0	0	0	0	0	1	1	1	0
<b>Totals</b>		<b>0</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>16</b>	<b>20</b>	<b>20</b>	<b>0</b>

Project Information									
Project Identifier					Unit Types				
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category	Tenure	Date Application Submitted	Was Application Submitted Pursuant to SB 35 Streamlining?	Notes
n/a	144-523-006	8489 LARCH AVENUE	ATTACHED ADU ADDITION	20052	ADU	Owner	05/04/2020	No	Per the AMI for Sonoma County a 1 -2 person household in "Low Income" should be paying max of \$2,020 per month in rent while a 1-2 person household for "Moderate Income" should be paying approximately \$2,738.88 in rent monthly. The average rate for a 1 bedroom Junior ADU in Sonoma County is approximately \$1,850 which falls into the "Low Income" category.
n/a	144-450-002	8744 FEHLER LANE	NEW SFD, PLAN 3/N831 ELEV C, KESSING RANCH	19262	SFD	Owner	05/20/2020	No	
n/a	144-450-002	8742 FEHLER LANE	NEW SFD, PLAN 2/N829 ELEV C, KESSING RANCH	19263	SFD	Owner	05/20/2020	No	
n/a	144-450-002	120 JAGLA ST	NEW SFD, PLAN 1/N828 ELEV A, KESSING RANCH	19270	SFD	Owner	06/02/2020	No	
n/a	144-720-035	13 GREENLEAF LN	JR ADU	20093	ADU	Owner	06/15/2020	No	Per the AMI for Sonoma County a 1 -2 person household in "Very Low Income" should be paying max of \$1,262 per month in rent while a 1-2 person household for "Low Income" should be paying approximately \$2,020 in rent monthly. The average rate for a 1 bedroom attached ADU in Sonoma County is approximately \$1,300 which falls into the "Very Low Income" category.

n/a	144-220-002	714 W SCHOOL ST	DETACHED ADU	20067	ADU	Owner	07/16/2020	No	Per the AMI for Sonoma County a 1 -2 person household with "Moderate Income" should be paying a maximum of \$2,738 per month in rent. The average rate for a 1-2 bedroom detached ADU in Sonoma County is approximately \$2,400 which falls into the "Moderate Income" category.
n/a	144-450-083	8746 FEHLER LANE	NEW SFD, KESSING RANCH	19260	SFD	Owner	07/31/2020	No	
n/a	144-450-090	8732 FEHLER LANE	NEW SFD, KESSING RANCH	19268	SFD	Owner	07/31/2020	No	
n/a	144-450-077	119 JAGLA STREET	NEW SFD, KESSING RANCH	19272	SFD	Owner	07/31/2020	No	
n/a	144-450-048	114 JAGLA STREET	NEW SFD, KESSING RANCH	19276	SFD	Owner	07/31/2020	No	
n/a	144-450-049	112 JAGLA STREET	NEW SFD, KESSING RANCH	19277	SFD	Owner	07/31/2020	No	
n/a	144-450-047	116 JAGLA STREET	SFD, PLAN 1, N828, ELEV. C, KESSING RANCH	19275	SFD	Owner	08/10/2020	No	
n/a	144-450-082	8748 FEHLER LANE	SFD, PLAN 4,N830, ELEV B, KESSING RANCH	19273	SFD	Owner	08/25/2020	No	
n/a	144-450-046	118 JAGLA STREET	SFD, PLAN 1, N828, ELEV B, KESSING RANCH	19271	SFD	Owner	08/25/2020	No	

n/a	144-523-006	8489 LARCH AVE	GARAGE CONVERSION TO JR ADU	20149	ADU	Owner	09/24/2020	No	Per the AMI for Sonoma County a 1 -2 person household in "Very Low Income" should be paying max of \$1,262 per month in rent while a 1-2 person household for "Low Income" should be paying approximately \$2,020 in rent monthly. The average rate for a 1 bedroom attached ADU in Sonoma County is approximately \$1,300 which falls into the "Very Low Income" category.
n/a	144-450-053	104 JAGLA STREET	NEW SFD, PLAN 4, N830, ELEV C, KESSING RANCH	19286	SFD	Owner	09/24/2020	No	
n/a	144-450-014	122 JAGLA STREET	NEW SFD, PLAN 2, N829, ELEV B, KESSING RANCH	19269	SFD	Owner	09/24/2020	No	
n/a	144-450-065	109 JAGLA STREET	NEW SFD, KESSING RANCH	19278	SFD	Owner	11/10/2020	No	
n/a	144-450-068	103 JAGLA STREET	NEW SFD, KESSING RANCH	19281	SFD	Owner	11/10/2020	No	
n/a	144-450-051	108 JAGLA STREET	NEW SFD, KESSING RANCH	19283	SFD	Owner	11/10/2020	No	

## 2020 COTATI Housing Element Annual Progress Report

**TABLE A2 - Annual Building Activity Report Summary - New Construction**

**Entitlements**

Project Identifier			Affordability by Household Income - Entitlements								
Current APN	Street Address	Local Jurisdiction Tracking ID	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements
144-523-006	8489 LARCH AVENUE	20052	0	1	0	0	0	0	0	05/04/2020	1
144-450-002	8744 FEHLER LANE	19262	0	0	0	0	0	0	1	05/20/2020	1
144-450-002	8742 FEHLER LANE	19263	0	0	0	0	0	0	1	05/20/2020	1
144-450-002	120 JAGLA ST	19270	0	0	0	0	0	0	1	06/02/2020	1
144-720-035	13 GREENLEAF LN	20093	0	0	0	1	0	0	0	06/15/2020	1
144-220-002	714 W SCHOOL ST	20067	0	0	0	0	0	1	0	07/16/2020	1
144-450-083	8746 FEHLER LANE	19260	0	0	0	0	0	0	1	07/31/2020	1
144-450-090	8732 FEHLER LANE	19268	0	0	0	0	0	0	1	07/31/2020	1
144-450-077	119 JAGLA STREET	19272	0	0	0	0	0	0	1	07/31/2020	1
144-450-048	114 JAGLA STREET	19276	0	0	0	0	0	0	1	07/31/2020	1
144-450-049	112 JAGLA STREET	19277	0	0	0	0	0	0	1	07/31/2020	1
144-450-047	116 JAGLA STREET	19275	0	0	0	0	0	0	1	08/10/2020	1
144-450-082	8748 FEHLER LANE	19273	0	0	0	0	0	0	1	08/25/2020	1

144-450-046	118 JAGLA STREET	19271	0	0	0	0	0	0	1	08/25/2020	1
144-523-006	8489 LARCH AVE	20149	0	1	0	0	0	0	0	09/24/2020	1
144-450-053	104 JAGLA STREET	19286	0	0	0	0	0	0	1	09/24/2020	1
144-450-014	122 JAGLA STREET	19269	0	0	0	0	0	0	1	09/24/2020	1
144-450-065	109 JAGLA STREET	19278	0	0	0	0	0	0	1	11/10/2020	1
144-450-068	103 JAGLA STREET	19281	0	0	0	0	0	0	1	11/10/2020	1
144-450-051	108 JAGLA STREET	19283	0	0	0	0	0	0	1	11/10/2020	1
<b>Totals</b>			<b>0</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>16</b>		<b>20</b>

<b>Building Permits</b>											
<b>Project Identifier</b>			<b>Affordability by Household Income - Building Permits</b>								
<b>Current APN</b>	<b>Street Address</b>	<b>Local Jurisdiction Tracking ID</b>	<b>Very Low-Income Deed Restricted</b>	<b>Very Low-Income Non Deed Restricted</b>	<b>Low-Income Deed Restricted</b>	<b>Low-Income Non Deed Restricted</b>	<b>Moderate-Income Deed Restricted</b>	<b>Moderate-Income Non Deed Restricted</b>	<b>Above Moderate-Income</b>	<b>Building Permits Date Issued</b>	<b># of Units Issued Building Permits</b>
144-523-006	8489 LARCH AVENUE	20052	0	1	0	0	0	0	0	05/04/2020	1
144-450-002	8744 FEHLER LANE	19262	0	0	0	0	0	0	1	05/20/2020	1
144-450-002	8742 FEHLER LANE	19263	0	0	0	0	0	0	1	05/20/2020	1
144-450-002	120 JAGLA ST	19270	0	0	0	0	0	0	1	06/02/2020	1
144-720-035	13 GREENLEAF LN	20093	0	0	0	1	0	0	0	06/15/2020	1
144-220-002	714 W SCHOOL ST	20067	0	0	0	0	0	1	0	07/16/2020	1
144-450-083	8746 FEHLER LANE	19260	0	0	0	0	0	0	1	07/31/2020	1
144-450-090	8732 FEHLER LANE	19268	0	0	0	0	0	0	1	07/31/2020	1
144-450-077	119 JAGLA STREET	19272	0	0	0	0	0	0	1	07/31/2020	1
144-450-048	114 JAGLA STREET	19276	0	0	0	0	0	0	1	07/31/2020	1
144-450-049	112 JAGLA STREET	19277	0	0	0	0	0	0	1	07/31/2020	1
144-450-047	116 JAGLA STREET	19275	0	0	0	0	0	0	1	08/10/2020	1
144-450-082	8748 FEHLER LANE	19273	0	0	0	0	0	0	1	08/25/2020	1
144-450-046	118 JAGLA STREET	19271	0	0	0	0	0	0	1	08/25/2020	1
144-523-006	8489 LARCH AVE	20149	0	1	0	0	0	0	0	09/24/2020	1

144-450-053	104 JAGLA STREET	19286	0	0	0	0	0	0	1	09/24/2020	1
144-450-014	122 JAGLA STREET	19269	0	0	0	0	0	0	1	09/24/2020	1
144-450-065	109 JAGLA STREET	19278	0	0	0	0	0	0	1	11/10/2020	1
144-450-068	103 JAGLA STREET	19281	0	0	0	0	0	0	1	11/10/2020	1
144-450-051	108 JAGLA STREET	19283	0	0	0	0	0	0	1	11/10/2020	1
<b>Totals</b>			<b>0</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>16</b>		<b>20</b>

Certificate of Occupancy											
Project Identifier			Affordability by Household Income - Certificate of Occupancy								
Current APN	Street Address	Local Jurisdiction Tracking ID	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness
144-523-006	8489 LARCH AVENUE	20052	0	1	0	0	0	0	0	05/04/2020	1
144-450-002	8744 FEHLER LANE	19262	0	0	0	0	0	0	1	05/20/2020	1
144-450-002	8742 FEHLER LANE	19263	0	0	0	0	0	0	1	05/20/2020	1
144-450-002	120 JAGLA ST	19270	0	0	0	0	0	0	1	06/02/2020	1
144-720-035	13 GREENLEAF LN	20093	0	0	0	1	0	0	0	06/15/2020	1
144-220-002	714 W SCHOOL ST	20067	0	0	0	0	0	1	0	07/16/2020	1
144-450-083	8746 FEHLER LANE	19260	0	0	0	0	0	0	1	07/31/2020	1
144-450-090	8732 FEHLER LANE	19268	0	0	0	0	0	0	1	07/31/2020	1
144-450-077	119 JAGLA STREET	19272	0	0	0	0	0	0	1	07/31/2020	1
144-450-048	114 JAGLA STREET	19276	0	0	0	0	0	0	1	07/31/2020	1
144-450-049	112 JAGLA STREET	19277	0	0	0	0	0	0	1	07/31/2020	1
144-450-047	116 JAGLA STREET	19275	0	0	0	0	0	0	1	08/10/2020	1
144-450-082	8748 FEHLER LANE	19273	0	0	0	0	0	0	1	08/25/2020	1
144-450-046	118 JAGLA STREET	19271	0	0	0	0	0	0	1	08/25/2020	1

144-523-006	8489 LARCH AVE	20149	0	1	0	0	0	0	0	09/24/2020	1
144-450-053	104 JAGLA STREET	19286	0	0	0	0	0	0	1	09/24/2020	1
144-450-014	122 JAGLA STREET	19269	0	0	0	0	0	0	1	09/24/2020	1
144-450-065	109 JAGLA STREET	19278	0	0	0	0	0	0	1	11/10/2020	1
144-450-068	103 JAGLA STREET	19281	0	0	0	0	0	0	1	11/10/2020	1
144-450-051	108 JAGLA STREET	19283	0	0	0	0	0	0	1	11/10/2020	1
<b>Totals</b>			<b>0</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>16</b>		<b>20</b>

Project Information																		
Project Identifier					Unit Types						Housing with Financial Assistance and/or Deed Restrictions				Demolished/Destroyed Units			
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category	Tenure	Extremely Low Income Units	Was Project Approved using SB 35 Streamlining?	Infill Units?	Assistance Programs for each Development	Deed Restriction Type	Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Number of Demolished/Destroyed Units	Demolished or Destroyed Units?	Demolished or Destroyed Units Owner or Renter	Notes	
n/a	144-523-006	8489 LARCH AVENUE	ATTACHED ADU ADDITION	20052	ADU	Owner	0	N	N			Please see Table A notes for explanation		0			No entitlement required	
n/a	144-450-002	8744 FEHLER LANE	NEW SFD, PLAN 3/N831 ELEV C, KESSING RANCH	19262	SFD	Owner	0	N	Y					0			No entitlement required	
n/a	144-450-002	8742 FEHLER LANE	NEW SFD, PLAN 2/N829 ELEV C, KESSING RANCH	19263	SFD	Owner	0	N	Y					0			No entitlement required	
n/a	144-450-002	120 JAGLA ST	NEW SFD, PLAN 1/N828 ELEV A, KESSING RANCH	19270	SFD	Owner	0	N	Y					0			No entitlement required	

n/a	144-720-035	13 GREENLEAF LN	JR ADU	20093	ADU	Owner	0	N	N			Please see Table A notes for explanation		0			No entitlement required
n/a	144-220-002	714 W SCHOOL ST	DETACHED ADU	20067	ADU	Owner	0	N	N			Please see Table A notes for explanation		0			No entitlement required
n/a	144-450-083	8746 FEHLER LANE	NEW SFD, KESSING RANCH	19260	SFD	Owner	0	N	Y					0			No entitlement required
	144-450-090	8732 FEHLER LANE	NEW SFD, KESSING RANCH	19268	SFD	Owner	0	N	Y					0			
	144-450-077	119 JAGLA STREET	NEW SFD, KESSING RANCH	19272	SFD	Owner	0	N	Y					0			
	144-450-048	114 JAGLA STREET	NEW SFD, KESSING RANCH	19276	SFD	Owner	0	N	Y					0			
	144-450-049	112 JAGLA STREET	NEW SFD, KESSING RANCH	19277	SFD	Owner	0	N	Y					0			
	144-450-047	116 JAGLA STREET	SFD, PLAN 1, N828, ELEV. C, KESSING RANCH	19275	SFD	Owner	0	N	Y					0			

144-450-082	8748 FEHLER LANE	SFD, PLAN 4, N830, ELEV B, KESSING RANCH	19273	SFD	Owner	0	N	Y					0			
144-450-046	118 JAGLA STREET	SFD, PLAN 1, N828, ELEV B, KESSING RANCH	19271	SFD	Owner	0	N	Y					0			
144-523-006	8489 LARCH AVE	GARAGE CONVERSION TO JR ADU	20149	ADU	Owner	0	N	N			Please see Table A notes for explanation		0			
144-450-053	104 JAGLA STREET	NEW SFD, PLAN 4, N830, ELEV C, KESSING RANCH	19286	SFD	Owner	0	N	Y					0			
144-450-014	122 JAGLA STREET	NEW SFD, PLAN 2, N829, ELEV B, KESSING RANCH	19269	SFD	Owner	0	N	Y					0			
144-450-065	109 JAGLA STREET	NEW SFD, KESSING RANCH	19278	SFD	Owner	0	N	Y					0			
144-450-068	103 JAGLA STREET	NEW SFD, KESSING RANCH	19281	SFD	Owner	0	N	Y					0			

	144-450-051	108 JAGLA STREET	NEW SFD, KESSING RANCH	19283	SFD	Owner	0	N	Y					0			
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## 2020 COTATI Housing Element Annual Progress Report

**TABLE B - Regional Housing Needs Allocation Progress**

**Permitted Units Issued by Affordability**

Income Level	RHNA Allocation	Restrictions	Year 1 - 2015	Year 2 - 2016	Year 3 - 2017	Year 4 - 2018	Year 5 - 2019	Year 6 - 2020	Year 7 - 2021	Year 8 - 2022	Year 9 - 2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low*	35	Deed restricted	0	1	3	0	0	0	0	0	0	7	28
		Non-Restricted	0	0	0	0	1	2	0	0	0		
Low	18	Deed restricted	0	3	0	0	0	0	0	0	0	17	1
		Non-Restricted	0	0	10	0	3	1	0	0	0		
Moderate	18	Deed restricted	0	0	0	0	0	0	0	0	0	16	2
		Non-Restricted	2	0	11	2	0	1	0	0	0		
Above Moderate	66		3	16	22	0	3	16	0	0	0	60	6
<b>Total Units</b>			<b>5</b>	<b>20</b>	<b>46</b>	<b>2</b>	<b>7</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100</b>	
<b>Total RHNA</b>	<b>137</b>		<b>Total Remaining Need for RHNA Period</b>									<b>37</b>	

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

**2020 COTATI Housing Element Annual Progress Report**

**TABLE C - Sites Identified or Rezoned to Accommodate Shortfall Housing Need**

**No Data Available**

## 2020 COTATI Housing Element Annual Progress Report

**TABLE D - Program Implementation Status**

<b>Housing Programs Progress Report - Government Code Section 65583</b>			
<b>Program Description</b>			
<b>Name of Housing Element Program</b>	<b>Objective</b>	<b>Timeframe in H.E.</b>	<b>Status of Program Implementation</b>
1-1 Housing Rehabilitation & Home Ownership	Improve neighborhoods by providing opportunities for rehabilitation, through various state and regional programs	Annually	The City has not yet identified a source of funds to assist in rehabilitation. Home ownership has been successful in this cycle through Inclusionary Zoning, and Cotati continues to expand the number of affordable units within the City. Due to its small size, the City of Cotati is not an entitlement jurisdiction and therefore is ineligible to apply for certain sources of grant funding directly; however staff continues to participate with the Sonoma County Community Development Commission (CDC) to pursue grant funds as a non-entitlement jurisdiction.
1-2 Non-Profit & Agency Coordination	Continue existing and develop new relationships with agencies, nonprofits and others to assist in rehab assistance.	Ongoing	The City continues to work with the County's Community Development Commission and Housing Land Trust of Sonoma County to look for new opportunities for partnerships to maintain, improve and expand on the affordable housing stock within the community. The City has also begun working with the Napa Sonoma ADU Center, and Homes for Sonoma, both non-profit organizations were created to promote the development of ADU's around Napa and Sonoma County.
1-3 Capital Improvement Program	Determine priorities for CIP project in order to maintain older neighborhoods.	Annually	A major sewer project which had been an impediment was recently completed. The project will allow at least two housing projects in the pipeline to continue uninterrupted. Due to the constraint, the City prioritized the funding and implementation of this project. The City paved the existing streets serving established residential neighborhoods on the east side of Cotati (E. Cotati Avenue and Old Redwood Highway completed in FY 2019/20) and paved the historic 'hub' streets in downtown Cotati in FY 20/21.

1-4 Housing Inspection & Code Enforcement	Compliance with health & safety requirements.	Ongoing	The City has contracted with a code compliance officer to increase inspections and resolve code violations. Utilizing this new capacity, the City has resolved several un-permitted construction and substandard housing conditions, worked to improve numerous blighted properties within established residential neighborhoods and expects to have a Code Enforcement webpage created this fiscal year.
1-5 Mobile Home Park Conversion to Ownership	Facilitate resident purchase.	Ongoing	The City has prioritized maintaining mobile home parks as a component of the SB 2 grant funded work to expand/streamline residential development and will continue to make residents aware of the mobile home park ownership options as needed or as interest arises.
1-6 Inventory Affordable Housing and Mobile Home Parks	Maintain inventory of affordable units & mobile home parks	Ongoing	This inventory has been completed for all conventionally built units with restrictions. The mobile home park inventory is not yet complete.
1-7 Preservation of Affordable Units	Conserve supply of affordable units.	Ongoing	In this cycle, no deed restricted units have been at risk of converting to market rate however city staff continues to be diligent of this potential issue.
2-1 Adequate Housing Sites	Maintain adequate inventory of sites.	Ongoing	The City's inventory of sites continues to be adequate to accommodate our RHNA and it is the goal that the City of Cotati will satisfy its RHNA allocation within the current housing element cycle. Efforts to re-evaluate current sites under the new requirements of recent State legislation have begun and the 6th Cycle Housing Element Update will be initiated in 2021.
2-2 Affordable Housing Requirement	Implement Chapter 17.31 of Land Use Code	Ongoing	The City has been implementing Chapter 17.31; all residential projects entitled in this cycle have inclusionary requirements and/or density bonuses. Market rate projects currently under construction incorporate "inclusionary housing units" and all affordable housing projects are compliant with the requirements of the Cotati Municipal Code (CMC).

2-3 Second Dwelling Units	Periodically review ordinance to ensure no revisions are needed.	Bi-annual	The City has developed a local ADU and JADU ordinance, which was adopted and submitted to HCD for review and acceptance on April 14, 2020. The City has also began working with the Napa Sonoma ADU Center and Homes for Sonoma, two non-profit organizations created to promote the development of ADU's around Napa and Sonoma County. Further, City staff worked internally to develop an ADU specific webpage, which provides information to residents on construction of ADU's.
2-4 Emergency Shelters, Transitional Housing & Supportive Housing	Seek sources of funding to support for shelters, transitional & supportive housing	Ongoing	Code changes to allow these land use types were completed in May 2015. The City has partnered with Catholic Charities to provide space and facilities for their Safe Parking program and are investigating other possible opportunities to partner and expand services. We have several state licensed neighborhood facilities in the City. The County CDC recently purchased a three unit property within Cotati (8190, 8192, 8194 Arthur Street) to provide supported transitional housing to Sonoma County residents.
2-5 Priority Water & Sewer	Communicate housing priorities to Public Works	Immediately Upon Adoption	Public Works has been provided the Housing Element and is aware of the priorities for infill development at higher densities. Ongoing coordination resulted in the prioritization of the sewer project identified in Program 1-3.
2-6 Barrier Removals for Multi-Family Development	Amend CMC to eliminate CUP requirement in NU zone and reduce parking requirements.	Ongoing	This project has not yet been initiated but will be completed in 2021 as a component of the SB 2 Grant supported work to make more housing development "by-right". Over the past year, the City of Cotati increased the mix of housing allowed as a component of a mixed use project from 25% residential up to 75% residential.
3-1 Affordable and Special Needs Housing Incentives	Amend CMC to allow for reduced standards and provide incentives to developers.	Ongoing	In this cycle, the City hopes to issue building permits for a 74-units density bonus entitled project; however the project has struggled to find financing. Additional incentives will be considered as a component of the SB2 grant funded work.

3-2 Planning for Affordable and Special Needs Housing	Policy is in effect.	Ongoing	The City's Land Use Code requires 10% of all units in new subdivisions to be single story and universally accessible to allow for full conversions in the future if needed/wanted. The City's draft objective design guidelines also require multifamily housing projects to incorporate 10% of the units as accessible.
3-3 Funding for Affordable and Special Needs Housing	Seek available funding for lower income and special needs housing.	Ongoing	The City encourages the conversion of moderate-to-low and low-to-very low inclusionary units through a trade of credits (i.e., 1.5 moderate income units = 1 low income unit) to increase the numbers of inclusionary units provided at lower income levels. The County CDC toolbox, though helpful, has not provided immediate assistance to expand on low income housing to date, however funding options and allocations through the CDC are expanding as State and federal funding has increased. Direct financial assistance is needed to bridge the large gap between development costs and affordable rents and the City is using SB2 grant funds to streamline the development of housing, and therefore low income housing, generally.
3-4 Reasonable Accommodation	Ensure reasonable accommodations are provided	Ongoing	The City processes requests for reasonable accommodations, as needed.
3-5 Senior Shared Housing Programs	Work with County CDC & non profit housing organizations to determine interest in a senior shared housing program.	Ongoing	The CMC amendments have been completed and our current work with an ADU/JADU ordinance will also address the senior share program.
3-6 Maintain Adequate Staff	Ensure adequate staff to process housing development applications.	Ongoing	The City has entered an ongoing contract with an outside consulting firm who process projects when workload exceeds staff capacity and this contract will continue into 2021. In addition, the City hired a contract Senior Planner to supplement staff availability to process current development projects for housing.
3-7 Tax Exempt Financing	Require developers utilizing tax exempt financing to include Section 8 vouchers.	Ongoing	To date, the City of Cotati has had no developers utilize tax exempt financing.

3-8 Review Processing Fees	Explore opportunities to reduce fees and provide discounts to affordable projects.	Ongoing	The City developed a Fee Deferral program to help project proponents reduce carrying costs on units under construction. We've also worked with individual developers to spread out the timing of the affordable units so that proceeds from the market rate units can help carry costs of the affordable units. Further, the City has utilized bond financing to partially cover the impact fee costs for recent development of a 47-unit project (Kessing Ranch), which included 7 affordable housing units. Finally, in keeping with State mandates, ADUs up to 750 square feet will not be charged any impact fees to develop within the community. Finally, the City has initiated a Fee Study to review the costs of development and building permit applications.
3-9 Monitor Use Permit Requirements for Affordable Housing	Monitor requirement for UP on multi-family projects in the NU zone.	Ongoing	In this cycle, the City has not had any formal applications for projects in the NU zone however staff will be removing the Use Permit requirement for residential development within the NU district as a component of the SB 2 Grant funded efforts to allow more multi-family housing "by right".
4-1 Housing Discrimination Complaints	Ensure that residents have access to information regarding fair housing rights.	Ongoing	In this cycle to date, the City has had no fair housing complaints. We have information available at our front counter and on our website.
4-2 Nondiscrimination Clauses	Include nondiscrimination clauses in agreements for publically assisted housing units.	Ongoing	The City's only current non-discrimination housing assistance comes through deed restrictions and affordability agreements; those legal documents all require non-discrimination language
4-3 Nondiscrimination Coordination	Continue to address fair housing issues through organizations that provide assistance.	Ongoing	In this cycle, we have so far not had any discrimination complaints or need for mediation.
5-1 Energy Conservation & Efficiency	Promote energy efficiency and conservation	Ongoing	The adopted General Plan focuses on infill development in lieu of extension of services. In addition, most of the City's developable area is covered by mixed use or multi-family zoning. A requirement of our Climate Action Plan calls for 50% of all new residential units to be solar ready with panels at final inspection. Additionally, the City requires Cal Green Tier 1 compliance for all new development. Finally, the City is exploring implementation of REACH codes at some point in the future.

6-1 Annual Report	Prepare an annual report to the City Council describing implementation of the Element.	Annual	This Annual Progress Report (APR) is scheduled annually to be presented to Council in the Spring.
6-2 Workshops & Public Hearings	Hold workshops that provide the public, developers and service providers with opportunities to review and discuss the Housing Element.	Ongoing	The City conducted a Land Use 101 presentation to the City Council and Planning Commission on February 23, 2021, which included summaries of efforts to implement the Housing Element policies and respond to State mandates regarding housing. In addition to this workshop, city staff has been reaching out to the community through social media and local farmer's markets in order to get input from Cotati residents on housing and successfully completed 2 separate housing related surveys; the results of which will be used to create Objective Design Guidelines and provide an informational baseline for the pending Housing Element Update.

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**TABLE E - Commercial Development Bonus Approved pursuant to GC Section 65915.7**

**No Data Available**

## 2020 COTATI Housing Element Annual Progress Report

**TABLE F - Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(2)**

Affordability by Household Incomes (Units that <b>DO NOT</b> count towards RHNA)					
Activity Type	Extremely Low-Income	Very Low-Income	Low-Income	Total Units	Description of Activity
Rehabilitation Activity	0	0	0	0	
Preservation of Units At-Risk	0	0	0	0	
Acquisition of Units	0	0	0	0	
Mobilehome Park Preservation	0	0	0	0	
<b>Total Units by Income</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Affordability by Household Incomes (Units that <b>DO</b> count towards RHNA)					
Activity Type	Extremely Low-Income	Very Low-Income	Low-Income	Total Units	Description of Activity
Rehabilitation Activity	0	0	0	0	
Preservation of Units At-Risk	0	0	0	0	
Acquisition of Units	0	0	0	0	
Mobilehome Park Preservation	0	0	0	0	
<b>Total Units by Income</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

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**TABLE G - Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of (CCR Title 25 §6202)**

**No Data Available**

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**TABLE H - Locally Owned Surplus Sites (CCR Title 25 §6202)**

**No Data Available**

## 2020 COTATI Housing Element Annual Progress Report

### LEAP Reporting (CCR Title 25 §6202)

Total Award Amount	65,000.00				
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
RFP	3,000.00	.00	Other (Please Specify in Notes)	None	Staff will begin to develop in March 2021
Data Collection	15,000.00	.00	In Progress	None	
Site Inventory Analysis	20,000.00	.00	In Progress	None	
Site Inventory Public Workshops	4,000.00	.00	Other (Please Specify in Notes)	None	Not Yet Begun
Public Review-PC	4,000.00	.00	Other (Please Specify in Notes)	None	Not Yet Begun
Public Review-CC	4,000.00	.00	Other (Please Specify in Notes)	None	Not Yet Begun
Public Surveys	3,000.00	.00	Completed	None	
Stakeholder Interviews	2,000.00	.00	Other (Please Specify in Notes)	None	Not Yet Begun
Housing Strategy Workshop	4,999.00	.00	Other (Please Specify in Notes)	None	Not Yet Begun
Develop Draft HE Document	4,999.00	.00	Other (Please Specify in Notes)	None	Not Yet Begun
Develop Draft HE CEQA Document	1.00	.00	Other (Please Specify in Notes)	Local General Fund	Not Yet Begun
Public Review and Adoption	1.00	.00	Other (Please Specify in Notes)	Local General Fund	Not Yet Begun