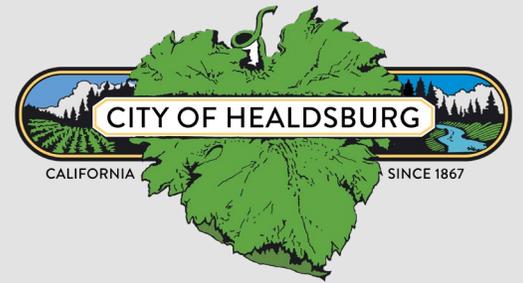


Healdsburg City Council Meeting

February 20, 2024



City Manager's Report

City Council, February 20, 2024



Public Comment on Non Agenda Items

Comentarios del público sobre puntos no incluidos en la agenda de la reunión

03:00

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North Village – Parcel 2 Townhome Project Tentative Map (TM 2022-06)

City Council hearing - February 20, 2024



North Village Project Overview



PARCEL 1
SENIOR HOUSING COMMUNITY

PARCEL 2
RESIDENTIAL TOWNHOMES

PARCEL 4
MIXED USE-RESIDENTIAL
AFFORDABLE APTS/LOCAL SERVING
RETAIL

PARCEL 3
HOTEL/GRANGE/SPA/FITNESS

Brief History

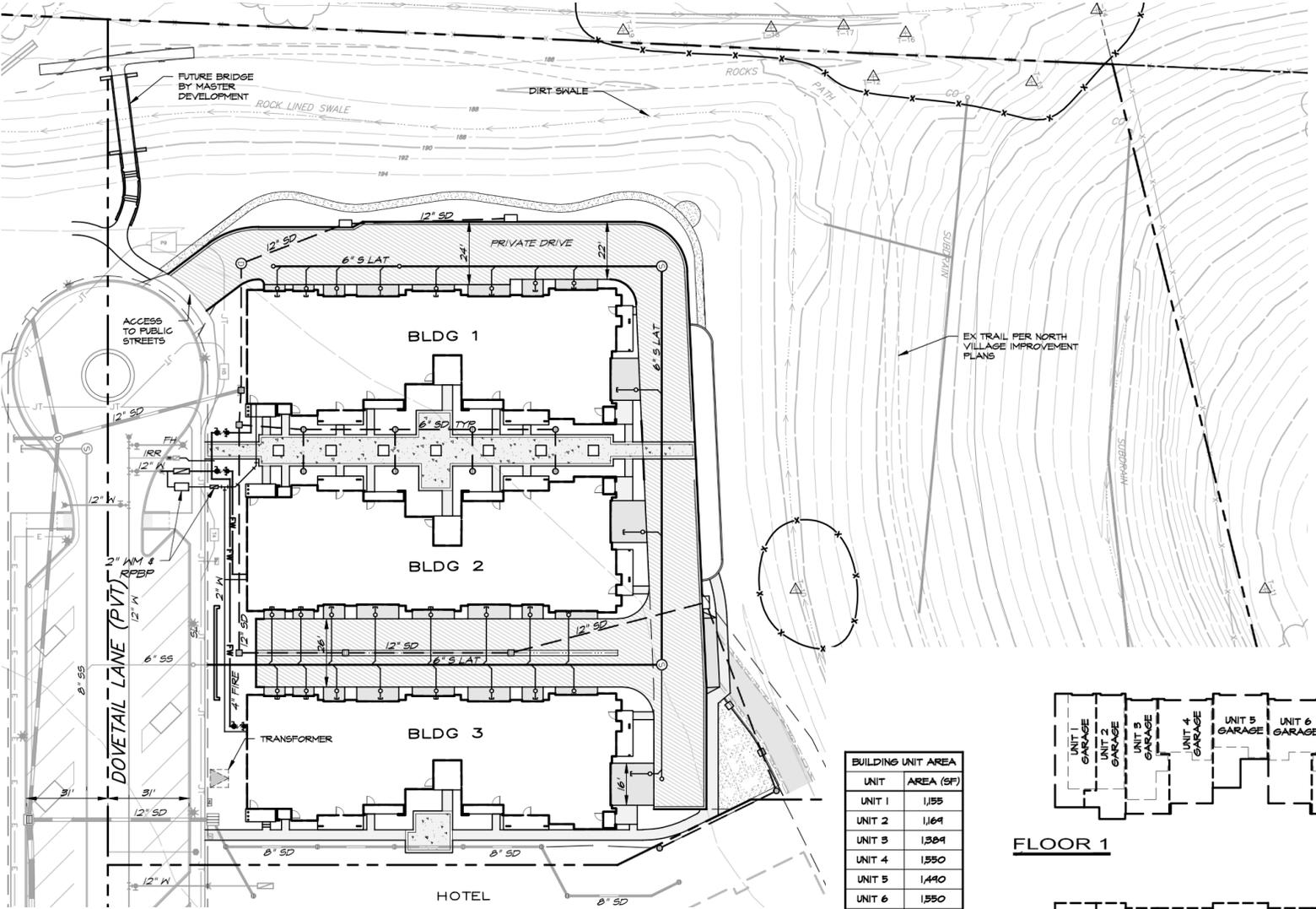
- **May 2019** – City Council adopted North Entry Area Plan (NEAP)
- **March 2020** – Planning Commission approved Master Conditional Use Permit for North Village Project
- **April 2020** – City Council approved Development Agreement for North Village Project
- **April 2023** – City Council approved 4th DA Amendment to modify affordability requirements for Parcels 2 and 4, and to require 27 units of middle-income housing on Parcel 2
- **August 2023** – Planning Commission approved Design Review permit for 27-unit Parcel 2 Townhome Project and recommended that City Council approve the Tentative Map

Parcel 2 Townhomes

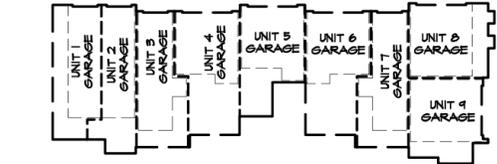
- 27 2- and 3-bedroom units
- 2-1/2 to 3 baths
- 1,155 SF to 1,550 SF
- two-car garages
- for sale to middle-income households



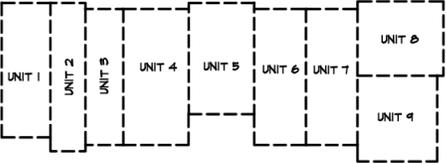
Tentative Map



BUILDING UNIT AREA	
UNIT	AREA (SF)
UNIT 1	1,155
UNIT 2	1,169
UNIT 3	1,389
UNIT 4	1,550
UNIT 5	1,490
UNIT 6	1,550
UNIT 7	1,389
UNIT 8	1,195
UNIT 9	1,203



FLOOR 1



FLOOR 2 & 3

Tentative Map Considerations

- Conformance of parcel configuration with zoning requirements
- Adequacy of proposed on-site and off-site improvements including vehicle and pedestrian access and storm drain facilities
- Dedication of easements for site access, emergency vehicle access, storm drainage facilities, and utilities
- Compliance with environmental review requirements

Findings & Conditions of Approval

Planning Commission recommended approval based on required findings:

1. Subdivision map and improvements are consistent with general plan and NEAP.
2. Site is physically suitable for the development.
3. Subdivision and improvements are not likely to cause substantial environmental impacts.
4. Subdivision and improvements are not likely to cause serious public health problems.
5. Subdivision and improvements will not conflict with access easements.
6. Subdivision provides for future passive or natural heating or cooling opportunities in the subdivision.

plus 19 Conditions of Approval

Environmental Review

- NEAP EIR: Found that all impacts can be reduced to a less than significant level except for traffic impacts and safety hazards at the U.S. 101/Dry Creek Road intersection and the Dry Creek Road/Grove Street intersection. A Statement of Overriding Considerations was adopted by the City Council.
- NEAP EIR Addendum: Found that all impacts of the North Village Project would remain within impacts previously disclosed in the NEAP EIR.
- The Parcel 2 Townhome Project is within the scope of the North Village Project as evaluated in the NEAP EIR Addendum. Therefore, no further environmental analysis is required.

Recommended Action

By motion, it is recommended that the City Council:

Adopt Resolution approving Tentative Map (TM 2022-06) for the North Village Parcel 2 Townhome Project based on suggested findings and subject to the recommended conditions of approval. (Attachment 1)

Questions



Public Comment

Comentarios del público

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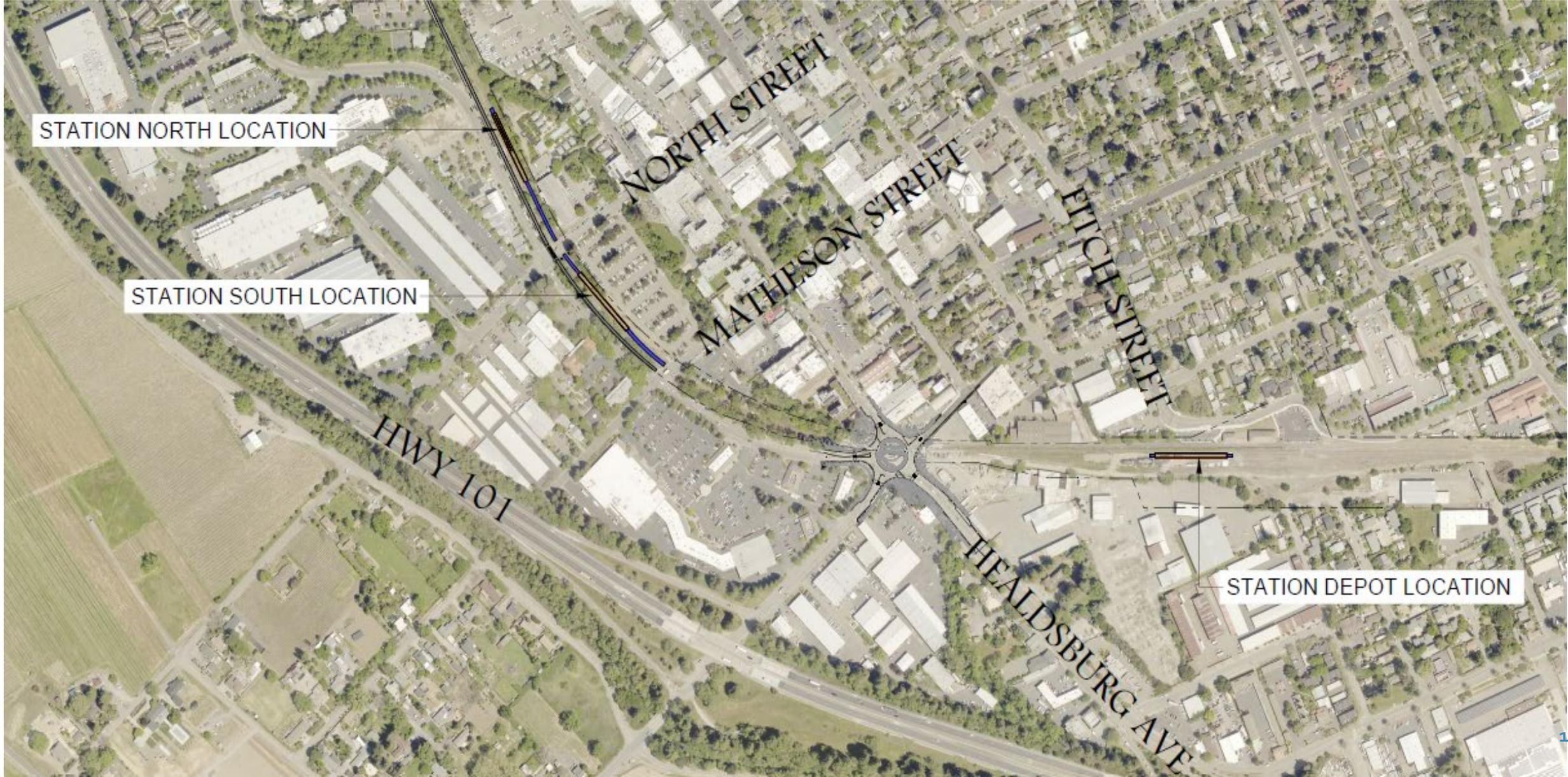
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SMART Healdsburg Extension Station Opportunities February 20, 2024



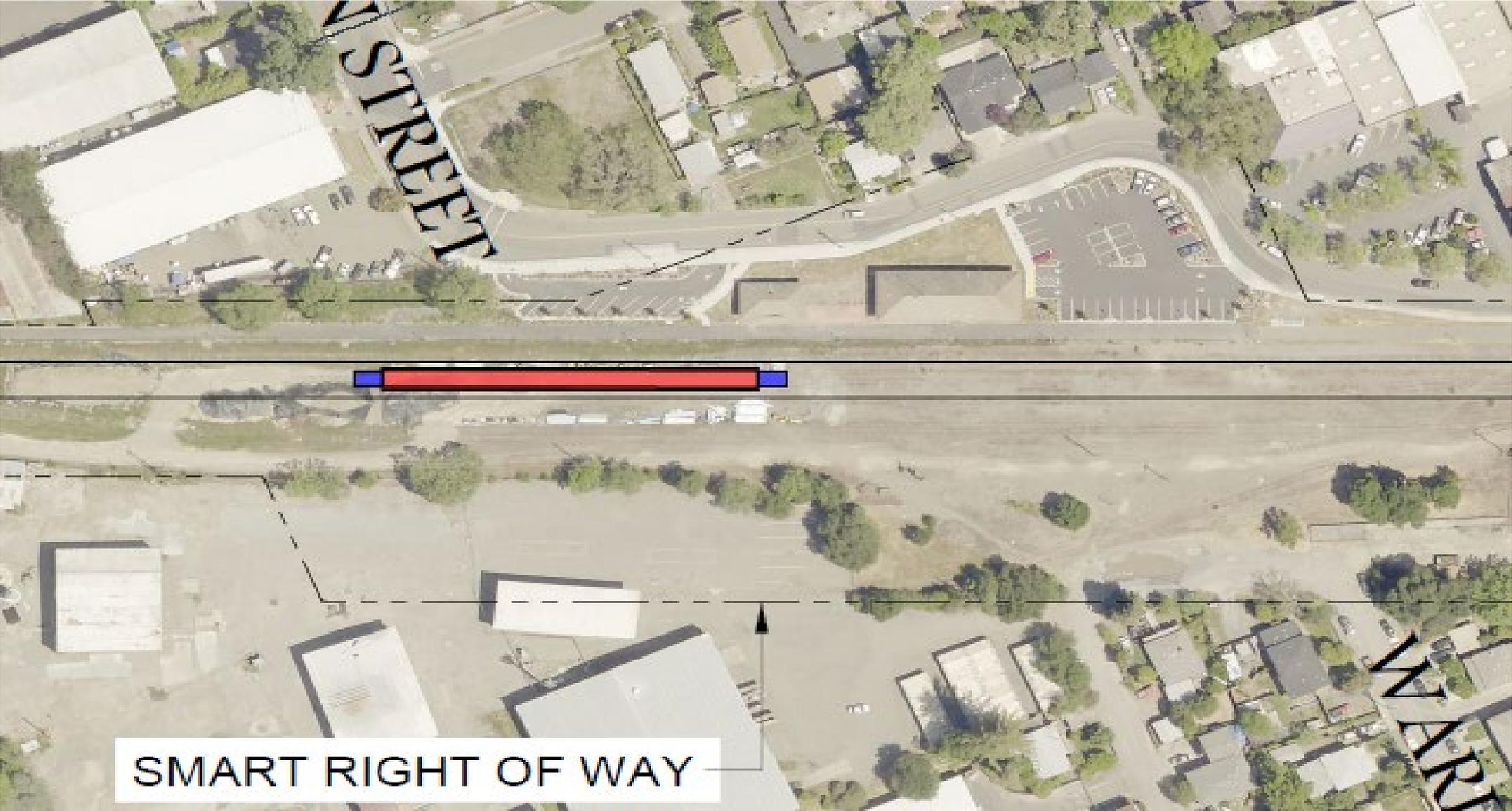
Potential Station Locations



Hudson Street Site – Depot Location

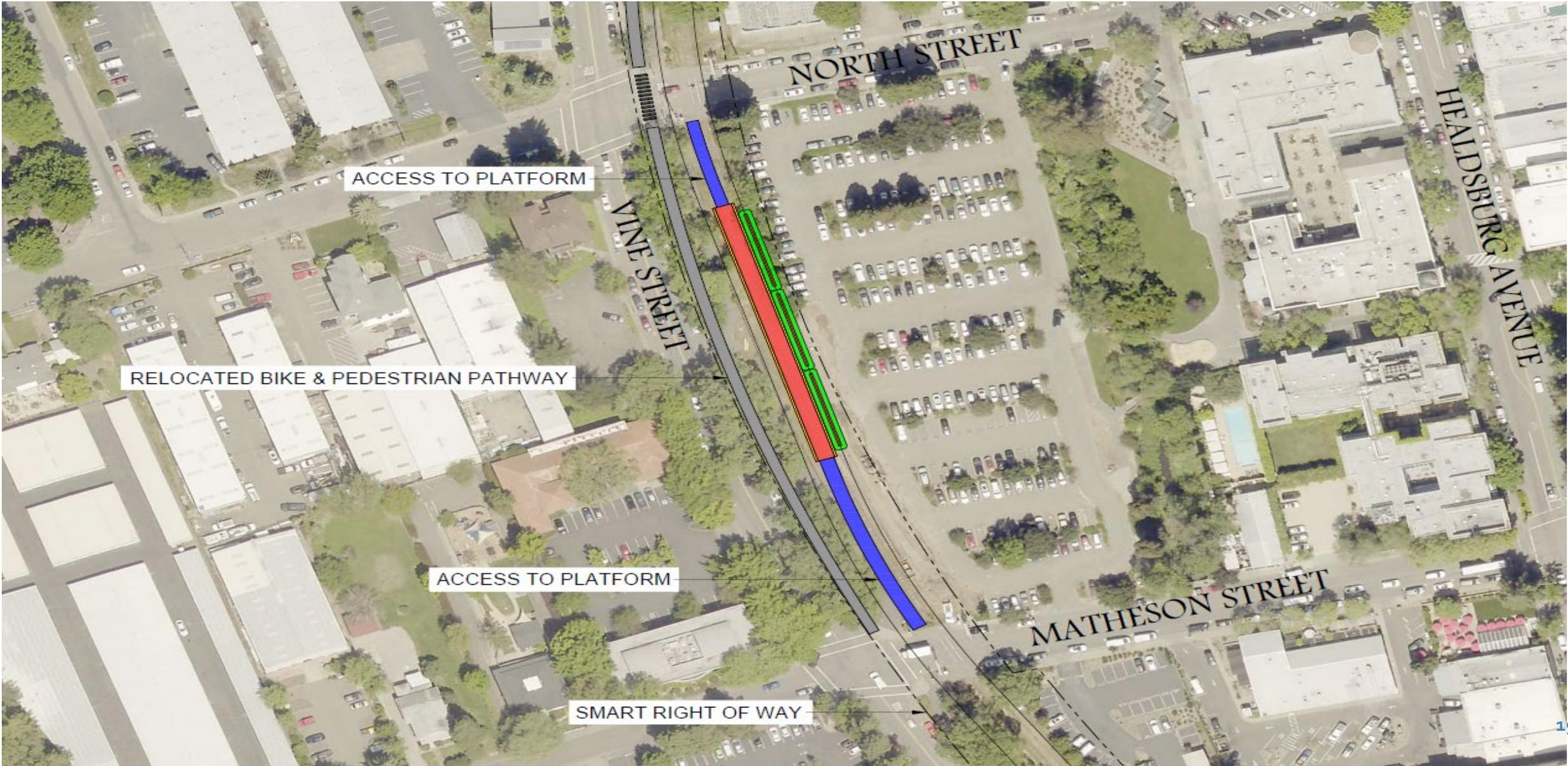


Hudson Street Site

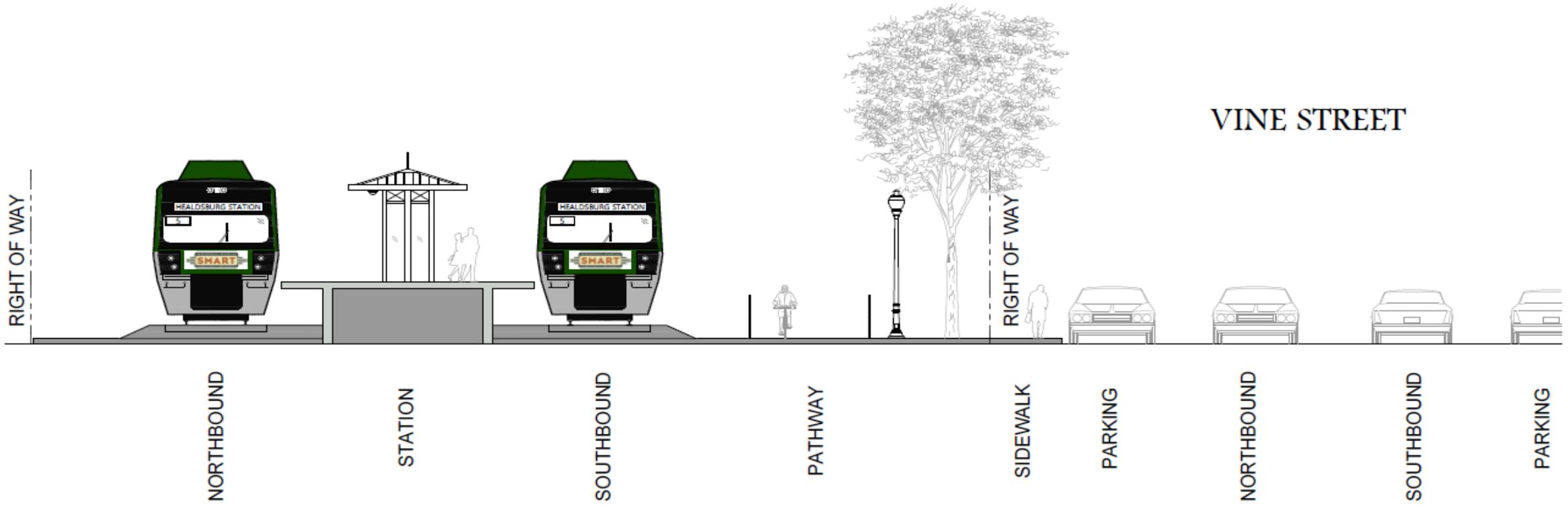


SMART RIGHT OF WAY

West Plaza Site



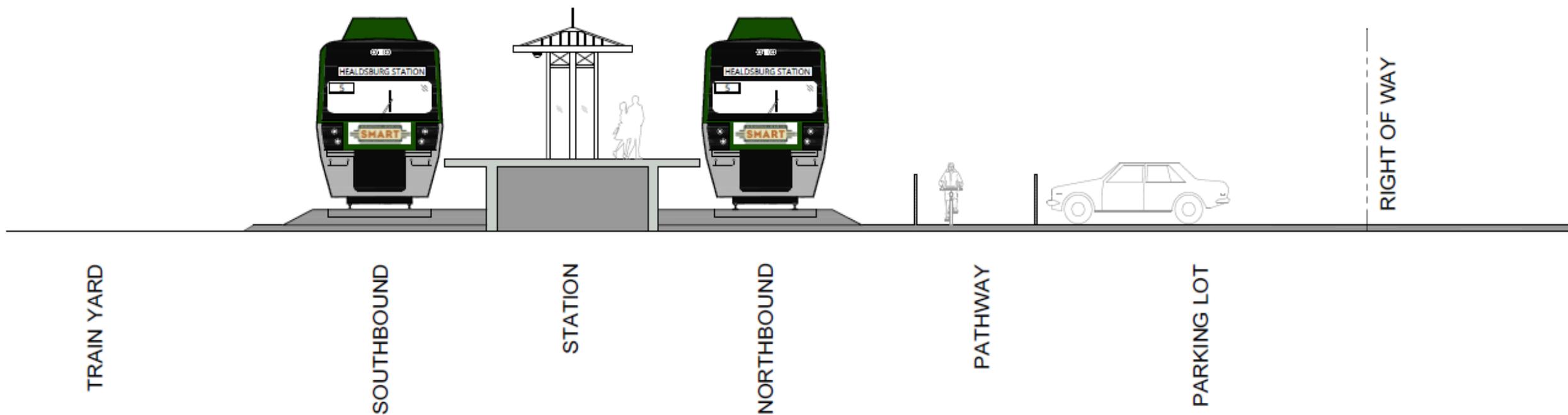
West Plaza Station



VINE STREET

NORTH STREET ~ LOOKING SOUTH

Hudson Street Site – adjacent to current depot



SMART TRAIN YARD AT DEPOT ~ LOOKING NORTHWEST

Station Elements

- Passenger Boarding Platform
- Shelter & Amenities
- Bicycle Parking
- Parking - Approx. 30 to 50 dedicated SMART parking spaces



Community Meeting – October 19, 2023



Community Feedback

- Traffic Impacts
- Pathway
- Parking
- Transit/Microtransit
- Existing Depot Buildings
- Housing and Jobs
- Connecting Residents

Traffic Impacts

- Projected ridership: 104,902 annually/413 per weekday (2006 EIR)
- Up to 38 weekday trains/day in Healdsburg
- Weekends: up to 12 trains/day
- Hudson site will require a crossing of Front Street
- For West Plaza site – additional crossing of roundabout, Matheson, and North St.
- Gates down 60-90 seconds for each crossing
- Future extension to Cloverdale will necessitate same crossing plus more.

Healdsburg Roundabout Gate Overview

- Roundabout will feature automatic warning devices, including gates, lights, and bells
- Warning devices will be located at vehicular and pedestrian approaches
- Will activate 30 seconds prior to the train reaching the crossing
- Will remain active until the train is detected to be clear of the crossing
- Will result in approximately 60 seconds of activation time per train movement



Foss Creek Pathway

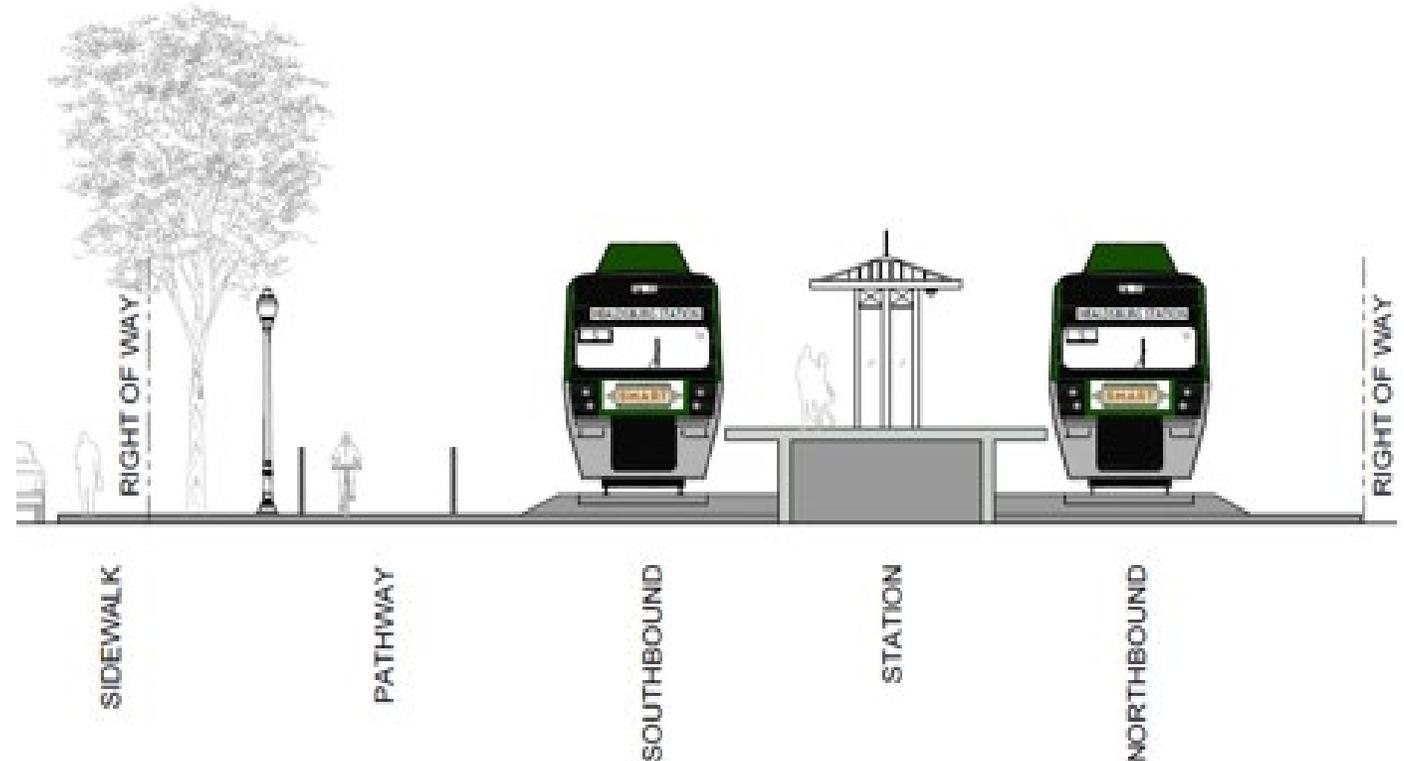




Google

Pathway and Trees

- Split track and center platform
- Hudson site – minimal impact
no loss of trees
- West Plaza site is
expected to require
shifting path
and loss of trees.



Parking



Parking

- SMART estimates 30-50 parking spaces plus private spaces will be removed within West Plaza lot
- 50 additional spaces needed to serve the station; could be weekday only
- Some existing spaces may be removed regardless of station location due to encroachment of SMART ROW
- West Plaza contains 351 spaces
 - 45 spaces dedicated to Hotel Healdsburg = 306
 - 127 must remain open (to all) per Swenson Lease = 179
 - 30-50 removed and 50 dedicated to train users = 79-99
 - Foley Family Community Pavilion to add 41
 - City Hall added 70 spaces in 2019
 - Six additional spaces will be removed if a bus pull out on Vine Street is constructed.

Transit

- The Central Healdsburg Area Plan's vision of a transit hub at the depot site is infeasible.
- SCT cannot accommodate large buses on Hudson.
- Bus stop could be moved from the Plaza to Vine Street. SMART could construct a bus pullout on Vine as part of the West Plaza station.
- Amtrak may be willing to use same stop.
- Microtransit should be considered in future regardless of station location.

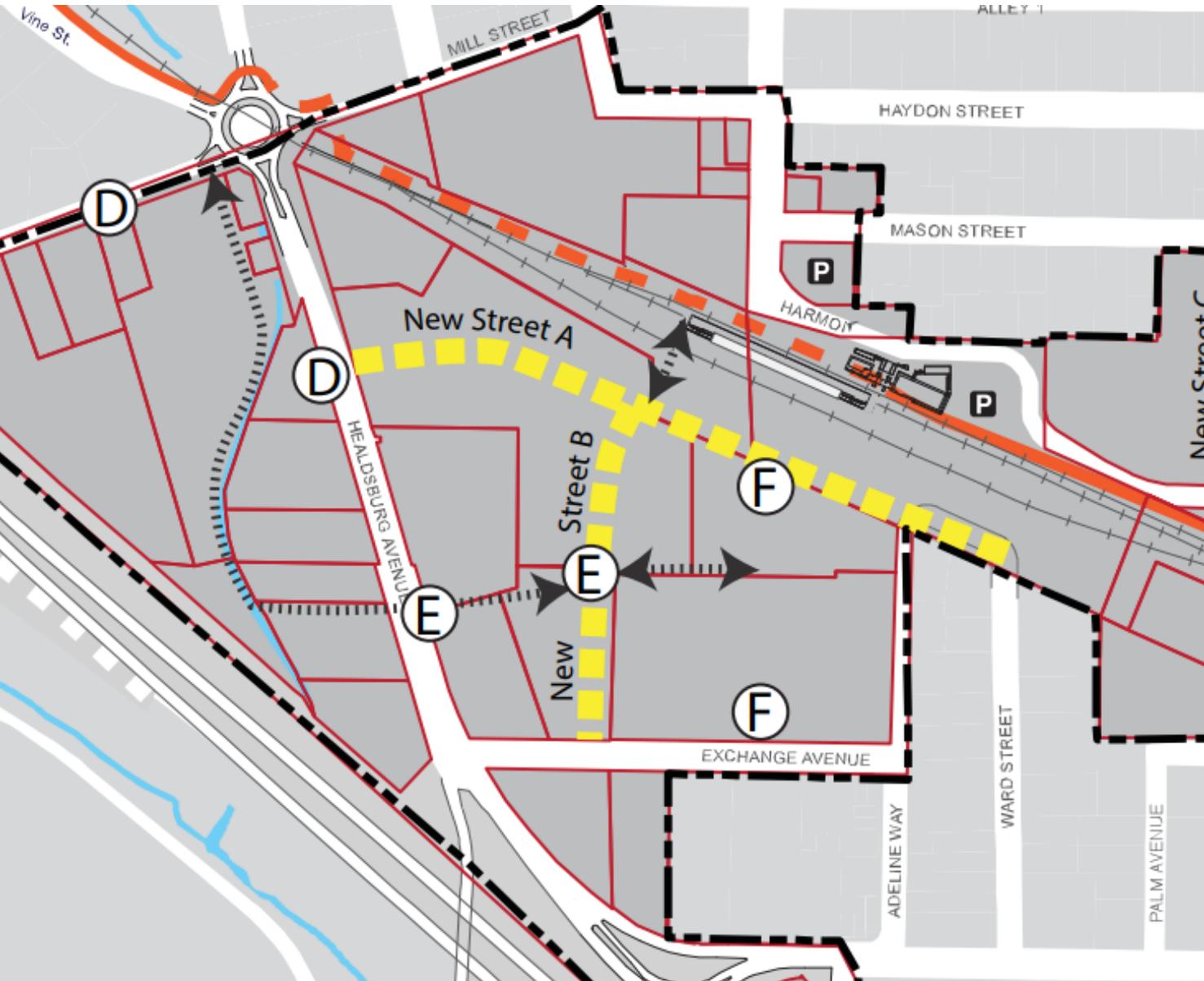
Existing Depot Building



Housing and Jobs

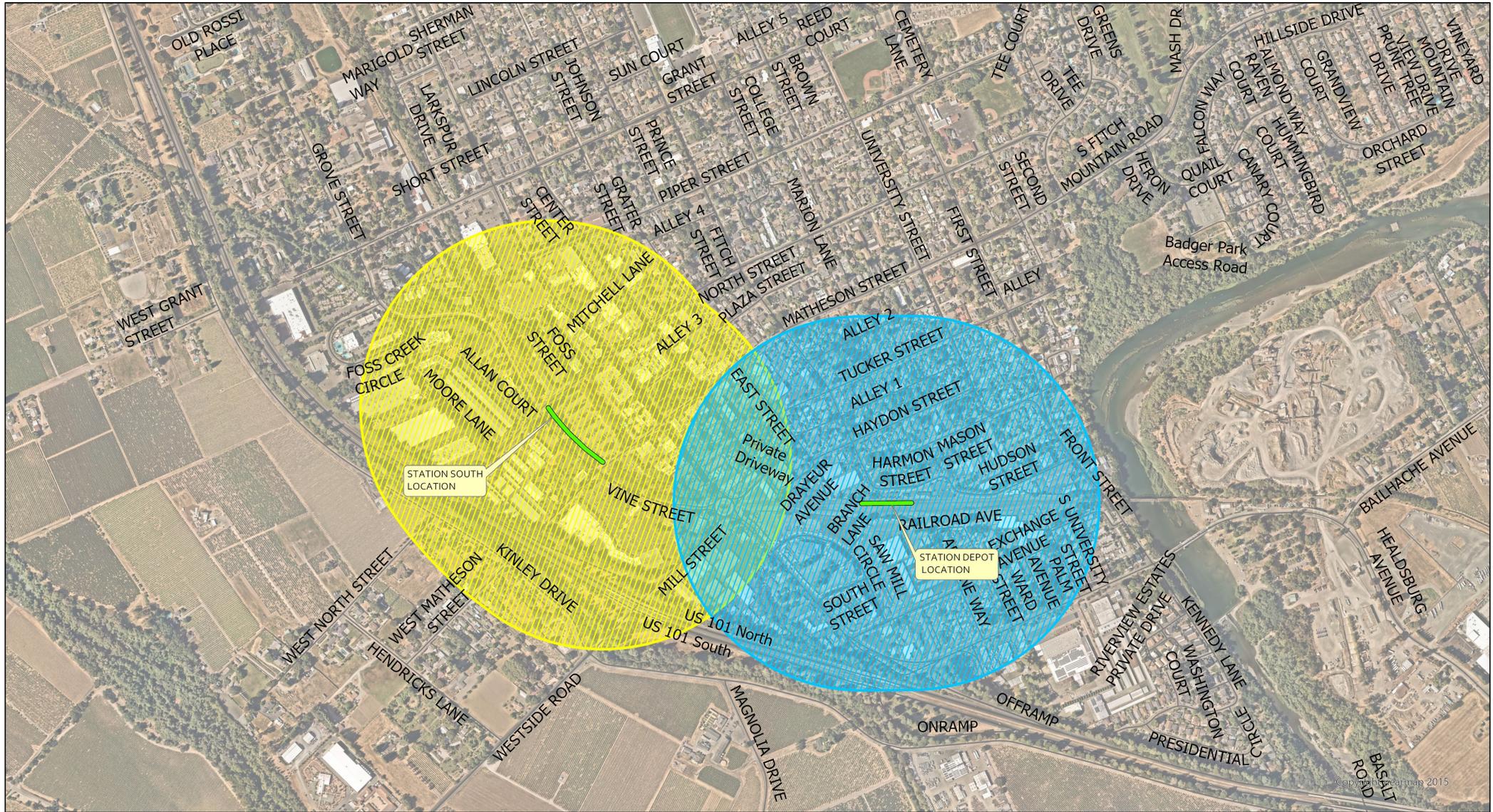
- Quarter mile – 652 housing units from Hudson site and 393 units from West Plaza site.
- Half mile – 1,450 housing units from Hudson and 1,509 from West Plaza.
- West Plaza site is nearer to more jobs, lower income jobs, and food service jobs.
- There are approximately 40% more jobs in the ¼ mile West Plaza station area vs. Depot station area (1,159 jobs in West Plaza v. 774 jobs in Depot area)
- Approximately 355 workers commute into the Depot station area vs. over 1100 for the West Plaza station area.

Central Healdsburg Area Plan

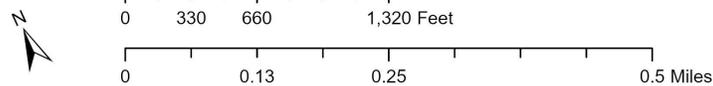




POTENTIAL STATION LOCATIONS WITHIN 1/4-MILE



-  Potential Station Location
-  Station South 1/4 - Mile "Walking Shed"
-  Station Depot 1/4 - Mile "Walking Shed"



Request for Direction

- Alternative 1 – Direct staff to proceed with the station location at Hudson Street near the historic depot without any additional analysis.
- Alternative 2 – Staff does not have adequate information to recommend the West Plaza site at this point, but Council could request additional information prior to deciding on station location. Could include:
 - Continued public engagement
 - Detailed layout and rendering of the West Plaza station including parking , landscaping, and pathway impacts.
 - Traffic Study
 - Other information to assist in decision making.

Other Considerations

- Agreement with SMART to allow “Railroad Avenue”
- Agreement with SMART to allow use of historic depot buildings.
- Collaboration with SMART regarding use of right of way for future development such as affordable housing.
- Pedestrian crossing of tracks to provide access for residents around the Ward Street neighborhood.
- Development of written agreement regarding the cost to the City for construction of tracks and station.

Project Delivery & Timeline

- SMART received additional funding for the Healdsburg extension (FRA CRISI) and has planned a grant campaign to secure the remaining funds needed
 - Anticipated award notifications between June 2024 and June 2025
- SMART also actively seeking and has pending grant requests for funding to complete the system through to Cloverdale
- The agency has been given authority by a new state law to deliver projects with a new method (progressive design-build; October 2023)
- Should allow delivery of the entire rail and pathway project to Healdsburg and completion of work as funding is received
- SMART can advance project delivery with the decision of the final station location still pending or deferred until later in 2024.

Questions



Public Comment

Comentarios del público

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Mid-Year Financial Update FY 2023-2024

Finance Department

February 20, 2024



Proposed Action

Receive a presentation on the Mid-Year Financial Update and adopt a resolution approving amendments to the Fiscal Year 2023-24 Budget.

General Fund Revenues

Revenue	Activity Through December 31, 2023	Total Budget	Amount Remaining	% Received
Property Tax	\$ 2,001,226	\$ 3,057,400	\$ 1,056,174	65%
Property Transfer Tax	\$ 72,015	\$ 235,000	\$ 162,985	31%
Vehicle License Fee Swap	\$ 998,603	\$ 1,868,972	\$ 870,369	53%
Sales Tax	\$ 2,372,675	\$ 5,809,658	\$ 3,436,983	41%
Business License Tax	\$ 190,477	\$ 200,000	\$ 9,523	95%
Franchise Fees	\$ 325,974	\$ 789,088	\$ 463,114	41%
TOT	\$ 721,613	\$ 1,400,652	\$ 679,039	52%
Sales Tax - PSAF	\$ 95,904	\$ 192,781	\$ 96,877	50%
Development Fees and Permits	\$ 740,607	\$ 1,623,569	\$ 882,962	46%
Intergovernmental Revenue	\$ 115,061	\$ 504,586	\$ 389,525	23%
Charges for Services	\$ 244,545	\$ 673,131	\$ 428,586	36%
Unrestricted Interest	\$ 75,391	\$ 248,461	\$ 173,070	30%
Restricted Interest	\$ 38,743	\$ 71,474	\$ 32,731	54%
Rent Received	\$ 54,400	\$ 61,934	\$ 7,535	88%
Misc Fees and Charges	\$ 225,950	\$ 275,992	\$ 50,042	82%
Fines and Collections	\$ 12,288	\$ 60,000	\$ 47,712	20%
Transfers In	\$ 518,140	\$ 1,286,279	\$ 768,140	40%
TOTAL	\$ 8,803,612	\$ 18,358,977	\$ 9,555,365	48%

General Fund Expenses

Expense By Department	Activity Through December 31, 2023	Total Budget	Amount Remaining	% Expended
City Council	\$ 117,331	\$ 151,121	\$ 33,790	78%
Legal Services	\$ 228,345	\$ 367,500	\$ 139,155	62%
City Manager's Office	\$ 1,057,210	\$ 2,334,546	\$ 1,277,336	45%
Finance	\$ 1,117,683	\$ 2,452,918	\$ 1,335,235	46%
Planning	\$ 987,176	\$ 2,211,118	\$ 1,223,942	45%
Police	\$ 3,684,851	\$ 8,053,543	\$ 4,368,692	46%
Fire	\$ 2,268,176	\$ 4,838,661	\$ 2,570,485	47%
Public Works	\$ -	\$ 34,565	\$ 34,565	0%
Non Departmental	\$ (1,253,482)	\$ (31,425)	\$ 1,222,057	3989%
TOTAL	\$ 8,207,291	\$ 20,412,548	\$ 12,205,257	40%

General Fund Balance

General Fund - Fund Balance			
	FY 22-23 Audited Actuals	FY 23-24 Adopted Budget	FY 23-24 Revised Budget
Beginning Fund Balance	\$ 11,812,439	\$ 12,257,096	\$ 12,257,096
Revenue	19,125,570	18,358,977	18,601,190
Expenditure	17,926,739	17,913,696	17,962,674
One-Time Expenditure	754,173	2,498,852	2,498,852
Estimated Ending Fund Balance	\$ 12,257,096	\$ 10,203,526	\$ 10,396,760
Change in Ending Fund Balance	\$ 444,658	\$ (2,053,571)	\$ (1,860,336)
<u>Components of Fund Balance</u>			
Reserve Policy (30%)	\$ 5,378,022	\$ 5,374,109	\$ 5,388,802
Pension Stabilization	4,636,083	4,707,557	4,707,557
Unallocated Fund Balance	\$ 2,242,992	\$ 121,860	\$ 300,401
% of annual expenditures	42.5%	30.7%	31.7%

Community Services Revenue

Revenue	Activity Through December 31, 2023	Total Budget	Amount Remaining	% Received
Transient Occupancy Tax	\$ 3,608,064	\$ 7,003,262	\$ 3,395,198	52%
Other Revenue	\$ 25,051	\$ -	\$ -	N/A
St Grants	\$ 97,533	\$ 210,000	\$ 112,467	46%
Fees & Charges	\$ 5,716	\$ 7,200	\$ 1,484	79%
Admission and Passes	\$ 14,189	\$ 31,000	\$ 16,811	46%
Program Revenue	\$ 107,313	\$ 255,000	\$ 147,687	42%
Contracted Program Revenue	\$ 48,144	\$ 107,500	\$ 59,356	45%
Special Events	\$ 39,652	\$ 59,000	\$ 19,349	67%
Event Permits	\$ 13,081	\$ 20,000	\$ 6,919	65%
Advertising	\$ 240	\$ 500	\$ 260	48%
Program Sponsorships	\$ 27,600	\$ 90,000	\$ 62,400	31%
Reimbursement for Services	\$ 20,068	\$ 43,000	\$ 22,932	47%
Facility Rental	\$ 11,029	\$ 48,675	\$ 37,646	23%
Facility Long term Lease	\$ 13,375	\$ 32,450	\$ 19,075	41%
Interest Income	\$ 89,940	\$ 183,716	\$ 93,776	49%
Contributions & Donations	\$ 5,901	\$ 4,500	\$ (1,401)	131%
TOTAL	\$ 4,126,895	\$ 8,095,803	\$ 3,968,908	51%

Community Services Expenses

Expense By Program	Activity Through December 31, 2023	Total Budget	Amount Remaining	% Expended
General Administration	\$ 1,884,856	\$ 3,983,065	\$ 2,098,209	47%
Recreation Programs	\$ 231,408	\$ 342,850	\$ 111,442	67%
ASES After School Program	\$ 151,696	\$ 323,250	\$ 171,554	47%
Community Center	\$ 105,629	\$ 251,500	\$ 145,871	42%
Senior Services	\$ 135,098	\$ 294,230	\$ 159,132	46%
Parks and Trails	\$ 279,278	\$ 813,778	\$ 534,500	34%
Open Space	\$ 19,121	\$ 55,962	\$ 36,841	34%
School Facility Maintenance	\$ 25,766	\$ 50,025	\$ 24,259	52%
Swim Center	\$ 73,651	\$ 122,500	\$ 48,849	60%
Arts and Culture	\$ 1,456	\$ 50,000	\$ 48,544	3%
Contracted Facility Operations	\$ 37,221	\$ 109,625	\$ 72,404	34%
Special Events	\$ 113,931	\$ 197,000	\$ 83,069	58%
Non Departmental	\$ 290,144	\$ 2,050,812	\$ 1,760,669	14%
TOTAL	\$ 3,349,256	\$ 8,644,597	\$ 5,295,341	39%

Community Services Fund Balance

Community Services Fund Balance		
	FY 22-23 Audited Actuals	FY 23-24 Adopted Budget
Beginning Fund Balance	\$ 3,109,406	\$ 3,055,989
Revenue	8,026,803	8,095,803
Expenditure - Operations	6,766,469	6,750,850
Expenditure - Capital	1,313,751	1,893,747
Estimated Ending Fund Balance	\$ 3,055,989	\$ 2,507,195
Change in Ending Fund Balance	\$ (53,417)	\$ (548,794)
<u>Components of Fund Balance</u>		
Reserve Policy (30%)	\$ 2,029,941	\$ 2,025,255
Pension Stabilization	438,758	446,450
Unallocated Fund Balance	\$ 587,291	\$ 35,490
% of annual expenditures	38.7%	30.5%

Water Fund Balance

Water Fund Balance		
	FY 22-23 Audited Actuals	FY 23-24 Adopted Budget
Beginning Working Capital	\$ 2,081,294	\$ 2,568,032
Revenue	5,939,497	6,368,892
Expenditure - Operations	5,431,791	5,821,736
Expenditure - Capital	20,969	422,161
Estimated Ending Working Capital	\$ 2,568,032	\$ 2,693,027
Change in Working Capital	\$ 486,738	\$ 124,995
<u>Components of Fund Balance</u>		
Reserve Policy (25%)	\$ 1,357,948	\$ 1,455,434
Pension	512,424	520,093
Remaining Working Capital	697,660	717,499
Total	\$ 2,568,032	\$ 2,693,027

Wastewater Fund Balance

Wastewater Fund Balance		
	FY 22-23 Audited Actuals	FY 23-24 Adopted Budget
Beginning Working Capital	\$ 3,078,042	\$ 2,625,843
Revenue	7,505,447	8,443,499
Expenditure - Operations	7,762,069	8,329,815
Expenditure - Capital	195,577	227,090
Estimated Ending Working Capital	\$ 2,625,843	\$ 2,512,437
Change in Working Capital	\$ (452,199)	\$ (113,406)
<u>Components of Fund Balance</u>		
Reserve Policy (25%)	\$ 1,940,517	\$ 2,082,454
Pension Stabilization	617,104	626,340
Remaining Working Capital	68,222	(196,357)
Total	\$ 2,625,843	\$ 2,512,437

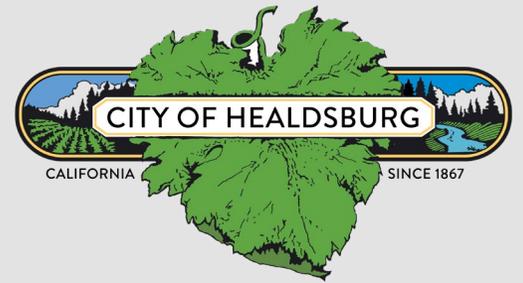
Electric Fund Balance

Electric Fund Balance			
	FY 22-23	FY 23-24	FY 23-24
	Audited	Adopted	Revised
	Actuals	Budget	Budget
Beginning Working Capital	\$ 17,769,815	\$ 14,427,541	\$ 14,427,541
Revenue	13,621,552	14,226,890	14,226,890
Expenditure - Operations	16,286,076	15,563,728	15,612,706
Expenditure - Capital	677,750	470,000	470,000
Estimated Ending Working Capital	\$ 14,427,541	\$ 12,620,703	\$ 12,571,725
Change in Working Capital	\$ (3,342,274)	\$ (1,806,838)	\$ (1,855,816)
<u>Components of Fund Balance</u>			
Reserve Policy (50%)	\$ 8,143,038	\$ 7,781,864	\$ 7,806,353
Reserve Policy (\$4 Million Capital)	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000
Pension Stabilization	\$ 881,332	\$ 894,522	\$ 894,522
Remaining Working Capital	\$ 1,403,172	\$ (55,682)	\$ (129,149)
Total	\$ 14,427,541	\$ 12,620,703	\$ 12,571,725

Proposed Action

Adopt a resolution approving amendments to the Fiscal Year 2023-24 Budget.

Discussion, Feedback, Questions, and Direction



Public Comment

Comentarios del público

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Financial Policy Review

Finance Department

February 20, 2024



Proposed Action

- Receive a presentation on Financial Policies
- Rescind resolution 26-2022 and adopt a resolution approving the updated Pension Liability Funding Policy

Financial Management Best Practices

Formally adopting financial policies provide the foundation for long-term fiscal health.

Existing Financial Policies Adopted by Council

- Investment Policy
- Reserve Policy's
- General Fund Surplus Policy
- Pension Liability Funding Policy

Active Financial Management

Methods:

- Biennial Budget Development
- Quarterly Financial Updates
- Policy Adoption & Review

Guiding Principals:

- Mitigate Risk
- Strategic Investments

Reserve Policy:

- Resolution No. 56-2016
- 30% of annual operating expenditures

Pension Policy:

- Resolution No. 26-2022
- Pension Stabilization Trust Fund

Surplus Policy:

- Resolution No. 125-2022
- unrestricted fund balance exceeding \$250,000

General Fund - Fund Balance			
	FY 22-23 Audited Actuals	FY 23-24 Adopted Budget	FY 23-24 Revised Budget
Beginning Fund Balance	\$ 11,812,439	\$ 12,257,096	\$ 12,257,096
Revenue	19,125,570	18,358,977	18,601,190
Expenditure	17,926,739	17,913,696	17,962,674
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% of annual expenditures	42.5%	30.7%	31.7%

General Fund Balance

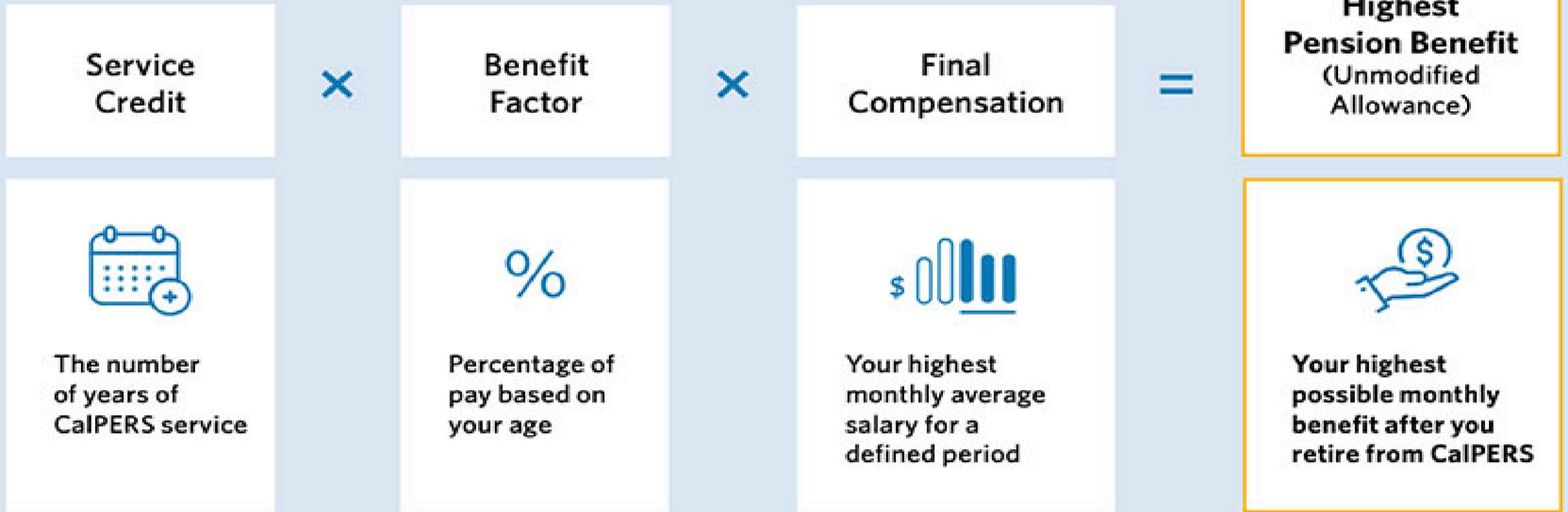
Surplus Policy: Process

- Staff estimate remaining revenues & expenditures, project ending fund balances and calculate unrestricted fund balance
- At the Third Quarter Financial update, staff recommend surplus allocations consistent with the policy
- To mitigate risk, staff wait until fiscal year end to implement Council approved allocations

Surplus Policy: Allocation Categories

1. Actions that reduce City debt or liabilities
 - Ensuring fund solvency
 - Paying off internal/external loans
 - Early bond repayments
 - Additional contributions to unfunded pension liabilities (UAL)
2. Contributions that result in investment returns or expand future revenue potential
 - Pension Stabilization Trust Fund
 - Long Range Planning Fund
3. Investments in Capital Assets
 - Deferred building maintenance
 - Vehicle replacements
 - Streets & Drainage Infrastructure
 - Water & Sewer Infrastructure

Basic Retirement Calculation



Pension Basics

Pension Funding

The CalPERS Pension Buck*

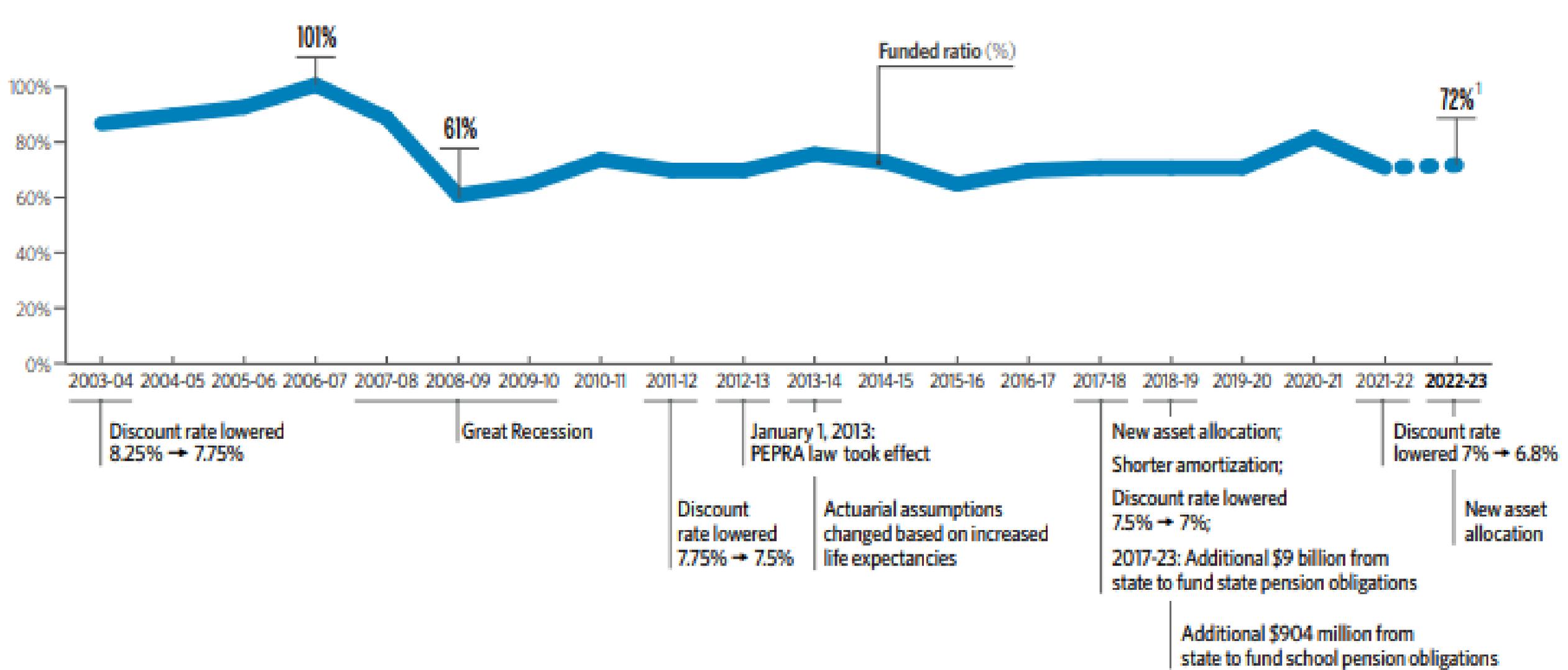
CalPERS' income on average over the last 20 years demonstrates that every dollar spent on public employee pensions comes from the following sources.

** As of June 30, 2023*

56¢
CalPERS investment earnings

11¢
CalPERS members

33¢
CalPERS employers



Changing Landscape

City Actions

- September 2012 - City issued Pension Obligation Bonds (Paid in full June 2023)
- December 2012 - City established second tiers for classic members: benefit factor of 2% @ 60
- January 2013 - City implemented the State adopted California Public Employees' Pension Reform Act ("PEPRA): benefit factor of 2% @ 62
- July 2015 - Council established Pension Stabilization Trust Fund
- April 2019 - Council adopted a Pension Liability Funding Policy
- February 2022 – Council adopted updated Pension Liability Funding Policy

Proposed Pension Policy Updates

- Additional Contributions
 - Current policy directs additional contributions to be made directly to CalPERS to reduce Unfunded Accrued Liability directly.
 - Proposed policy directs additional contributions to be made to the Pension Stabilization Trust Fund
- Investment Manager
 - Current policy identified Highmark Capital Management
 - Proposed policy identifies PFM Asset Management

Proposed Action

- Rescind resolution 26-2022 and adopt a resolution approving the updated Pension Liability Funding Policy

Discussion, Feedback, Questions, and Direction



Public Comment

Comentarios del público

03:00

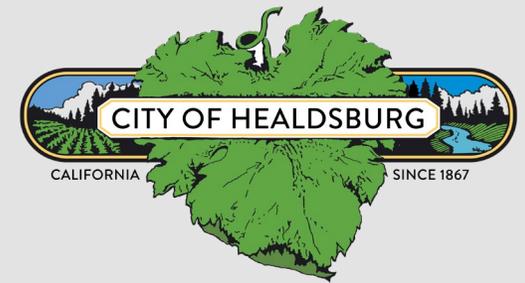
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2023 Local Hazard Mitigation Plan

City Council, February 20, 2024



Recommendation

- Adopt a resolution approving the City of Healdsburg 2023 Local Hazard Mitigation Plan.

Local Hazard Mitigation Plan

What is Hazard Mitigation?

- Sustained actions taken to reduce or eliminate long-term risk to life and property from hazards.

What is an LHMP?

- A plan based on a community's values and needs
- An all-hazards look at community risk and vulnerability
- A process to develop of mitigation strategies and actions

Disaster Mitigation Act of 2000 (DMA 2000)

- Represents a shift toward mitigation
- Establishes funding requirements
- LHMP must be updated every 5 years

Creates a 5-year mitigation roadmap

Builds partnerships

Increases education and awareness

Contributes to a resilient community

Establishes funding priorities

Gains funding eligibility

LHMP Benefits

Background

2005

Healdsburg's first version of an LHMP was developed in 2005 as part of a larger regional plan.

2011

LHMP Regional plan update completed.

2018

The LHMP update process resulted in a stand-alone plan.

2023

2023 LHMP plan update.

Timeline



Planning Process

- Resource Organization
 - Build Planning Team
 - Review and incorporate existing plans, studies, reports and other technical data/information
 - Develop community engagement strategy
- Risk Assessment
 - Identify and profile hazards
 - Assess vulnerabilities
- Mitigation Strategy
 - Develop capability assessment
 - Identify goals
 - Identify and prioritize mitigation actions

Planning Process

- Draft Plan
 - Background information
 - Plan maintenance
 - Document authority and references
 - Appendices
- Plan Review and Revision
 - Review and incorporate comments
 - Develop final draft plan
- Plan submittal to Cal OES and FEMA
 - Prepared plan review tool for submittal
- Conditional FEMA Approval
 - “Approvable Pending Adoption” status
- Plan Adoption

Public Outreach Opportunities

Hazard Survey

Community Workshop

LHMP Public Review Draft

City Website

Social Media

Operational Area Weekly Call

Email Outreach

City Manager's Update

City Council Meetings



LHMP Sections

Introduction

Community Profile

Planning Process

Hazard Assessment

Vulnerabilities Assessment

Capabilities Assessment

Mitigation Strategy

Plan Implementation & Maintenance

References

Appendices

- **Hazard Assessment**

- Identifies, describes, and prioritizes drought, earthquake, flooding, landslide, Public Safety Power Shutoff, Severe Weather and Wildfire through discussion of past events, risks of future events, and the effects of future conditions for drought, earthquake, flooding, landslide, Public Safety Power Shutoff, Severe Weather and Wildfire.

- **Vulnerability Assessment**

- Describes risks posed by each hazard to city residents, particularly those who are more likely to be socially vulnerable, and to critical facilities.

- **Capability Assessment**

- Identifies and evaluates the legal and regulatory, human and technical, and financial resources available to accomplish mitigation.

- **Mitigation Strategy**

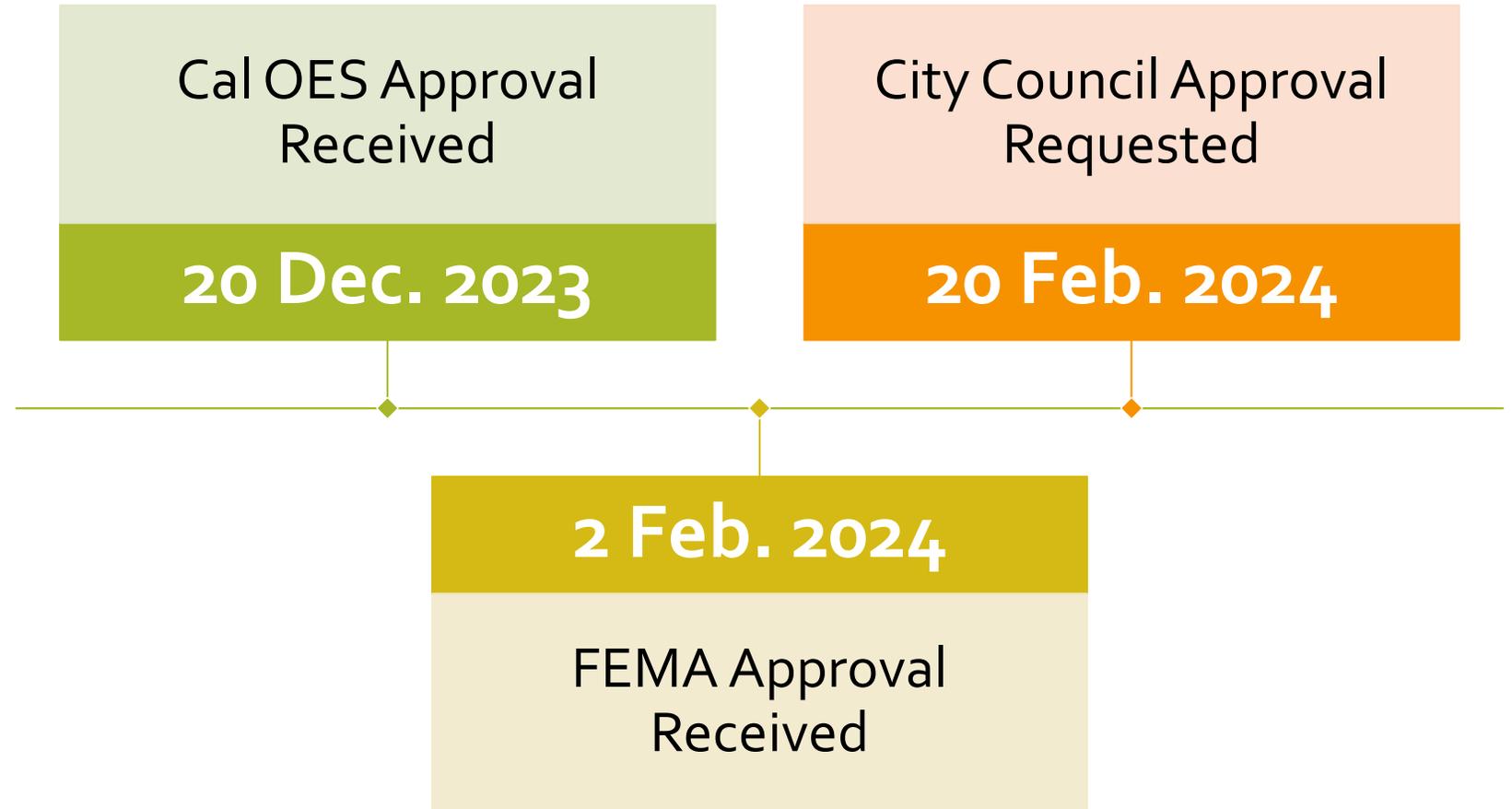
- Identifies mitigation goals, assesses the City's capabilities to implement mitigation actions, and identifies and prioritizes mitigation actions.

LHMP Categories

2023 Mitigation Strategy

- Integrate the hazard analysis and mitigation strategy into the General Plan's Safety Element.
- Develop a water conservation outreach program that focuses on recycled water to mitigate the impacts of a drought.
- Underground powerlines, when possible, to reduce the risk of utility caused wildfire. Prioritize undergrounding in WUI and other areas with high vegetative fuels.
- When replacing water lines, put in laterals for sprinklers to residential buildings (already included for commercial, industrial and new construction, but not for existing residential buildings).
- Provide free energy audits for commercial electric customers and education for residential customers.
- Implement storm water runoff reduction projects to reduce the impacts of flooding.

Approval Timeline



Next Steps

- Approving the resolution will:
 - Make the LHMP an official plan and will incorporate it by reference into the Safety Element of the City's General Plan
 - Enable FEMA to provide final approval of the LHMP
 - Make certain projects eligible for reimbursement under the California Disaster Assistance Act

Recommendation

- Adopt a resolution approving the City of Healdsburg 2023 Local Hazard Mitigation Plan.

Questions



Public Comment

Comentarios del público

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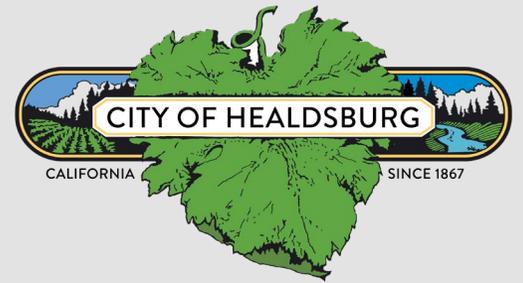
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Burbank Affordable Housing Grant Agreement

City Council, February 20, 2024



Recommended Action

Recommended Action

Adopt a Resolution approving an Affordable Housing Grant Agreement with Burbank Housing Development Corporation for the Healdsburg Scattered Sites Affordable Housing Project, Monte Vina Apartments, in the amount of \$319,142; and authorizing the City Manager to execute the Agreement as approved as to form by the City Attorney.

Background

- The Scattered Site Project is a joint effort between the City of Healdsburg and Burbank Housing Development Corporation (Burbank) aimed at preserving affordable housing through acquisition and rehabilitation.
- In 2019, the City and Burbank signed a Memorandum of Understanding to purchase, rehabilitate, and apply deed restrictions to 39 units of naturally occurring affordable housing, ensuring their availability for lower-income residents for a period of 55-years.

Highlights

- ✓ Preserved naturally occurring affordable units from conversion to market rate.
- ✓ Remodeled and extended the affordability period of 90 units of affordable housing and added 39 new deed-restricted units.
- ✓ Leveraged \$1M in HEAP funding to provide supportive housing.

Scattered Sites Project

Scattered Site Project Overview:

- Comprises four properties totaling 90 units: 1302 Prentice Drive, 500 Piper Street, 531-535 University Street, and 1689 Canyon Run.
- Remodeled the existing 20-year-old Canyon Run affordable units and extended the affordability for an additional 55 years.

Historical Financing Highlights:

- 2000: Loans from the Former Redevelopment Agency enabled the purchase of the 51-unit Canyon Run.
- 2019: The City provided loans for the acquisition of 39 multi-family units at 1302 Prentice Dr., 500 Piper St., and 531-535 University St., preserving apartments for diverse income levels.
- Additional capital allocated for unanticipated interest rate increases and cost overruns during the project.

Scattered Sites
Project
-
Financing
(Current)

Loan	Amount
City Loan For 1302 Prentice Dr. (Acquisition)	\$1,076,500
City Loan for Repairs to Burbank Housing	\$275,000
City Loan for Piper St. & University Ave. (Acquisition)	\$580,250
City Loan for Canyon Run	\$2,323,311
City Loan for Scattered Site	\$500,000
Totals	\$4,755,061

Scattered Sites
Project
-
Financing
(Proposed)

Loan	Amount
City Loan For 1302 Prentice Dr. (Acquisition)	\$1,076,500
City Loan for Repairs to Burbank Housing	\$275,000
City Loan for Piper St. & University Ave. (Acquisition)	\$580,250
City Loan for Canyon Run	\$2,323,311
City Loan for Scattered Site	\$500,000
Proposed Grant to Monte Vina	\$319,142
Totals	\$5,074,203 (\$56,380 a unit)

Monte Vina
Apartments

—

23 Affordable
Multi-Family
Apartment
Units

The Press Democrat, May 18, 2019



eEdition

54°

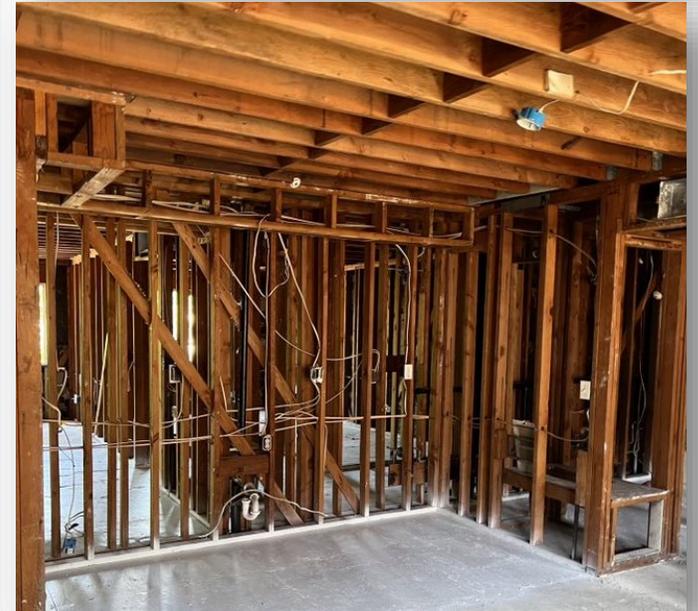
The Sonoma Index-Tribune

One local town is buying an apartment complex to preserve affordable housing for low-income tenants

Could Sonoma do something similar? |



Unforeseen Project Improvement — During Construction



Inclusionary Housing In- Lieu Fees

- **1996 Initiatives:**
 - **Ordinance No. 933 (November 18, 1996):** Introduced following an Inclusionary Housing Fee Study, allowing developers to pay fees instead of providing inclusionary housing directly. This aligned with state declarations on the critical importance of affordable housing (Government Code § 65589.5(a)(1)(A)).
 - **Resolution No. 145-96 (December 2, 1996):** Established Inclusionary Housing In-Lieu fee amounts, dedicating these fees to affordable housing within the City.
 - **Subsequent Updates:**
 - **Resolution No. 116-2005 (October 17, 2005):** Redirected In-Lieu fees to an Affordable Housing Trust Fund, superseding Resolution No. 145-96.
 - **Resolution No. 81-2019 (June 3, 2019):** Updated fee amounts in response to changing housing conditions and costs, repealing Resolution No. 116-2005.
-
- **Current Recommendation:** Utilize the remaining Inclusionary Housing Fund balance as a grant to expedite fund delivery for project occupancy. Allocating this fund allows Measure S resources remain available for other housing projects

Affordable Housing Grant Agreement Terms

- Affordable Housing Grant Agreement Amount: \$319,142
- Disbursement Date: Prior to April 15, 2024
- Source: Inclusionary Housing In-Lieu Fees
- Term: 1 Lump Sum

6th Cycle Housing Element Update – Complete and Adopt Housing Element.	HOUSING/CDD	The 6th Cycle Housing Element Update was adopted by the City Council on May 1, 2023 and certified by the California Department of Housing and Community Development (HCD) on June 29, 2023. Plan implementation and management will be the new ongoing task.
Housing Element Work Group -- Convene the HEWG to make recommendations and study housing issues in Healdsburg as directed by the City Council.	HOUSING / CDD	Pursuant to the City Council's decision on September 18, 2023, the Housing Element Work Group (HEWG) has been reorganized to implement the housing initiatives detailed in Resolution No. 171-2022. The first session of the reconstituted HEWG was held in December.
L&M Village -- Operate the L&M Village Interim Housing Program and secure additional funding for operations. Initiate process of quarterly updates to City Council and regular outreach to neighbors and stakeholders.	HOUSING	The Housing Department provides the City Council with quarterly updates on the L&M Village Operations and annual reports to the State HCD. Both Housing and Reach for Home staff are actively engaging with the concerns of neighboring residents. Additionally, the Housing staff has secured \$341,000 in CDBG funding for capital improvements and services and is finalizing an agreement with the County for operational funding.
Scattered Site Project -- Complete the renovations and lease-up of the scattered site housing units at 1302 Prentice, 500 Piper and 531-535 University.	HOUSING	Renovation projects at 500 Piper Street and 531-535 University Avenue have been successfully completed by Burbank Housing, and occupancy by tenants has been established. The 1302 Prentice project is advancing towards completion, with an anticipated completion prior to the end of the current fiscal year.
Saggio Hills Affordable Housing -- Complete the DA and DDA for the Saggio Hills Affordable Housing project and apply for State funding for the development of the units.	HOUSING	The City has executed a Disposition and Development Agreement with Freebird Development Inc. For the 110 -unit Saggio Hills project. Freebird is currently pursuing financing through the Multifamily Housing Program via State HCD and assessing additional funding avenues. The initiation of the project is slated for 2024.
155 Dry Creek Affordable Housing – Support Burbank Housing in applying for State funding for the development of the Dry Creek Commons.	HOUSING	The City has executed a Disposition and Development Agreement with Burbank Housing for the 58-unit housing project located at 155 Dry Creek Road. Burbank Housing has procured \$1.7 million in federal grants and submitted an application for \$9 million through the Joe Serna Jr. Farmworker Housing Grant Program. The forthcoming phase involves applying for Low-Income Housing Tax Credits, with project commencement targeted for 2024.

Alignment With FY 23-24 Council Goals – Affordable Housing



Save the Date!

Ribbon Cutting

Monte Vina Apartments

April 25, 2024

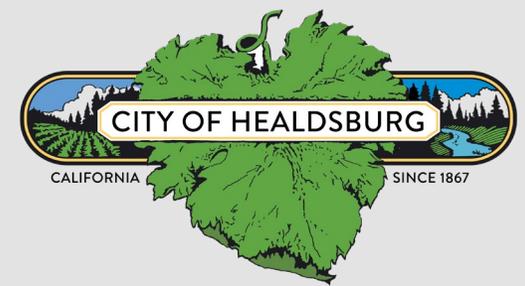
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Recommended Action

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Questions



Public Comment

Comentarios del público

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