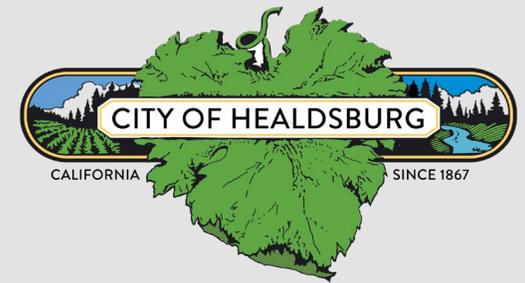


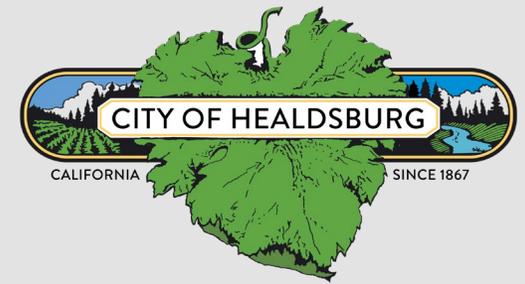
Healdsburg City Council Meeting

September 16, 2024



City Manager's Report

City Council, September 16, 2024



Public Comment on Non Agenda Items

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



Mill District Project

4th Amendment to Development Agreement (DA 2018-01.04)

Lot 1 Tentative Subdivision Map (SBDV 0003-2024)

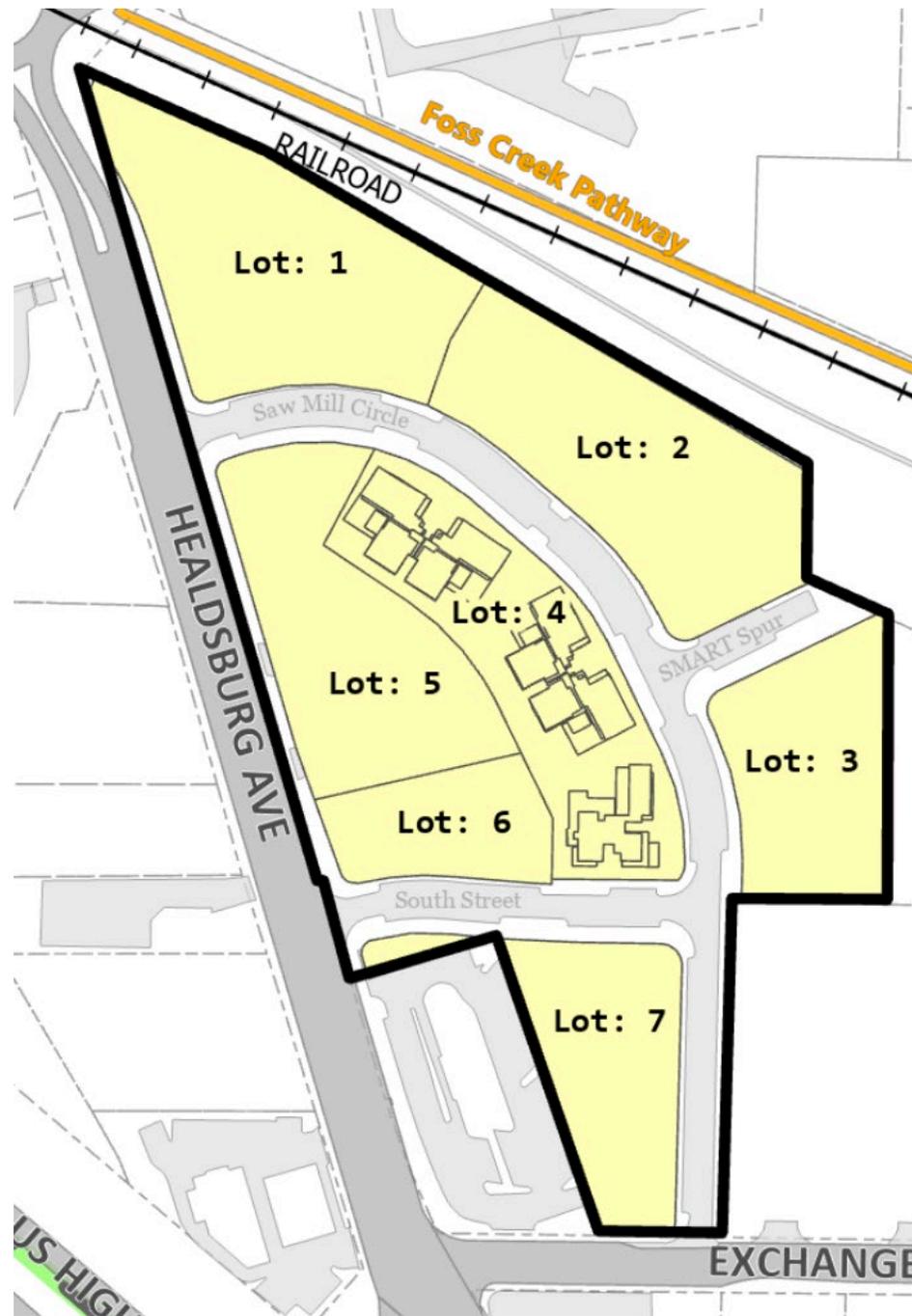
Lot 2 Tentative Subdivision Map (SBDV 0004-2024)

Lot 3 Tentative Subdivision Map (SBDV 0005-2024)

City Council public hearing – September 16, 2024



Mill District Project

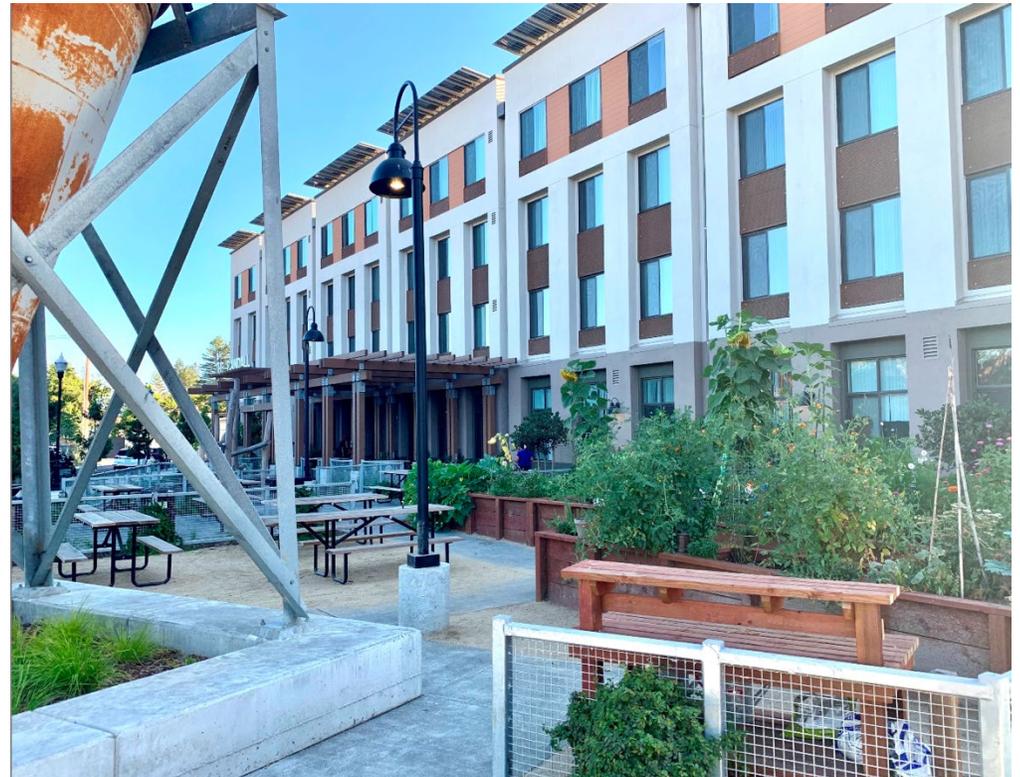


Mill District Project approvals included:

- 208 residential units (138 market rate units, 40 affordable units and 30 middle income units)
- 53-room hotel
- up to 15,000 SF of commercial space along Healdsburg Avenue
- 0.78-acre park
- site improvements

Mill District Community Benefits

- 40 units of affordable housing built in first phase of development
- Developer contribution of Lot 7; project design and permitting; public improvements; \$250,000; Quimby Act fees
- 30 units of middle-income housing
- 138 units of market rate housing



Mill District Community Benefits

- 0.78- acre publicly accessible park (privately owned and maintained)
- \$1,300,000 of Connectivity Funds to improve pedestrian/bicycle access
- \$1,045,000 towards purchase of new aerial ladder truck
- \$2,500,000 of parkland dedication in lieu fees (Quimby Act fees) for 208 residential units
- new City revenues: transient occupancy tax; property tax, sales tax



Mill District Project Timeline

- **2019** – Mill District Project approvals: Development Agreement, Master Conditional Use Permit, Historic Demolition Permit, Heritage Tree Removal Permit, Tentative Map

- **2019-2023** – Permitting and construction of **Lot 7 Affordable Housing** (The Randall: 40 affordable and 1 middle income units)
- **2020-2024** – Permitting and construction of **Lot 4 Condominiums** (Canopy: 43 market rate units)
- **2020-2024** – Permitting and construction of **Lot 5 Park** (The Preserve)

- **2022** – Permitting for **Lot 1 Residential Amenity**
- **2023** – Permitting for **Lot 6 Condominiums** (12 market rate units)
- **2024** – Permitting for **Lot 5 Residential Amenity & Retail Building**
- **2024** – Permitting for **Lot 1 Hotel**

Conceptual Master Plan



- ### 2021 Conceptual Master Plan
- Residential Amenity on Lot 1
 - Mixed Use bldg on Lot 5
 - Commercial bldg on Lot 5

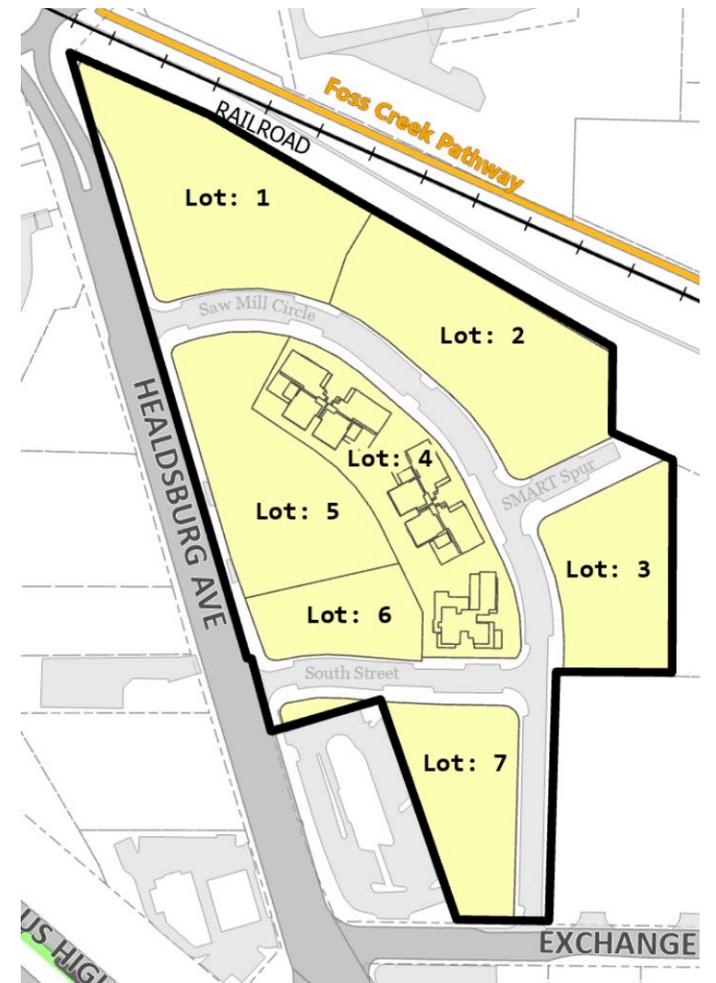
2024 Conceptual Master Plan

- Move Residential Amenity to Lot 5
- No commercial bldg on Lot 5; enlarge park
- Shift residential units from Lots 5 and 6 to Lots 2 and 3



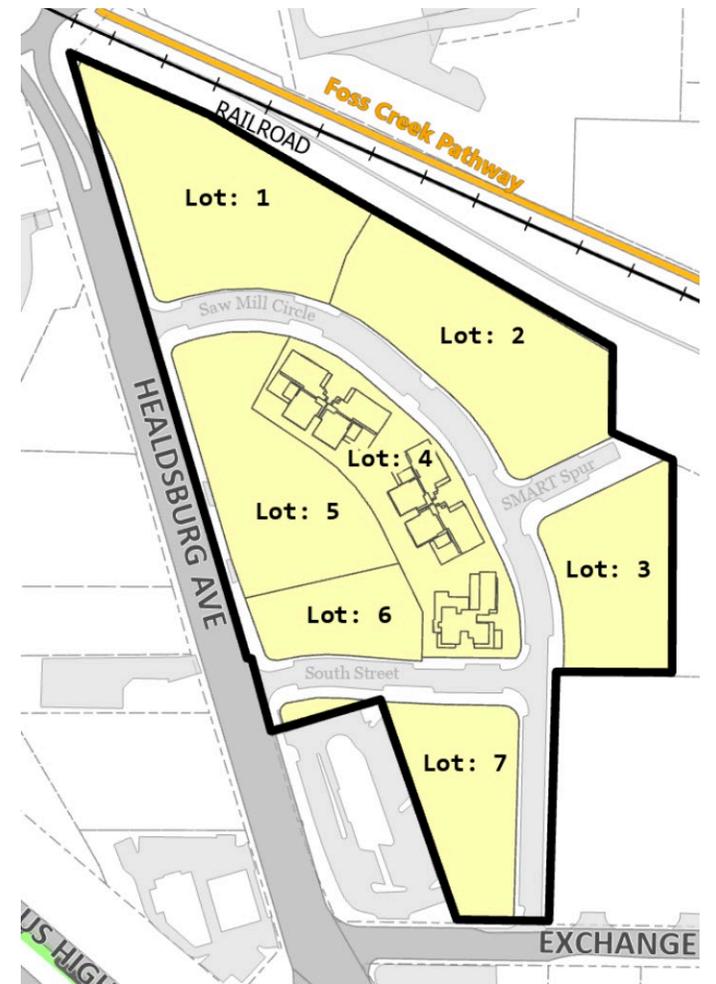
4th Amendment to Development Agreement

1. Relocate Residential Amenity from Lot 1 to Lot 5
2. Relocate Middle Income Units from Lot 5 to Lot 3
3. Convert 8 Affordable by Design Units to Ownership Middle Income Housing Units



4th Amendment to Development Agreement

4. All 29 Middle Income Units to be located on Lot 3
5. Modify timing for completion of Middle Income Units to require that all 29 units on Lot 3 be constructed prior to COO for first Market Rate Unit on Lot 2



4th Amendment to Development Agreement



6. Clarify that all Middle Income Units on Lot 3 shall have access to Residential Amenity
7. Allow all 29 Middle Income Units on Lot 3 to be sold as Ownership Middle Income Units
8. Establish mechanism to cap increases in HOA fees for Middle Income Units

New & Revised Language

Add language establishing cap on annual increases in "Combined HOA Fees" at end of Section 11 of 4th Amendment (Section 5.9 of DA):

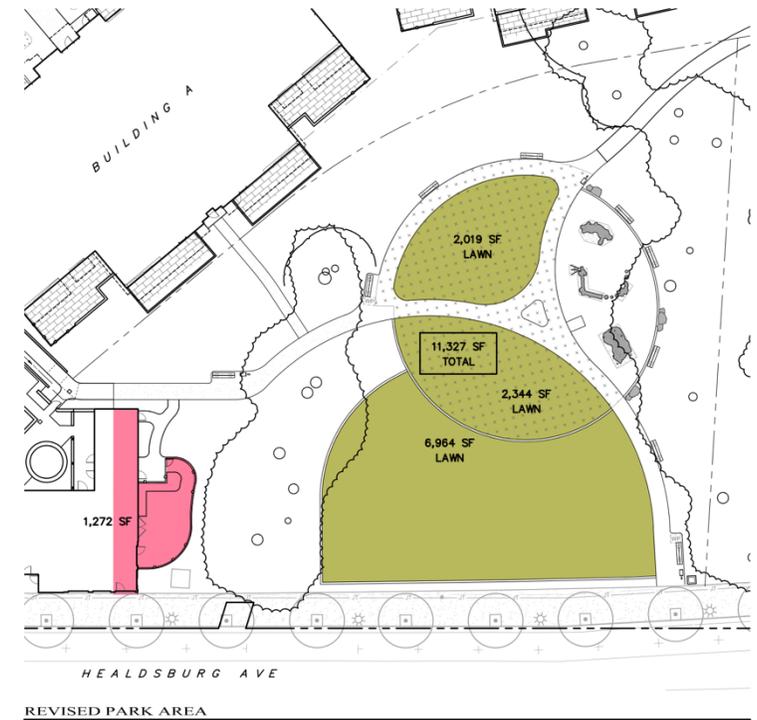
The CC&Rs for the Master Association and for the Lot 3 Sub-Association shall include a provision to limit the amount of an annual increase in the total homeowners' association dues, regular assessments and/or reserves inclusive of fees for the applicable Condominium Sub-association, Master Association, and Private Recreation Facility License Fee ("Combined HOA Fees") payable by an Ownership Middle Income Housing Unit. An annual increase in Combined HOA Fees for Ownership Middle Income Housing Units shall be limited to an amount not to exceed the annual percentage increase in the Consumer Price Index (CPI) for All Urban Consumers (CPI-U), for the San Francisco-Oakland-Hayward area, as published by the U.S. Bureau of Labor Statistics. The adjustment shall be calculated by comparing the CPI from April of the previous year to April of the current year. If the CPI shows no increase or a decrease, the Combined HOA Fees shall remain unchanged for the subsequent year. Adjusted payments shall take effect on July 1 and continue for, at a minimum, the following 12-month period.

4th Amendment to Development Agreement



9. Allow Hotel Investment Suite use on Lot 1 as “visitor lodging use”
10. Require an agreement for Payment In Lieu of Transient Occupancy Taxes for Hotel Investment Suites (PILOT Agreement)
11. Limit vested rights for Hotel Investment Suite use on Lot 1 to 5 years

4th Amendment to Development Agreement



12. Waive payment of Quimby Act fees in exchange for elimination of commercial module in Park
13. Modify timing for payment of Connectivity Funds

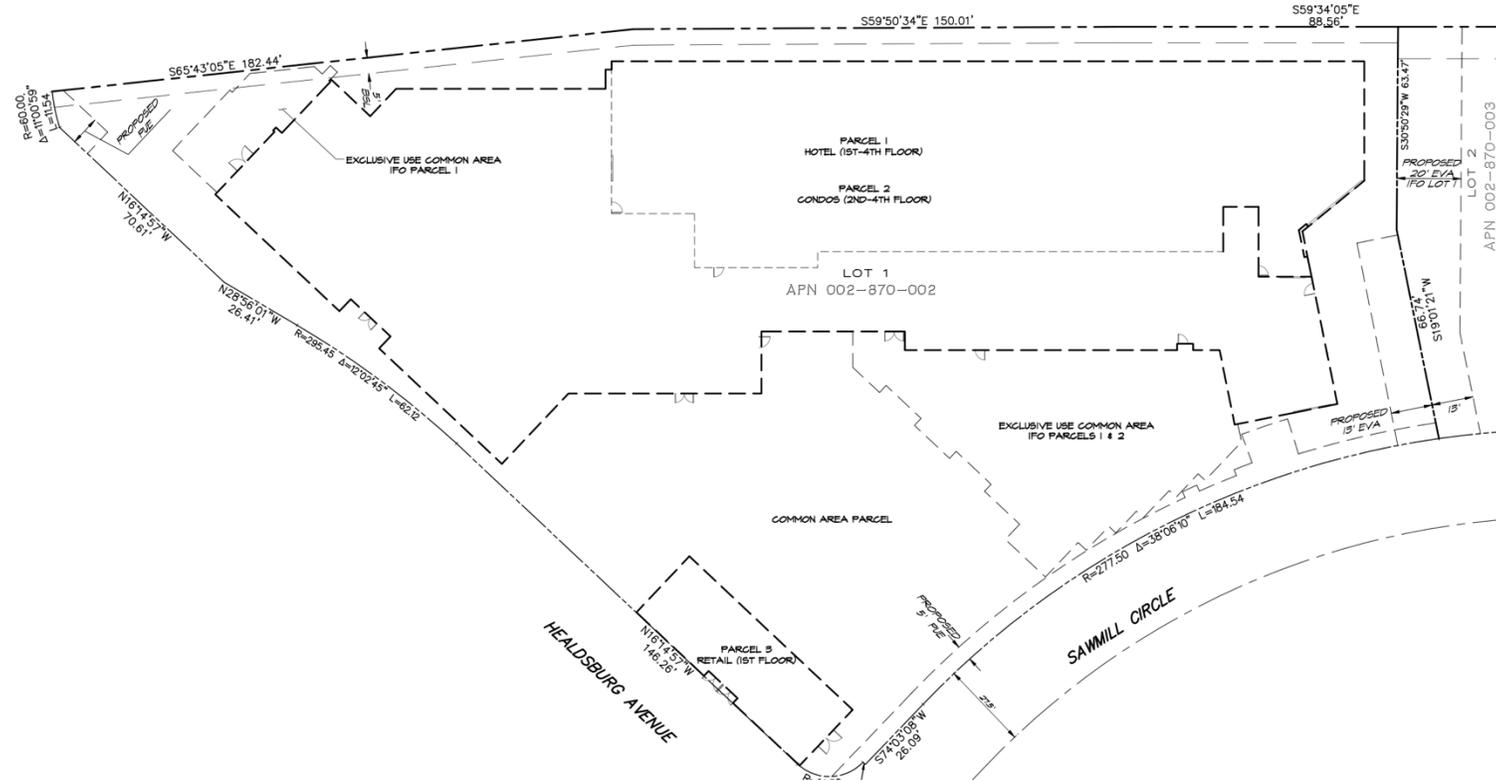
Findings:

4th Amendment to Development Agreement

- Consistent with General Plan, Central Healdsburg Avenue Plan (CHAP), and Land Use Code
- Tangible benefits beyond those that may be required through Conditions of Approval
- Complies with California Environmental Quality Act (CEQA)

Lot 1 - Tentative Subdivision Map

SBDV 0003-2024



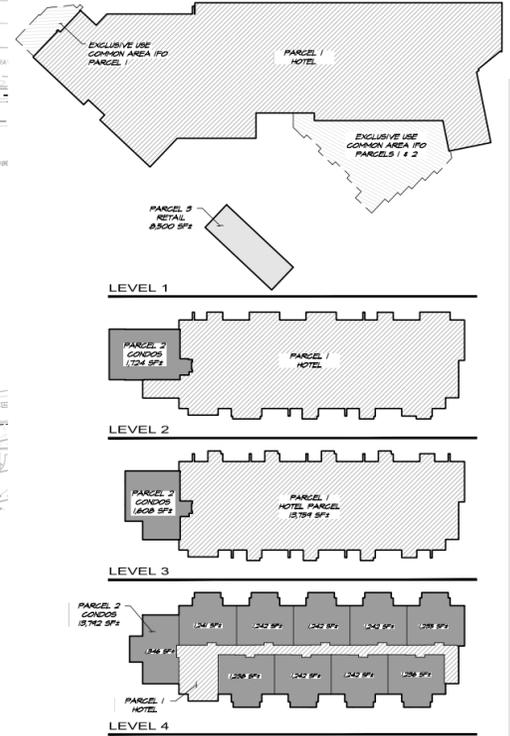
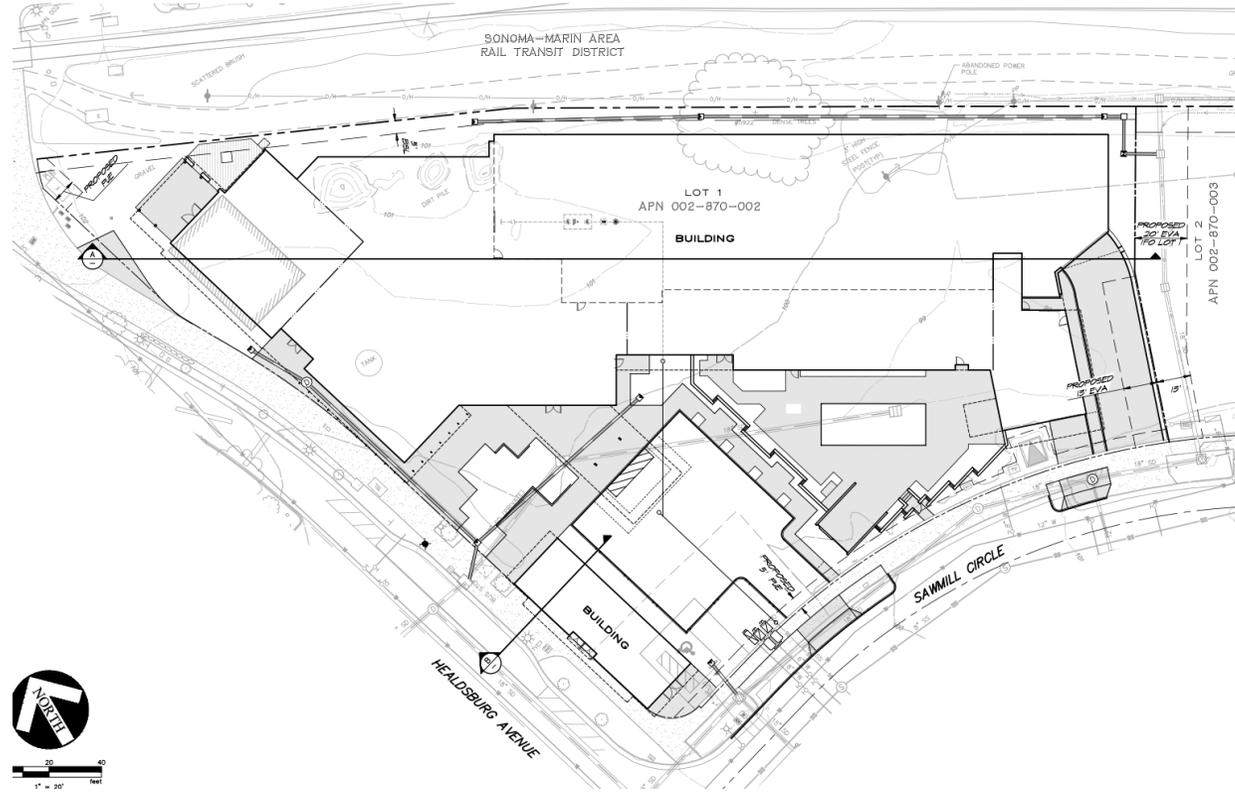
1 Common Area Parcel

3 Airspace Parcels

- Parcel 1 (Hotel)
- Parcel 2 (Condos/12 Hotel Investment Suite Units)
- Parcel 3 (Retail Bldg)

Lot 1 - Tentative Subdivision Map

SBDV 0003-2024



1 Common Area Parcel

3 Airspace Parcels

- Parcel 1 (Hotel)
- Parcel 2 (Condos/12 Hotel Investment Suite Units)
- Parcel 3 (Retail Bldg)

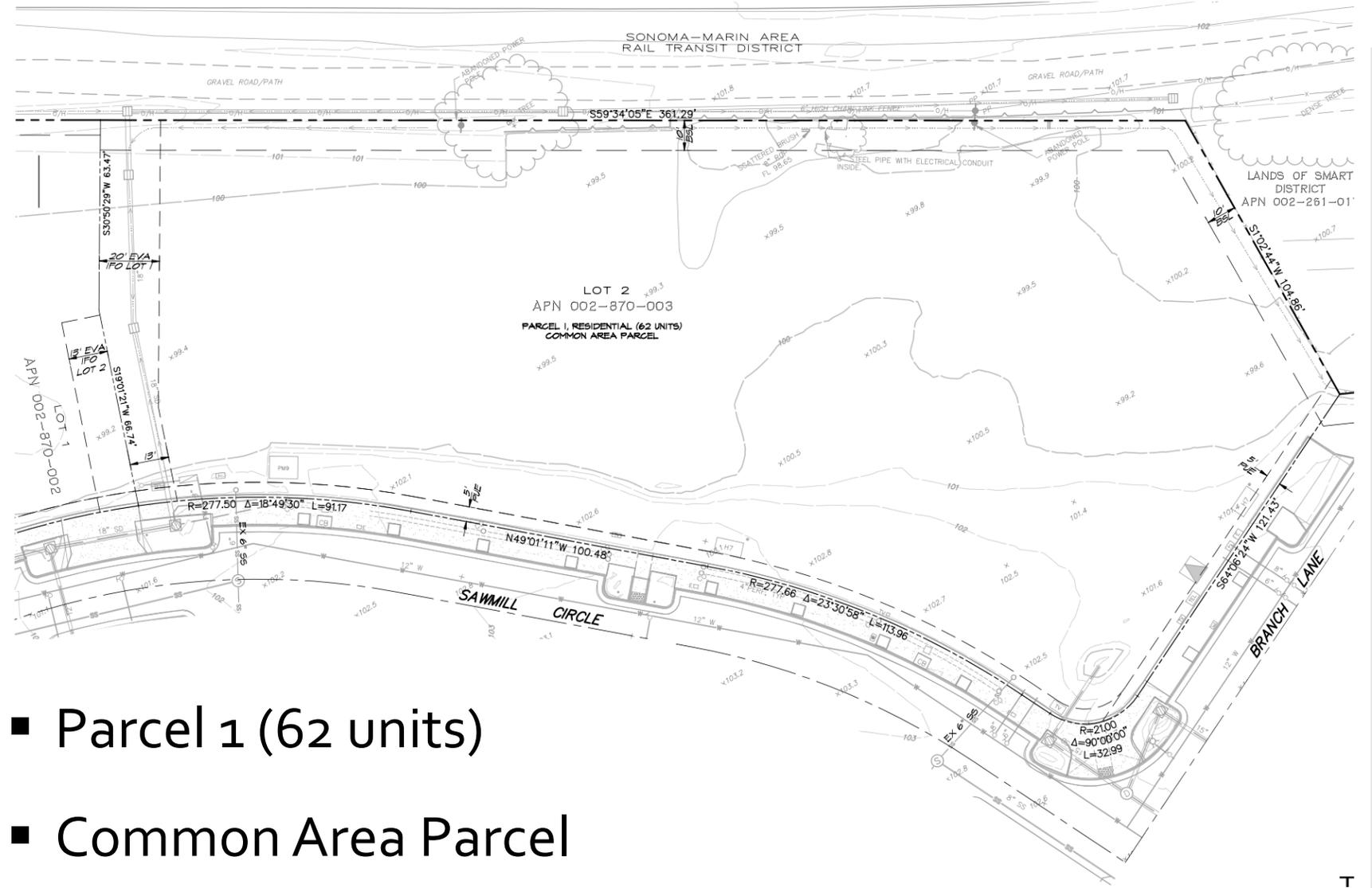
Lot 1 - Tentative Subdivision Map

Conditions of Approval

- Tentative Map approval becomes effective on the effective date of the 4th DA Amendment
- CC&Rs must be submitted for City Attorney review and approval prior to Final Map approval

Lot 2 - Tentative Subdivision Map

SBDV 0004-2024



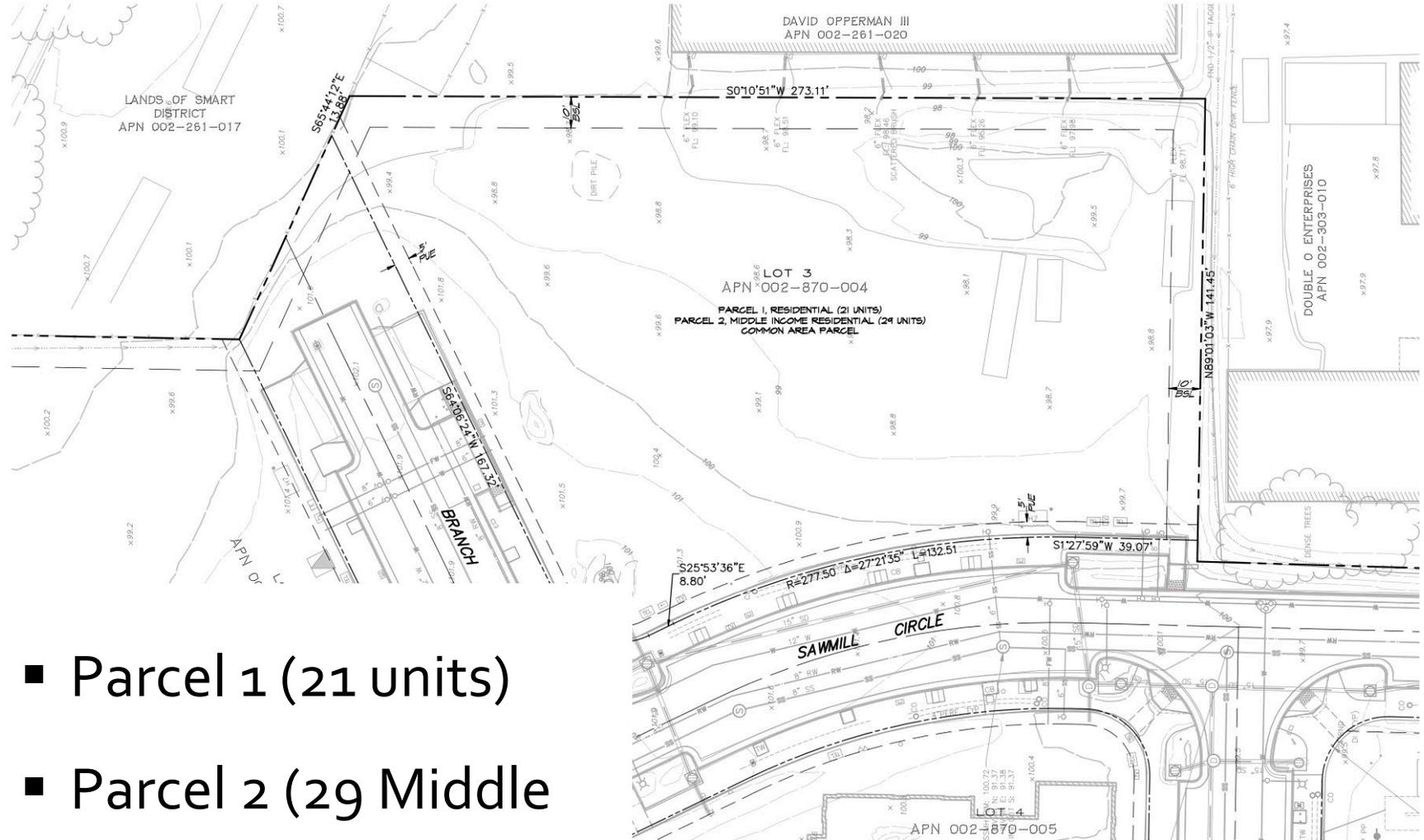
Lot 2 - Tentative Subdivision Map

Conditions of Approval

- Tentative Map approval becomes effective on the effective date of the 4th DA Amendment
- Final Map must be consistent with Design Review Permit for Lot 2
- CC&Rs must be submitted for City Attorney review and approval prior to Final Map approval
- Design review and building permits for all 29 Middle Income Units on Lot 3 must be issued before or concurrently with first Lot 2 building permit
- All Middle Income Units on Lot 3 must be completed prior to first COO on Lot 2

Lot 3 - Tentative Subdivision Map

SBDV 0005-2024



- Parcel 1 (21 units)
- Parcel 2 (29 Middle Income units)
- Common Area Parcel

Lot 3 - Tentative Subdivision Map

Conditions of Approval

- Tentative Map approval becomes effective on the effective date of the 4th DA Amendment
- CC&Rs must include provision to limit the amount of an annual increase in homeowner's association dues for Ownership Middle Income Housing Units
- CC&Rs must be submitted for City Attorney review and approval prior to Final Map approval
- Final Map must be consistent with Design Review Permit for Lot 3
- Design review and building permits for all 29 Middle Income Units on Lot 3 must be issued before or concurrently with first Lot 2 building permit

New & Revised Language

Revise Special Condition #25 to read:

1. Prior to City Council approval of the Final Map, the CC&Rs for Lot 3 submitted to the City for its review and approval shall include a provision to limit the amount of an annual increase in the combined homeowners' association dues, regular assessments and/or reserves inclusive of the Lot 3 Condominium Sub-Association, Master Association and Private Recreation Facility License Fee (i.e., "Combined HOA Fees") payable by an Ownership Middle Income Housing Unit. An annual increase in Combined HOA Fees for Ownership Middle Income Housing Units shall be limited to an amount not to exceed the annual percentage increase in the Consumer Price Index (CPI) for All Urban Consumers (CPI-U), for the San Francisco-Oakland-Hayward area, as published by the U.S. Bureau of Labor Statistics. The adjustment shall be calculated by comparing the CPI from April of the previous year to April of the current year. If the CPI shows no increase or a decrease, the Combined HOA Fees shall remain unchanged for the subsequent year. Adjusted payments shall take effect on July 1 and continue for, at a minimum, the following 12-month period.

Findings:

Lots 1, 2, and 3 Tentative Subdivision Maps

- Consistent with General Plan and CHAP
- Site is suitable for type and proposed density of development
- Will not impact fish or wildlife or their habitat
- Will not cause serious public health problems
- Will not conflict with public access easements
- Will provide for future passive or natural heating or cooling opportunities

Environmental Review

- Mill District Project relied upon the CHAP EIR
- CEQA Determination concluded that Project did not require a subsequent or supplemental EIR
- The 4th Amendment to the DA and the Lots 1, 2 and 3 Tentative Maps do not require an additional CEQA document
- Mitigation Monitoring and Reporting Program that was adopted for Mill District Project continues to apply to Project, as amended

Recommended Actions

1. Introduce for first reading, by title only and waiving the full reading of the text, an ordinance approving the Fourth Amendment to Development Agreement for the Mill District Project (DA 2018-01.04) based on the suggested findings and with proposed revisions to Section 11 relating to increases in Combined HOA Fees
2. Adopt Resolution approving Tentative Subdivision Map for Lot 1 of the Mill District Project (SBDV 0003-2024) based on the suggested findings and subject to the recommended conditions of approval
3. Adopt Resolution approving Tentative Subdivision Map for Lot 2 of the Mill District Project (SBDV 0004-2024) based on the suggested findings and subject to the recommended conditions of approval
4. Adopt Resolution approving Tentative Subdivision Map for Lot 3 of the Mill District Project (SBDV 0005-2024) based on the suggested findings and subject to the recommended conditions of approval with proposed revisions to Condition #25

Questions



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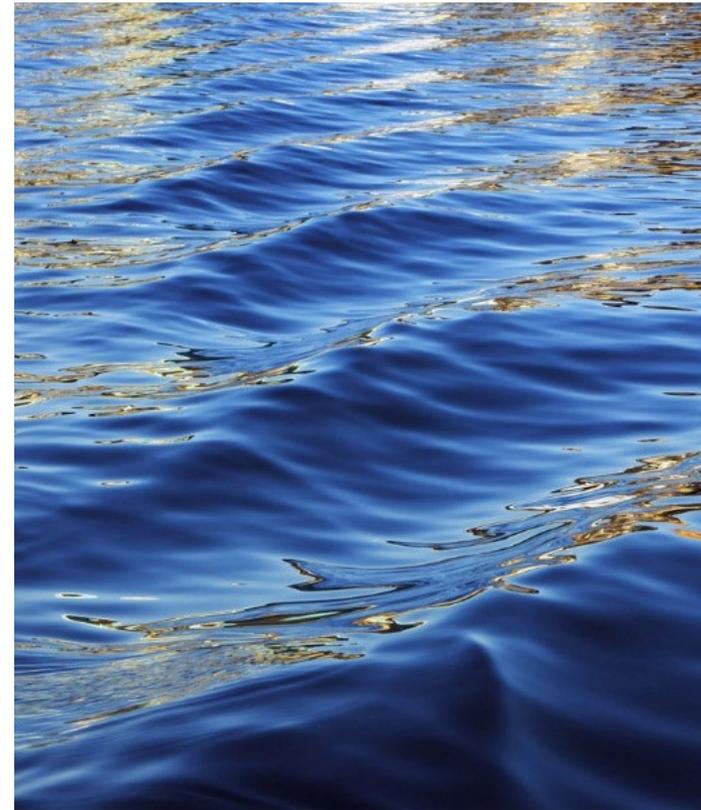
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City of Healdsburg

Climate Mobilization Strategy Implementation Update

September 2024



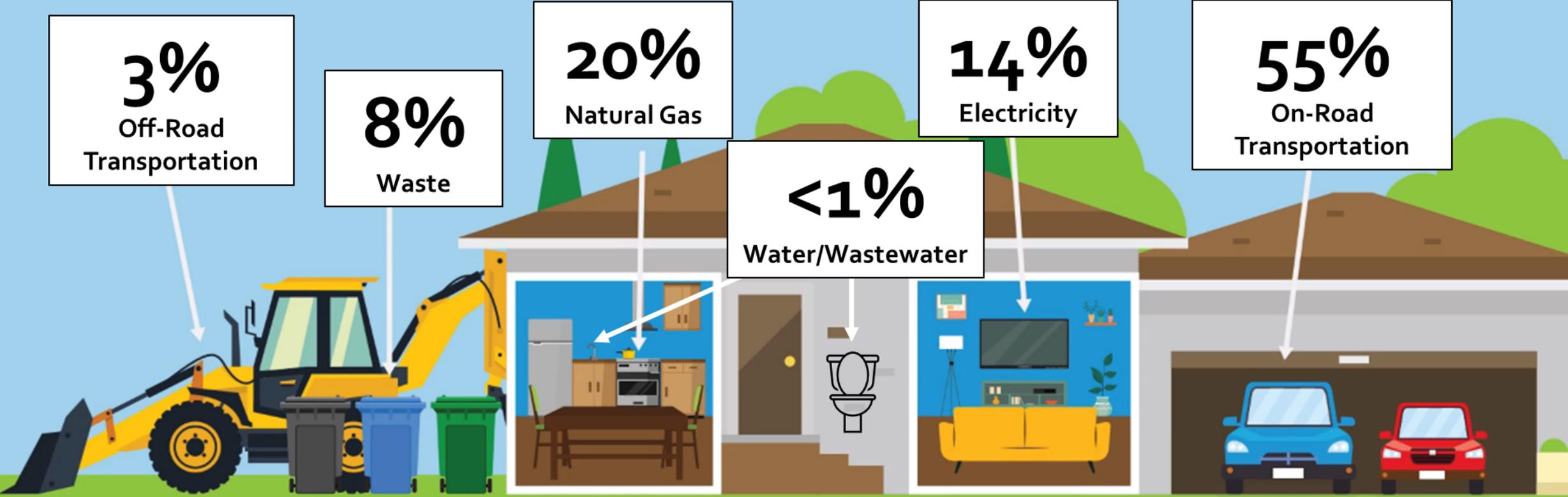
Today's Presentation

- Background
- 2022 RCPA Inventory
- CMS Implementation Plan Status Update
- Successes
- Risks and Challenges
- Next Steps

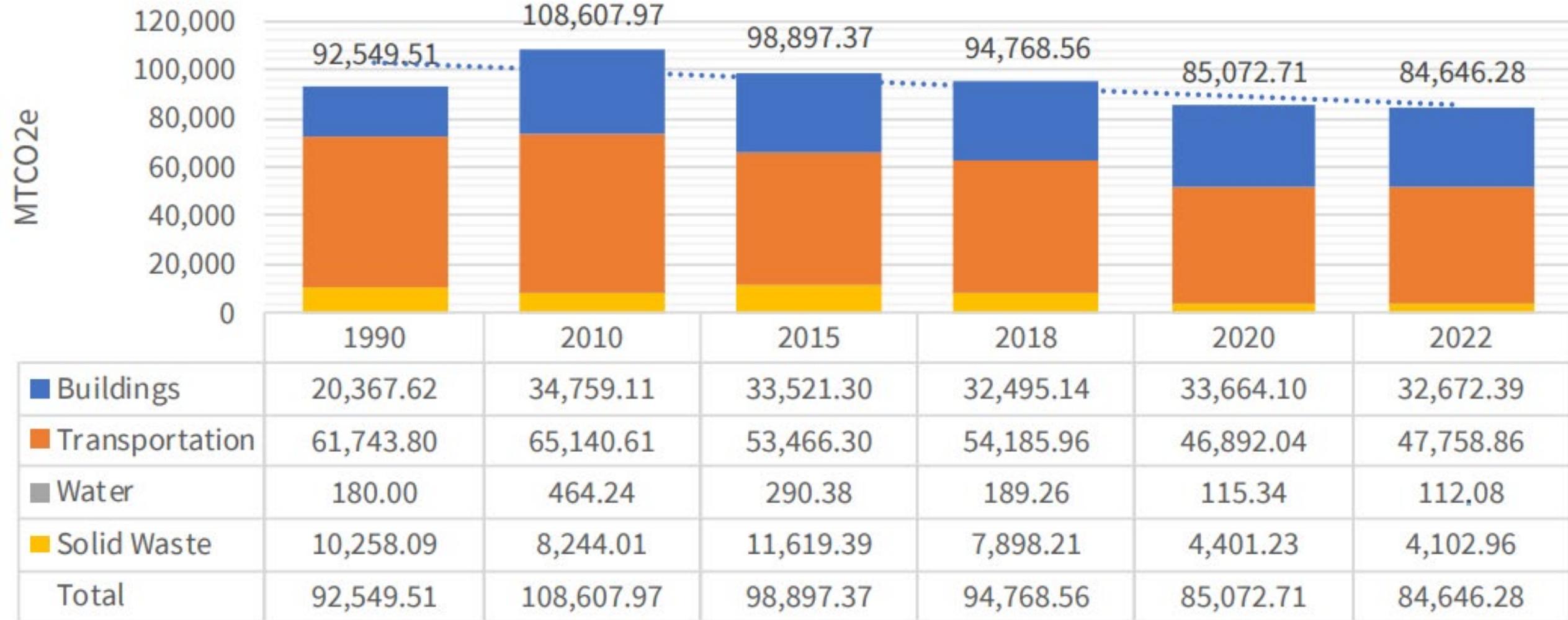
Climate Action History

- 2015 – Regional Climate Protection Authority (RCPA) begins GHG inventory
- 2016 – RCPA releases Climate Action Plan for 2020 and Beyond
 - State establishes goal to achieve 40% GHG reductions by 2030
- 2021 – RCPA releases a Climate Mobilization Strategy, setting a goal of carbon neutrality by 2030
- 2022 – City Council establishes Strategic Goal to develop a Climate Mobilization Strategy (CMS) to guide City GHG reduction activities
 - State establishes goal to achieve net-zero GHG emissions by 2045
- 2022-2023 – City and community collaborate on CMS plan development
- October 16, 2023 – City Council adopts CMS

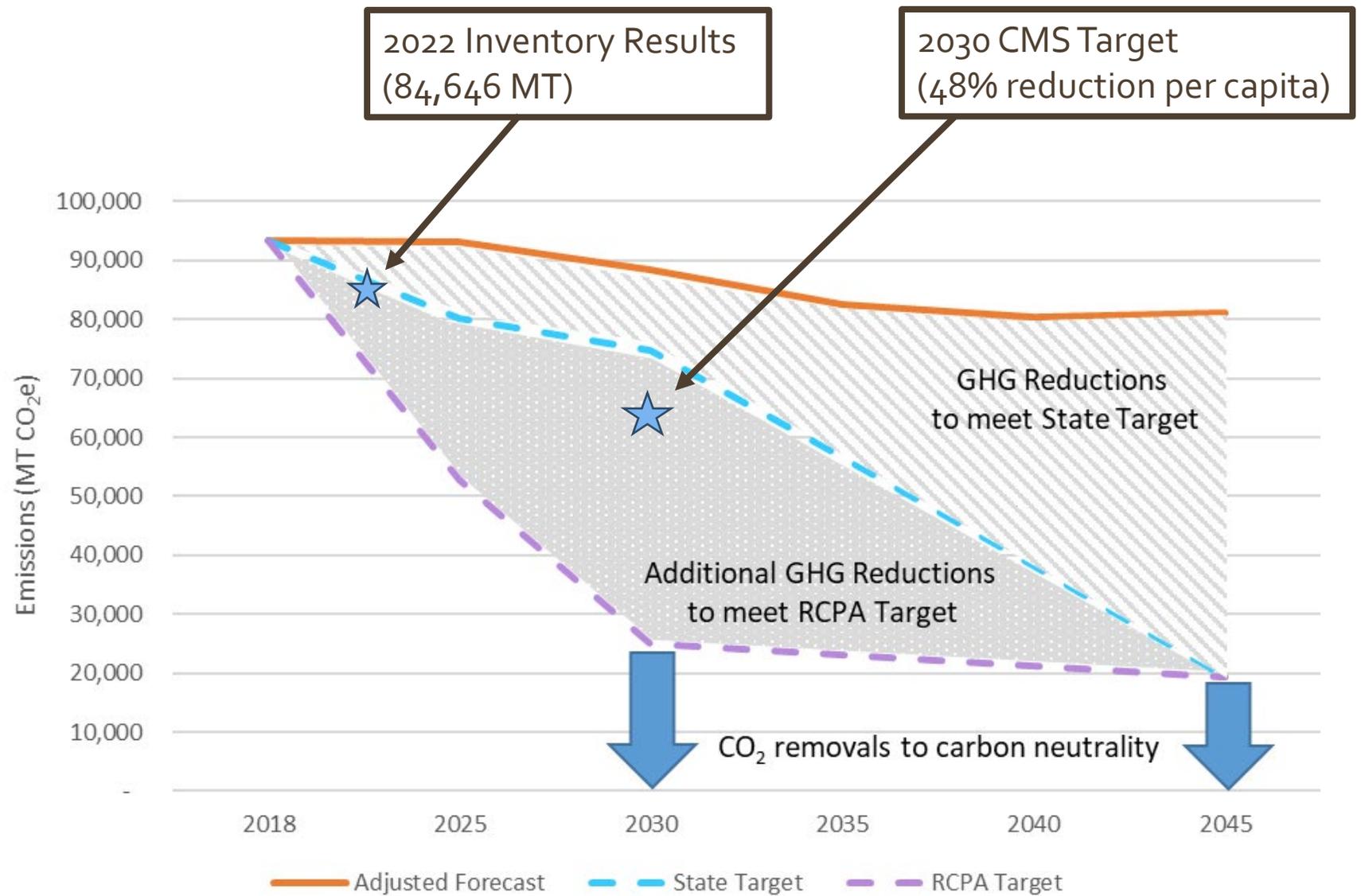
Emission Sources in Healdsburg



City of Healdsburg GHG Emission Trends



GHG Reduction Targets



Implementation Plan

- CMS Time Horizon: 2030
 - 18 measures
 - 85 actions
- Implementation Plan Time Horizon: Next 2 Years
 - Start 57 actions
- Types of measures/actions
 - Meeting State mandates
 - Municipal operations
 - New programs and policies
 - Studies to inform new policies/programs
 - Partnerships and equity

2030 CMS Targets by Sector

Sector	2030 GHG Reductions – Fully Implemented CMS
Building Energy	4,179 MT CO ₂ e
Transportation	12,011 MT CO ₂ e
Solid Waste	7,729 MT CO ₂ e
Water	46 MT CO ₂ e
Carbon Sequestration	260 MT CO ₂ e
Total	24,224 MT CO₂e

How are we doing?

Actions Scheduled to Start by Q2 2024: 43

Actions Started by Q2 2024: 42

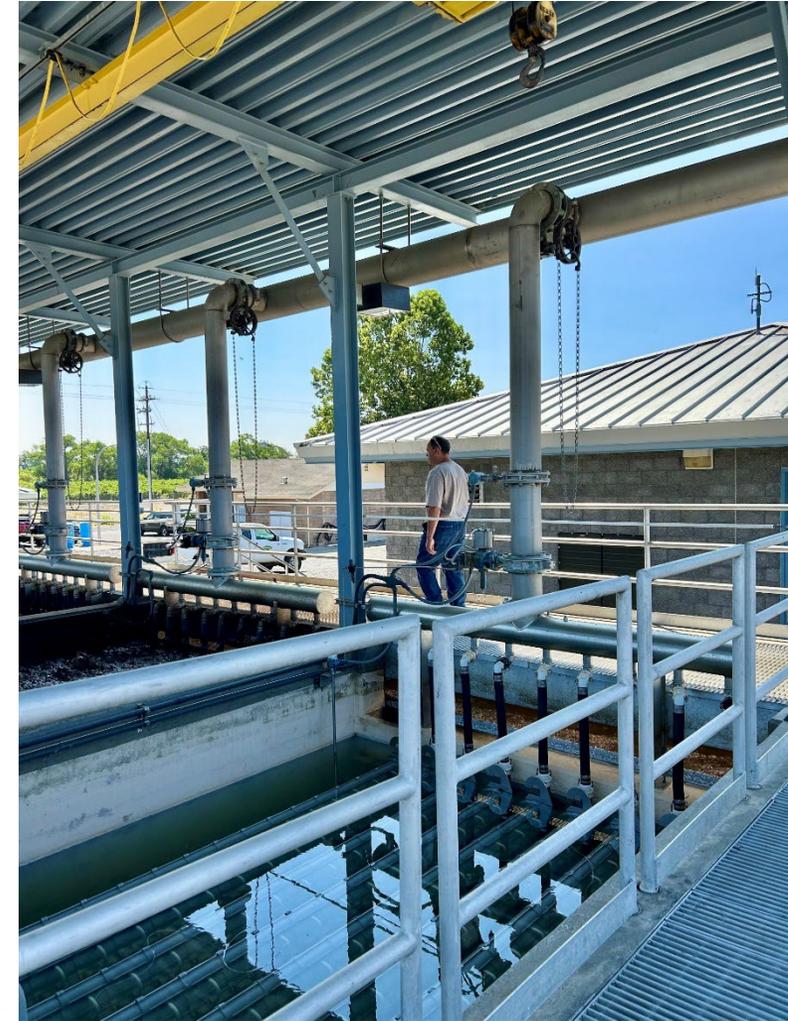
Actions Delayed or At Risk: 5
3 Actions specific to Reach Code

Implementation Plan

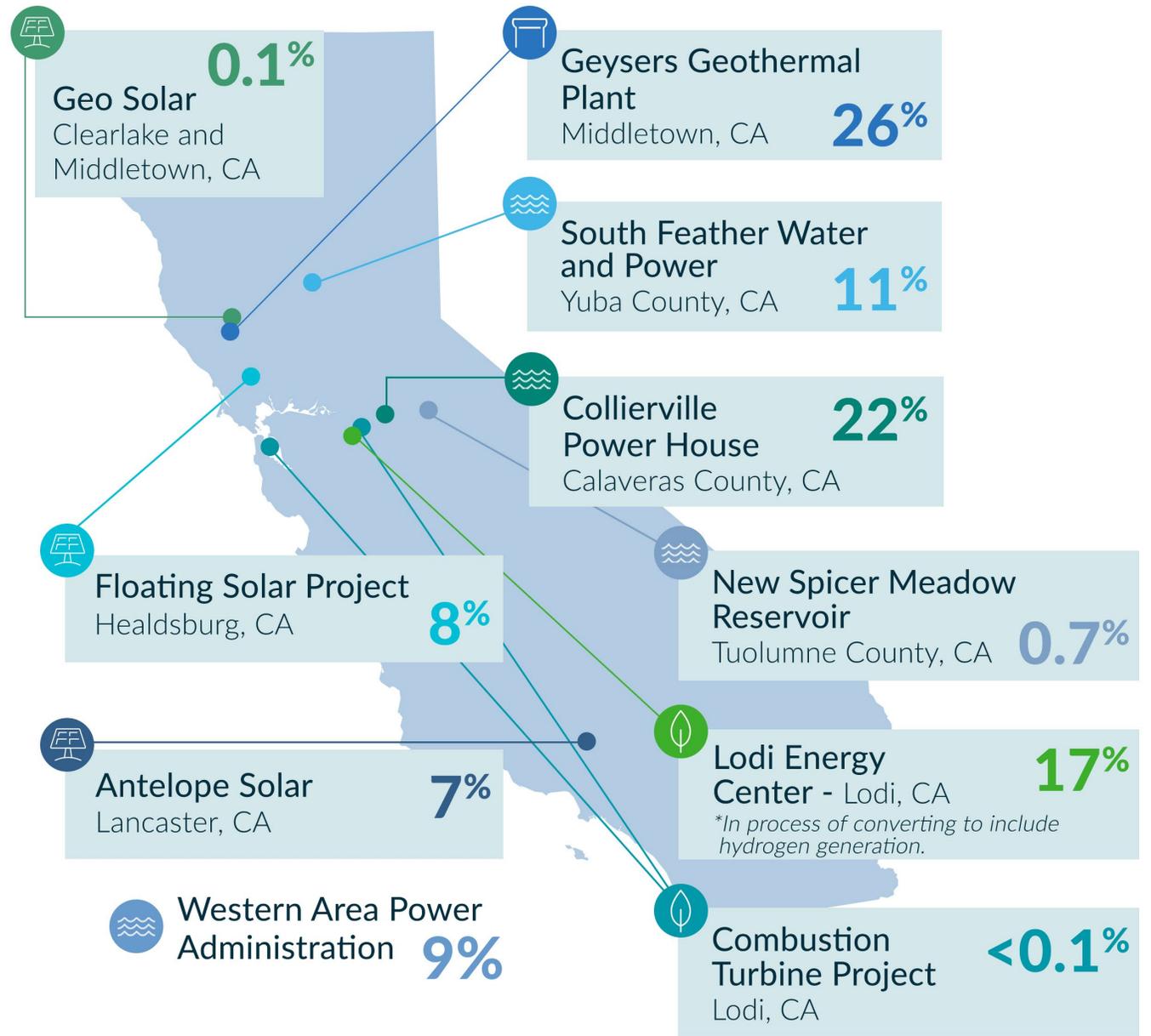


Successes — Building Energy

- Multi-Family appliance replacement program launched and increased outreach to CARE customers
- CA Hydrogen Hub Grant (\$1.2B), including Lodi Energy Center
- Electrification Forecast in progress
- Wastewater treatment plant energy efficiency study in progress



Successes Building Energy



Geothermal Hydro Natural Gas Solar

Successes — Water

- Municipal recycled water pipeline construction underway
- Aquifer Storage and Recovery Well Project exploratory construction starting soon
- Preparing for compliance with newly adopted Making Conservation a California Way of Life regulation



Successes — Electric Transportation

- New Fleet EVs (4 this year, 9 total)
- City Fleet Charging Infrastructure under construction at Corporation Yard
- Public EV Charging user fee updates
- Load Management program in development
- Planning for additional public chargers



Successes — Public/Active Transportation

- Route 60 – New Stop at North Village
- Route 67 Extension Grant Funding Award
- GMO Amendment addressing density and transit-oriented development on November Ballot
- Healdsburg Ave and Grove Street Design started
- Active Transportation Plan nearing completion, tentatively scheduled for Council on October 7th

Successes — Solid Waste

- Badger Park Compost Hub
- Regional Biosolid Consortium
- SB 1383 Compliance Activities
- Reuse Fair Collaboration



Successes — Carbon Sequestration

- Urban Forest Grant Application (Status TBD)
- Fitch Mountain Access Improvement Project
- Fuel Reduction Work ongoing
- Arundo Removal along Russian River



California Urban and Community
Forestry Inflation Reduction Act
2024 Grant Guidelines



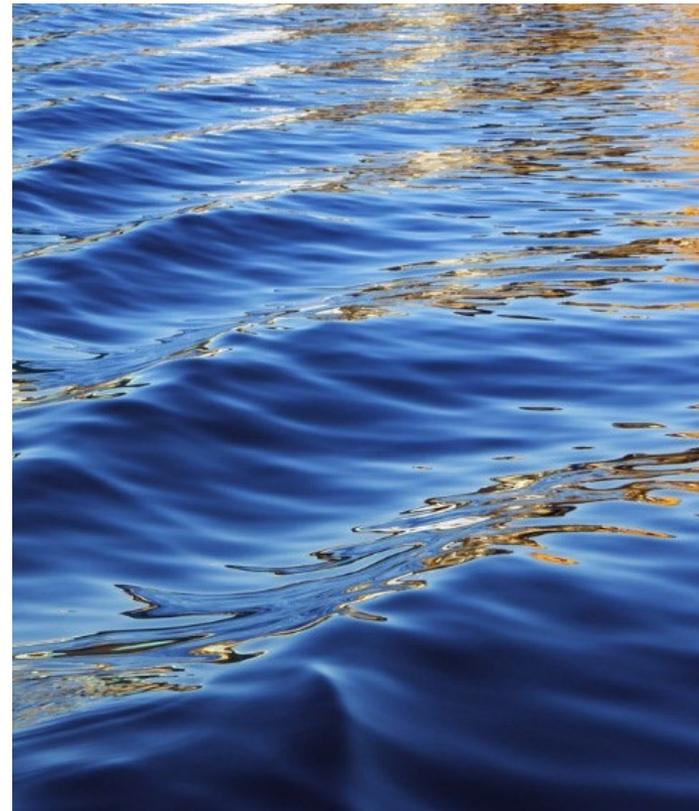
Risks and Challenges

- Grant funding for more expensive actions takes time and resources, is not a guarantee.
- California Restaurant Association v City of Berkeley case impacts City ability to enforce or expand REACH code for new construction.
- Coordination and community partnership is time intensive; City has limited resources.
- Public education and participation.





Thank you!



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L&M Quarterly Update (Q1)

September 16, 2024





Overview

- Q1 Highlights
- Data & Program Outcomes
- Supportive Services Offered
- Financial Status
- Conclusion & Future Activities

Q1 Highlights

- Program Outcomes
 - L&M Village continues addressing homelessness in the community.
 - Case managers focus on transitioning participants to housing.
- Staffing Updates
 - Case Manager position filled.
 - Mental Health Internship Program launched.
 - Syar encampment is clear and enforcing no-trespass.
 - Reach for Home Housing Navigator secured 4 units by working with landlords to lease for interim/permanent housing.
 - Russian River Keepers are continuing to keep the river clean and free of unauthorized access.

Program Outcomes



Total Participants Permanently Housed: 36

Participants with housing vouchers: 26

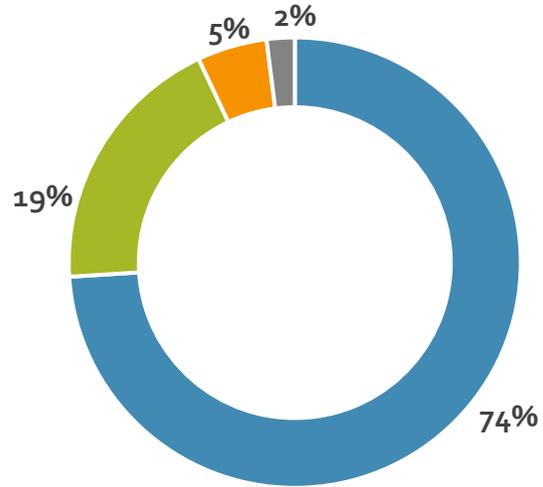
Exits to non-housing: 16 (of these 7 are now permanently housed and 1 is in long term treatment)

Exits returned by working with a Licensed Clinical Social Worker: 8

Data Point	Quarter 2 Participants	Quarter 3 Participants	Quarter 4 Participants	Quarter 1 Participants
Participants Served	35	43	63	71
Successful Exits to Housing	6	9	24	36
Housing Voucher Applications	14	26	26	26
Health & Wellness				
- Accessed Mental Health	19	38	58	62
- Accessed Medical Services/ Appointments	14	26	50	66
Income Progress				
- Income increase by employment	6	8	10	18
- Income increase by utilizing subsidies (Food stamps/SSI)	34	41	61	68

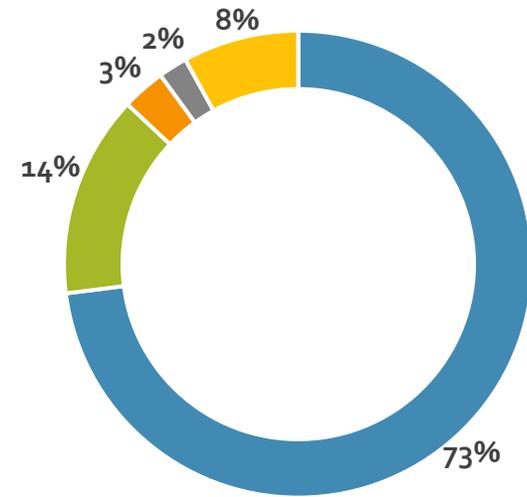
Occupancy By Race/Ethnicity

Occupancy By Race & Ethnicity **L&M Village**



■ White ■ Hispanic ■ Native ■ Black

Race & Ethnicity of Those Experiencing Homelessness **Healdsburg**



■ White ■ Hispanic ■ Native ■ Black ■ Unknown

Supportive Services Offered

Nearly 80% of participants engaged in at least 2 activities/week

One-on-one counseling sessions

Food pantry access

Budgeting and cooking classes

Employment search support

Haircut services

Interview clothing assistance

Daily living skills training

Housing search and application classes

Weekly healthcare visits by Providence Healthcare

Active participation in Fentanyl awareness events

Collaboration with Face to Face for HIV testing

Addiction recovery group initiated on-site since January 30, 2023



Homekey Funding

Funding Sources	Amount	Status	Use
Homekey Capital	\$6,168,000	Awarded	Acquisition/Construction
Homekey Operations	\$660,800	Awarded	L&M Operations
County Capital Match	\$950,000	Awarded	Acquisition/Construction
Early Occupancy Bonus	\$220,000	Awarded	Operations
County Operating	\$644,160	Awarded	Operations FY 24
Total	\$8,642,960		

Conclusion & Future Activities

Challenges

- Grant timing and funding.
- More permanent supportive housing locations.

Opportunities

- Increasing outside funding and leveraging existing sources.
- Expansion of the Homeless Prevention Program including, Case Management and the Northern Sonoma County hub.
- Employment connections.
- Continued landlord engagement for Housing Vouchers.
- Healdsburg Scattered Site units coming online.
- Dry Creek Commons set-asides.



2024 Point-in-Time Count

2024 Point-in-Time Count (PIT)

The results from the 2024 Point-in-Time (PIT) Homeless Count, conducted on January 26, 2024, indicate the following changes:

- Homelessness in Healdsburg increased from 33 to 50 individuals.
- 13 individuals were sheltered at the L&M Village.
- Homelessness in North County rose from 118 to 157 individuals.
- Countywide, homelessness increased by approximately 11%.

Historical Point-in-Time Counts:

- While the increase in the 2024 PIT count is noteworthy, it's important to view these numbers in the context of a broader trend. Despite fluctuations, the 2023 count marked a significant reduction, and the current figures remain below historic levels, indicating progress from the City's efforts and partnerships.
- Since the PIT count was conducted, significant work has been done through the Encampment Resolution Funding (ERF) grant, clearing key encampments along the Russian River. As a result, we expect to see further improvements in the 2025 count.

Discussion
and
Questions



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Appointments of the City Selection Committee and Mayors' and Councilmembers' Association Board of Directors

City Council, September 16, 2024



Recommended Action

- Review letters of interest for the appointment to the Sonoma County Measure O Oversight Committee and direct the Mayor or his Alternate on how to vote at the City Selection Committee and Sonoma County Mayors' and Councilmembers' Association Board meeting on October 10, 2024.

Background Information

- The Sonoma County Mayors' and Councilmembers' Association Board of Directors (Association) and the City Selection Committee (Committee) is a collaboration of all Sonoma County cities with a goal of creating a united front to represent the strongest voice possible in support of city interests.
- The City of Healdsburg is a member of the Sonoma County City Selection Committee and the Sonoma County Mayors' and Councilmembers' Association.
- Each body appoints members to various regional Boards and Commissions.
- At the October 10, 2024 meeting, the City Selection Committee will be considering filling a vacancy on the County of Sonoma Measure O Oversight Committee.
- Sonoma County Measure O was approved by the voters in November 2020. Measure O is a one-quarter cent sales tax that funds mental health and homelessness services.

City Selection Committee Appointment

Committee	Term of Office	Mayor/Councilmember Interested in Serving
Measure O Oversight Committee	Three-Year terms	<ol style="list-style-type: none">1. Kevin McDonnell, Petaluma (Current Incumbent)2. Ben Ford, Cotati (Current Incumbent)3. Stephen Zollman, Sebastopol4. Gerard Giudice, Rohnert Park

Recommended Action

- Review letters of interest for the appointment to the Sonoma County Measure O Oversight Committee and direct the Mayor or his Alternate on how to vote at the City Selection Committee and Sonoma County Mayors' and Councilmembers' Association Board meeting on October 10, 2024.
- It is also recommended that if late nominations are received or if the City Selection Committee recommends alternates, that the City Council authorize the Mayor or his designated representative the authority to vote on these late nominations or recommendations at the City Selection Meeting or MC board meeting.

Questions



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