

Jurisdiction	Cotati	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability														
		1	2										3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2022- 01/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	60	-	-	-	-	-	-	-	-	-	-	-	60
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	34	-	-	-	-	-	-	-	-	-	-	-	34
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	39	-	-	-	-	-	-	-	-	-	-	-	39
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Above Moderate		101	-	1	-	-	-	-	-	-	-	-	1	100
Total RHNA		234												
Total Units			-	1	-	-	-	-	-	-	-	-	1	233
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
Extremely low-income Need			2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date	Total Units Remaining	
Extremely Low-Income Units*		30	-	-	-	-	-	-	-	-	-	-	30	

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Cotati	
Reporting Year		2023 (Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1-1 Housing Rehabilitation	Improve neighborhoods and housing by providing opportunities for home ownership and housing rehabilitation.	Annually	The Community Development Department has identified remaining Affordable Housing Funds dollars as a potential source to create a revolving loan fund with which to implement Program 1-1. The exact dollar amount has yet to be determined, however it has been identified as a funding commitment for the Fiscal Year 2024/25 proposed budget.
1-2 Home Ownership	Improve neighborhoods and housing by providing opportunities for home ownership by implementing a Home Ownership Assistance Program.	On-Going	Although a direct subsidy funding source has not been identified, a homeownership assistance program will continue to be implemented as an inclusionary housing component of any for-sale housing project over nine units in the City.
1-3 Non-Profit & Agency Coordination	Continue existing and develop new relationships with agencies, nonprofits and others to assist in rehab assistance.	On-Going	On December 9, 2023, the City of Cotati hosted and participated in the first annual Housing Fair held at the Cotati SMART Train Depot and managed by the Napa/Sonoma Collaborative (4Leaf). Over the last year, the City has greatly expanded its relationship with local non-profit organizations resulting in Cotati residents having access to rental and utility bill assistance, landlord-tenant legal advice, and other housing services. In addition, the CD Department has increased engagement with the non-profit community to leverage expanded access to Accessory Dwelling Unit financing and technical assistance (Homes for Sonoma, the Napa/Sonoma ADU Center). Further, the City of Cotati has formalized a relationship with the Housing Land Trust of Sonoma County (HLT) to provide affordable housing expertise and assistance with managing for sale below market rate (BMR) home sales and re-sales.
1-4 Capital Improvement Program	As part of the annual review of the Capital Improvement Program, determine priorities for the capital improvement projects required to maintain community's aging infrastructure.	Annually	The Community Development Department works annually with the Public Works Department to review the CIP and prioritize projects that will maintain and enhance the city's older residential neighborhoods. This coordination has resulted in street improvement projects benefiting existing eastern Cotati neighborhoods around Old Redwood Highway, E. Cotati Avenue and Myrtle Avenue, as well as western Cotati neighborhoods accessed via West Cotati Avenue. These projects include pothole repair and slurry seal of existing streets; full-depth reclamation of existing streets, bicycle and pedestrian safety improvements.
1-5 Preservation of Affordable Housing	Preserve supply of affordable units.	On-Going	Staff has inventoried the existing affordable housing properties, their owners and contacted the site management/ownership to compile affordability documentation and ensure accurate information regarding potential expiration of affordability agreements (aka Deed Restrictions). Review of this information will allow continuous monitoring of the affordability duration of these properties and proactive engagement with any pending expiration. City has engaged with partner government and non-profit housing service providers and updated website with information and services.
1-6 Preservation of Mobile Home Parks	Facilitate the preservation of mobile home parks and protect residents from displacement.	On-Going	CD staff maintains an updated inventory of MHPs. On October 17, 2023, City staff met with Countryside MHP residents to provide information on HCD's MORE program (formally MPRROP) and gather feedback on the City's proposed Senior Mobile Home Park Overlay Ordinance. Separately, staff mailed an informational flyer to every MHP resident within the City regarding the MORE program. Staff is collecting data to update and inventory the affordability of all MHP units in the City through a survey provided to park residents. City staff is also in coordination with the Sonoma County Community Development Commission to gather affordability information and provide active support action such as owner/resident mediation.
1-7 Essential Housing Bond Financing Program	Partner with a Joint Powers Authority and non-profit asset manager to acquire and/or construct affordable housing units.	12/1/2023	Throughout 2023, the CD Department engaged with other jurisdictions to explore several JPA models, including existing JPAs the City is currently a partner in, local JPAs currently in existence and the creation of a new JPA specific to funding affordable housing. The City Council has committed to further exploring this as a funding mechanism in the development of an affordable housing development in FY2024/25.
1-8 Residential Building Decarbonization	Promote energy efficiency and conservation in new and existing residential development through.	On-Going	The City of Cotati adopted the new CALGreen Intervening Cycle Tier 1 EV charging requirements on July 26th. In Spring 2023, the City launched a Climate and Sustainability webpage to provide sustainability resources and a guide to residential building electrification. The City is updating the Santero Way Specific Plan (SWSP), and as part of the update, Santero Way will be rezoned to allow for higher density housing near the SMART train station. The City has received proposals for several mixed use developments within PDAs including Cotati Villages 1 and 2, and Cotati Station, all of which will be subject to updated CalGreen efficiency standards. The City has also received permit applications for two new ADUs and a new SFH within the PDAs in Cotati. Lastly, the City is updating the Bicycle and Pedestrian Master Plan, now called the Active Transportation Plan with adoption expected in May 2024.

2-1 Adequate Housing Sites	Maintain adequate inventory of sites.	On-Going	The City has updated the list of Housing Opportunity Sites, including density and special needs information since adoption of the 2023 Housing Element (HE). This list will be actively maintained to reflect parcels that have developed or in response to changes in the zoning or the RHNA needs of the City. The City has not identified a shortfall of available sites necessary to meet the existing and future RHNA needs identified in the 6th Cycle Housing Element-primarily utilizing vacant and available parcels, many of which are developer owned). In addition, the City has created a list of additional parcels available to replace those that develop over this period, and will maintain and update this list.
2-2 Streamlining Housing Development	Implement various processes and opportunities for developers to streamline their projects.	On-Going	The City continues to offer and encourage an optional pre-application process to support potential housing applications. Fast track opportunities are available for residential development proposals with significant affordable housing components. CD staff continues to engage with the Napa Sonoma Collaborative to leverage this additional resource. An SB 35 and 330 process has been created, including a preliminary application and review process. Objective Design Guidelines have been adopted and are being expanded in FY 24/25 to include all types of residential development. Compliance with Density Bonus and Growth Management law changes is also anticipated in 2024.
2-3 Accessory Dwelling Units	Incentivize and promote the development of accessory dwelling units.	2024	The City updated its ADU ordinance in 2020 and has scheduled an additional update to implement the additional more recent changes passed by the State legislature, as interpreted by HCD. As identified above, the City has further sought to promote the development of ADUs, partnering with the Napa/Sonoma ADU Center and creating an ADU specific webpage on the CD Department site. Finally, the City intends to create an ADU Amnesty program in 2024.
2-4 Cottage Housing	Promote Cottage Housing Ordinance to incentivize smaller units.	Annually	The City has initiated a review of the Cottage Housing ordinance as a component of the Plex-Housing Objective Design Guideline Ordinance currently under way. The goal of this review is to identify opportunities to fine tune the ordinance and make it more supportive of in-fill housing development projects within the City. Once complete, the City will look for opportunities to market the ordinance to the development community. An SB 10 Ordinance will be reviewed by December 2025.
2-5 Continuum of Care and Crisis Response	Support funding for the provision of emergency shelters, transitional housing, and supportive housing.	On-Going	As identified above, throughout the 6th Cycle HE Update process, the City of Cotati greatly expanded its relationship with local non-profit organizations and service providers, both through participation with the CDC and separately through individual interactions and relationship building. The goal of these efforts is to ensure the City has the resources available to meet the various needs of the un-housed population. Further, the City continues to seek funding to support shelters, transitional and supportive housing units.
2-6 Santero Way Rezoning to Affirmatively Further Fair Housing	Increase residential development in Moderate Resource areas and near amenities.	1/31/2026	The City is reviewing approximately 450 residential units on the west side of Cotati, along and near Hwy 116. Additionally, the City is updating the Santero Way Specific Plan, which will include rezoning to allow for increased residential development significantly above the City's default density and to include AFFH policies within the PDA. Plan adoption is anticipated for Fall 2024, ahead of the HE schedule.
2-7 Support Development of Proposed Projects	Ensure pending and approved projects will be available for occupancy within the planning period.	Immediately	The City Council approved the Flahaven Estates single family residential subdivision on January 23, 2024. The City proactively rezoned several parcels (APNs: 144-050-009 & 046-286-021) for the "Cotati Village" project in (scheduled for Council action on February 27, 2024. Several other parcels are planned for pro-active rezoning by the City to remove antiquated Planned Development zoning in favor of their "base zones". Finally, all proposed housing development projects receive regular and on-going staff commitments and are anticipated to be processed and reviewed in keeping with project review timeline commitments.
3-1 Zoning for a Variety of Housing Types	Incentivize development projects for affordable housing that addresses community's priorities through amendments to Land Use Code and Zoning Code	Land Use Code Revisions by 2023	The City has amended Zoning Codes to allow for reduced amounts of commercial square footage in mixed-use areas; reduced commercial parking requirements in mixed-use developments, clarified development criteria in the Downtown Specific Plan area; and eliminated antiquated Planned Development Districts. An ordinance to allow Permanent Supportive Housing and Low Barrier Navigation Centers as required has been adopted. All parking, ADU/JADU and manufactures housing requirements continue to be implemented in keeping with State Law. The City continues to support density bonus concessions and incentives to remove constraints for projects providing affordable housing units.
3-2 Funding for Affordable and Special Needs Housing	Seek available funding for lower income and special needs housing.	On-Going	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 objective design guidelines also require multifamily housing projects to incorporate 10% of the units as accessible. Additional policies and programs for the support of affordable and special needs housing are included in the City's certified 6th Cycle Housing Element and are being incorporated into the CD Department work plan for FY 24/25 in keeping with the committed timelines.
3-3 Maintain Adequate Staff	Maintain staff in CDD to process and review housing development applications and implement housing programs.	On-Going	The City entered and has maintained an ongoing contract with an outside consulting firm to process projects when workload exceeds staff capacity; this contract will continue through mid-2025. In addition, the City Council approved a budget adjustment in fall of 2023 to increase the hours for both the part-time Associate Planner and Planning Technician through the end of the calendar year to increase staff capacity to process current development and housing policy projects. These hours are being maintained through FY2023/24. The City Council will review CD staffing needs in mid-2024 to determine if an extension of these increased hours is necessary in the next fiscal year. This staffing is adequate to meet the current needs of the City, and additional capacity is available if the demand increases.
3-4 Housing Choice Vouchers	Require developers utilizing tax exempt financing to include Section 8 vouchers.	On-Going	In this cycle to date, the City has had no developers utilize tax exempt financing.

3-5 Review Processing Fees	Pursue Housing Fund dollars to reduce fees for affordable projects and ensure compliance with SB 330 and AB 602.	On-Going	The City has posted all required information regarding development impact fees in compliance with AB 602. The City Council is anticipated to support a review and update of impact fees as a component of the FY024/25 workplan for the CD Department.
3-6 Prohousing Designation	Pursue Prohousing Designation from CHD.	2025	The City is reviewing its implemented policies and programs and planning to apply for the Prohousing Designation in 2024.
4-1 Anti-Displacement Actions	Reduce the risk of displacement throughout the City	On-Going	On December 12, 2024, the City adopted a Senior Zoning Overlay for one of its MHP to prevent the displacement of residents on fixed incomes. The City has created a local preference policy for inclusion in adopted affordability agreements, and this policy will be posted on the City website. Further, the CD Department plans to implement an ADU amnesty program in 2024 to allow the legalization of existing un-permitted ADUs over time and while they remain occupied (assuming no substandard housing issues exist).
4-2 Housing Discrimination Complaints	Ensure that residents have access to information regarding fair housing rights.	On-Going	In this cycle to date, the City has had no fair housing complaints. Information regarding legal assistance and how to file a complaint is available at the CD Department front counter, website and through City staff. Further, this information was available at the City's Housing Fair, held on Dec. 9, 2023.
4-3 Nondiscrimination & Fair Housing Information	The City shall take measures to provide and publicize information regarding fair housing programs, housing rights, and complaint procedures	On-Going	The City provides non-discrimination regulations and tenant rights information at the CD Department front counter, website and through City staff. Further, this information was available at the City's Housing Fair, held on Dec. 9, 2023. Additionally, the City provides referrals to the CDC and Legal Aid of Sonoma County to support tenants expressing concerns over fair housing and housing rights procedures. Finally, the City Code Enforcement and Building Department engages directly with property owners and tenants in cases of substandard housing complaints.
4-4 Reasonable Accommodation	Continue to ensure that reasonable accommodation is provided for persons with disabilities, including developmental disabilities	Biannual	The City processes requests for reasonable accommodations, as needed and ensures all disability related code requirements are met through the review of all entitlement and building permit applications.
4-5 Limit Code Enforcement Activities	Continue to prioritize residential code enforcement activities for situations that pose an immediate threat to public health and safety	On-Going	The City continues to prioritize code enforcement activities that pose immediate threats to public health and safety. Internal City Code Enforcement policies identify that life safety and substandard housing are the top priority in allocating resources to complaints received. Cultural sensitivity training to be held by May 2025.
4-6 Culturally Appropriate Facilitation and Involvement	Facilitate the involvement of underrepresented residents, businesses, and organizations in all aspects of the planning process, utilizing culturally appropriate approaches to public participation and involvement.	On-Going	Outreach efforts for all housing related activities are being modeled to ensure historically underrepresented populations are specifically targeted for these efforts. Specific actions include Spanish translation of documents and informational materials, marketing to and inclusion of local Tribal members in City affordable housing preference policies; and outreach efforts being crafted to ensure participation from identified groups.
5-1 Annual Report	Prepare an annual report to the City Council describing implementation of the Element.	Annually	Cotati Community Development staff meets all annual HCD reporting requirements.
5-2 Workshops & Public Hearings	Hold workshops that provide the public, developers and service providers with opportunities to review and discuss the Housing Element.	On-Going	Community Development staff regularly hold workshops to provide information on housing regulations and opportunities within the City. Specifically, an annual presentation is made to the Planning Commission and City Council to identify changes in State housing law, as a component of the Annual Progress Report (APR) presentation. Further, City-staff presents a "Land Use 101" workshop with a Housing Law focus at a Special Joint Meeting of the Planning Commission and City Council after each major election (or other significant change on these bodies). In addition, the City has created a Housing specific webpage to share this information and provide regular updates in an effort to keep citizens informed of these changes. This website includes a "Housing Interest List" sign up whereby individuals interested in Housing related issues may provide their email and get direct updates on the City's efforts to support housing in Cotati. Further, the City continues to hold public hearings and discussions to discuss the City's responses to the recent state legislation which requires modifications and updates to the City's land use code. In addition to these meetings and workshops, city staff regularly engages with the community through social media and local events such as farmer's markets, to get input from Cotati residents on housing. As an example, CD staff is currently requesting input via a survey on Plex Housing Design Guidelines. Finally, the City conducts a community wide survey and presents the results to the City Council every two to three years. On February 13, 2024, this years survey was presented, which identified housing affordability as the number one priority of the community.

5-3 Stakeholder Engagement	Engage the residents and workforce of Cotati, and stakeholders directly involved in housing.	On-Going	Community Development staff regularly hold workshops to provide information on housing regulations and opportunities within the City. Specifically, an annual presentation is made to the Planning Commission and City Council to identify changes in State housing law, as a component of the Annual Progress Report (APR) presentation. Further, City-staff presents a "Land Use 101" workshop with a Housing Law focus at a Special Joint Meeting of the Planning Commission and City Council after each major election (or other significant change on these bodies). In addition, the City has created a Housing specific webpage to share this information and provide regular updates in an effort to keep citizens informed of these changes. This website includes a "Housing Interest List" sign up whereby individuals interested in Housing related issues may provide their email and get direct updates on the City's efforts to support housing in Cotati. Further, the City continues to hold public hearings and discussions to discuss the City's responses to the recent state legislation which requires modifications and updates to the City's land use code. In addition to these meetings and workshops, city staff regularly engages with the community through social media and local events such as farmer's markets, to get input from Cotati residents on housing. As an example, CD staff is currently requesting input via a survey on Plex Housing Design Guidelines. Finally, the City conducts a community wide survey and presents the results to the City Council every two to three years. On February 13, 2024, this years survey was presented, which identified housing affordability as the number one priority of the community.
5-4 Accessible and Transparent Information	The City will increase accessibility and transparency of housing development standards and opportunities and meet the new transparency and development fee requirements of AB 602 and SB 319	On-Going	The City has posted required information regarding development impact fees on its website in compliance with AB 602. The summary of the City's Sites Inventory has been included in the Housing Element and is accessible on the City's website. Additional information such as Standard Conditions of Approval and Objective Design Guideline Check Lists are also in process and plan to be published on the City's website in 2024.

Jurisdiction	Cotati	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table E									
Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Cotati	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Cotati	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
1				2	3	4
APN	Street Address	Project Name⁺	Local Jurisdiction Tracking ID⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						

Jurisdiction	Cotati	NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2023 (Jan. 1 - Dec. 31)		

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

For Sonoma County jurisdictions, please format the APN's as follows:999-999-999-999

Table H Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						
144-320-026-000	0 E Cotati Ave	Commercial	0	Surplus Land	0.41	Cotati SMART TOD Site

Jurisdiction	Cotati	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "*" indicates an optional field
Cells in grey contain auto-calculation formulas

Table J															
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915															
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved								Units (Beds/Student Capacity) Granted Density Bonus	Notes
1				2	3	4								5	6
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SH - Student Housing)	Date	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 Additional Beds Created Due to Density Bonus	Notes	
Summary Row: Start Data Entry Below															

Jurisdiction	Cotati
Reporting Period	2023 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

**Table K
Tenant Preference Policy**

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	Yes
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.	
Notes	

<https://www.cotaticity.org/214/Affordable-Housing>

The City exercises preference in deed-restricted affordable housing units for Cotati residents, members of the Cotati workforce, families enrolled in the Cotati/Rohnert Park Unified School District, members of local tribes including the Federated Indians of Graton Rancheria, and employees of Sonoma State University.

