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

**Jurisdiction** City of Winters

**Reporting Period** 01/01/2013 - 12/31/2013

**Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the "Final" button and clicking the "Submit" button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.**

**The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:**

**Governor's Office of Planning and Research**
**P.O. Box 3044**
**Sacramento, CA 95812-3044**

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**Jurisdiction** City of Wildes

**Reporting Period** 01/01/2013 - 12/31/2013

### Table A

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

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

* Note: These fields are voluntary

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

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

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

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

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

* Note: This field is voluntary

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**Jurisdiction** City of Windsor

**Reporting Period** 01/01/2013 - 12/31/2013

### Table B

### Regional Housing Needs Allocation Progress

**Permitted Units Issued by Affordability**

| Enter Calendar Year starting with the first year of the RHNA allocation period. See Example. | | | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Income Level** | | RHNA Allocation by Income Level | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | | |
| Very Low | Deed Restricted | 76 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 76 |
| | Non-Restricted | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Low | Deed Restricted | 54 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 54 |
| | Non-Restricted | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Moderate | | 59 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 58 |
| Above Moderate | | 130 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | - | 0 | 130 |
| Total RHNA by COG. Enter allocation number: | | 319 | | | | | | | | | | | |
| Total Units ► ► ► | | | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | |
| Remaining Need for RHNA Period ► ► ► ► ► | | | | | | | | | | | | | 318 |

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

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### Table C

### Program Implementation Status

| Program Description (By Housing Element Program Names) | **Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element. | | |
|---|---|---|---|
| **Name of Program** | **Objective** | **Timeframe in H.E.** | **Status of Program Implementation** |
| II.1 Affordable Housing Steering Committee ("AHSC") | City shall maintain the AHSC to "advise the City Council, Planning Commission, and Successor Agency on housing policy implementation" | Ongoing | AHSC reviewed the Affordable Housing Plan ("AHP")submitted by Turning Point LLC, owner of the Hudson Ogando (72 SFRs) and Callahan (120 SFRs) subdivisions.<br>AHSC recommended approval of the AHP, which included payment of in lieu fees for the very-low and low income units required to satisfy the inclusionary requirement of the City's Inclusionary Housing Ordinance (94-10 & 2009-18) |
| II.2 Implement Ordinance 2009-18 (Inclusionary Ord.) | Continue to implement Ordinance 2009-18 that requires 15% of all new development projects to be affordable to very low-, low-, and moderate income households | Ongoing | City Council, with affirmative recommendations from the AHSC and the Planning Commission, approved the Affordable Housing Plan proposed by Turning Point LLC, owner of the Hudson Ogando and Callahan residential subdivisions.Consistent with the lanquage of the implementation program, the City "allowed for off-site development of the affordable units, accept in-lieu contributions of cash, and approve a combination of these methods" Council approved the proposed in lieu fees and off-site construction of the units. |

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**General Comments:**