ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Willits

Reporting Period 01/01/2015 - 12/31/2015

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

ANNUAL ELEMENT PROGRESS REPORT
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Jurisdiction City of Winters

Reporting Period 01/01/2015 - 12/31/2015

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	
Winters Ranch	SF	Owner	0	0	0	29	29	0		N/A	market rate units, developer has an approved Affordable Housing Plan consistent with our Inclusionary Housing Ordinance
Mermod	SF	Owner	0	0	0	3	3	3		N/A	small infill projects of 15 units or less are exempt from providing affordable units per our Inclusionary Housing Ordinance
(9) Total of Moderate and Above Moderate from Table A3					0	32					
(10) Total by Income Table A/A3			0	0	0	32					
(11) Total Extremely Low-Income			0								

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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	

* Note: This field is voluntary

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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**	0	0	0	0	0	0	0
No. of Units Permitted for **Above Moderate**	0	0	0	0	0	0	0

* Note: This field is voluntary

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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	32	0	0	0	0	0	-	32	98
Total RHNA by COG. Enter allocation number:		319											
Total Units ► ► ►			1	0	32	0	0	0	0	0	0	33	286
Remaining Need for RHNA Period ► ► ► ► ►													

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

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Jurisdiction City of Winters

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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**
See Paper copy			

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Jurisdiction City of Watsonville

Reporting Period 01/01/2015 - 12/31/2015

General Comments:

2015 Program Implementation Status (Table C)

Program II.1, II.2 & II.7 – City Council, with affirmative recommendations from the AHSC and Planning Commission, in conjunction with the Blue Mountain Terrace project developer (Domus Development), authorized submission of an application to the State of California Strategic Growth Council for project funding under the State CDBG Program, the HOME Program, and the Multi-Family Housing Porgram.Affordable Housing Sustainable Communities Program. These applications are consistent with the implementation II.2 objective of "assistance in accessing State or Federal funding by lending support to such requests". And are also consistent with implementation II.7 objective of "offering assistance in accessing local, State, and Federal funding for affordable housing by applying for such funding on behalf of the affordable housing developer or providing technical assistance or documentation necessary to support and application for funding".

Program II.1 – AHSC reviewed the Affordable Housing Plan ("AHP") submitted by Homes by Towne, owner of the Stones Throw (395 SFR's) subdivision

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). The approved AHP also included the developer dedicating a 2 acre parcel zoned R-4 (City highest residential density) to the City.

Program II.2 – City Council, with affirmative recommendations from the AHSC and the Planning Commission, approved the Affordable Housing Plan proposed by Homes by Towne, owner of the Stones Throw project. The AHP proposed payment of in lieu fees and land dedication is consistent with the implementation programs language of "accepting in-lieu contributions of cash or land".

Program II.12 – City Council approved a new Homeless Coordination Project Contract with Yolo County and the Cities of Davis, Woodland, and West Sacramento. The City initially participated in the development of a 10 Year Plan to end Homelessness in Yolo County with the adoption of Resolution 2010-20.

The Council subsequently authorized the execution of an Agreement for Homeless Coordination in January of 2013. With the impending expiration of that agreement, the Council approval of a new contract keeps the collaborative agreement in place, consistent with the implementation program language that the "City shall continue its agreement with Yolo County HPAC to provide ongoing homeless services".

IV. 2013 IMPLEMENTATION PROGRAMS

The following is a list of programs which will guide the City's land use policies related to residential development for this Planning Period which ends in 2021. The City will work to implement these programs and to continue its efforts to generate and distribute resources for the development and preservation of affordable housing.

II.1 The City shall maintain the Affordable Housing Steering Committee (AHSC) to review housing projects subject to the City's Ordinance 94-10 as well as any affordable housing development seeking City financial support either directly or via City-sponsored applications for subsidies. The City shall encourage project applicants to receive concurrent reviews by the AHSC and the Development Review Committee (DRC). The AHSC shall also advise the City Council, Planning Commission, and Successor Agency (CDA / redevelopment) on housing policy, City incentives to encourage the production of affordable housing units above the minimum inclusionary housing requirements, housing policy implementation, and the allocation of the CDA's Tax Increment Housing Set-Aside Funds. The AHSC does not have the power to alter project review, design review, or development standards.

Responsible Agency: City Council.

Financing: Small administrative cost to City; application permit fees.

Time Frame: Ongoing.

II.2 The City shall continue to implement Ordinance 2009-18 (aka Inclusionary Ordinance) that requires at least 15 percent of all new development projects, with certain exceptions, within the City be affordable to very low-, low-, or moderate-income households. Development of the affordable units on-site will normally be preferred. When this is found to be infeasible or inappropriate, the City may allow off-site development of the affordable units, accept in-lieu contributions of cash or land, or may approve a combination of these and other methods. The City shall provide regulatory and financial incentives geared to the financial need of each project, which may include these:

1. The appropriate density bonus for projects meeting requirements of the Density Bonus Ordinance.
2. Providing financial assistance as funds are available and by connecting buyers with resources such as Mortgage Credit Certificates.
3. Assistance in accessing State or federal funding by lending support to such requests, priority permit processing for entitlements necessary to increase the competitiveness of a funding request, and providing documentation of housing needs that would increase the competitiveness of a funding request.
4. Modified development standards, such as for parking, setbacks, on- or off-site improvements, street improvement standards, and less stringent site plan (design review) requirements under the City's Planned Development Process.

Responsible Agency: City Council, Community Development Department.

Financing: Small administrative cost for application assistance.

Time Frame: Ongoing

II.3 The City shall continue to permit manufactured homes on permanent foundations in all zones that permit single-family homes according to the same development standards as site-built homes.

Responsible Agency: City Council, Planning Commission, Community Development Department.

Financing: Minor administrative cost.

Time Frame: Ongoing.

II.4 The City shall continue to allow for the development of duplexes on corner lots as a permitted use within the single-family zoning designation (R-1 and R-2 zones). The City will promote the construction of duplexes, including duplexes affordable to very low- or low-income households, through the following actions:

1. The City will encourage homebuilders to construct duplexes on corner lots as part of pre-application conferences.
2. The City will provide documentation necessary to support applications for State or federal financial assistance for affordable duplexes.
3. The City will offer reduced or deferred fees for affordable duplexes.
4. For larger projects, the City will negotiate alternative development standards, such as flexible yard and setback requirements through its planned development process.

Responsible Agency: City Council, Planning Commission, Community Development Department.

Financing: Minor administrative cost; permit fees.

Time Frame: Ongoing

II.5 The City shall continue to permit year round emergency shelters in R-3, R-4, C-2, and PQP zones as a permitted use without the requirement for a conditional use permit as set forth in the Zoning Ordinance.

Responsible Agency: City Council, Planning Commission, Community Development Department.

Financing: Minor administrative cost.

Time Frame: Ongoing

II.6 The City shall encourage development in the upper one-quarter of the density range in the Medium High-Density Residential designation and require it in the upper one-quarter of the density range in the High-Density Residential designation.

According to the Winters Municipal Code Chapter 17.60 (Residential Densities and Standards), the residential density range for the corollary zoning district of Medium High Density Residential designation is 6.1 to 10.0 units per acre. The

residential density range for the corollary zoning district of the High Density Residential designation is 10.1 to 20.0 units per acre. The upper one-quarter of the density range in the Medium High Density Residential designation is 9.025 to 10.0 while 17.525 to 20.0 is the upper one-quarter of the density range in the High Density Residential designation.

When a project is proposed in the upper one-quarter of the density range in the Medium High-Density Residential or High-Density Residential designations, the City shall not reduce the project density below 75 percent of the density range, unless there are specific site constraints that make such density infeasible or undesirable. A narrowly-defined exception is in the case of affordable rental housing where a reduction in the overall number of units results in the increase in the number of larger, family units. For affordable multifamily projects proposed in the upper one-quarter of the density range, the City shall provide non-financial incentives (such as reductions in street standards, setback requirements, and parking standards) and shall consider the provision of financial incentives where a financing gap can be demonstrated.

Responsible Agency: City Council, Community Development Department.

Financing: Minor administrative cost to the City; permit fees.

Time Frame: Ongoing

II.7 The City shall continue to pursue available and appropriate State and Federal funding sources to support efforts to meet new construction needs of extremely low-, very low-, low-, and moderate-income households. The City will market housing opportunities and assist developers with the construction of affordable housing through the following actions:

- The City will consider on a case by case basis, the provision of financial assistance for the construction of affordable housing to the extent that funding sources are available.
- The City will offer density bonuses for developments that include at least 5 percent extremely low-income units, 10 percent very low-income units, 20 percent low-income units, or 50 percent senior units, pursuant to state density bonus law.
- The City shall consider reducing or deferring fees. The amount of fee reduction or deferral will be based on the financial needs of each development. Affordable housing projects that address the needs of large families or extremely low-income households, or incorporate educational amenities/programs shall receive priority for fee reductions and waivers.
- The City will negotiate alternative development standards through its planned development process, such as alternative parking standards, street improvement standards, maximum density, setbacks standards, and lot coverage requirements.
- The City will apply for State or federal funding (such as CDBG or HOME funds) to acquire land, subsidize construction, or provide on-and off-site infrastructure improvement for lower-income housing projects.
- The City will offer assistance in accessing local, State, and federal funding for affordable housing by applying for such funding on behalf of the affordable housing developer or providing technical assistance or documentation necessary to support an application for funding.

The City will advertise the available State and Federal funding sources to developers or other interested parties through published information available at the Community Development Department's counter and in the general development application packet.

Responsible Agency: City Council, Community Development Department.

Financing: Community Development Block Grant (CDBG); HOME Investment Partnerships Act Program (HOME); Housing and Urban Development (HUD) 202 or 811 programs; Multifamily Housing Program; Department of Agriculture Rural Housing Services;. (Ability to fund this program will largely depend on projects being brought forward by affordable housing developers and receiving grant/loan funds from State and Federal funding sources through a competitive process.)

Time Frame: Ongoing

II.8 The City will continue to provide housing rehabilitation assistance to extremely low-, very low- and low-income homeowners and to rental property owners with extremely low-, very low- or low-income tenants. The City will continue to implement, annually review, and revise as needed, program guidelines for housing rehabilitation assistance.

Interested homeowners and other applicable parties can acquire information about this program through fliers at the Community Development Department's counter, the City's utility billing mailings, and targeted property mailings.

Responsible Agency: City Council, Community Development Department,.

Financing: CDBG funds; HOME funds; CalHome funds; California Housing Finance Agency (CalHFA) HELP Program, as available (considered on a case by case basis).. Ability to fund this program will largely depend on receiving grant/loan funds from State and Federal funding sources through a competitive process.)

Time Frame: Ongoing -Annual review and revisions of program guidelines, as appropriate.

II.9 The City will encourage mixed use residential/commercial development in the Central Business District (CBD), neighborhood commercial, and office zones through:

1. Financial and regulatory incentives for projects that include a specified number of housing units affordable to very low- or low-income households under the City's density bonus ordinance.

   a. Use of the planned development process to allow flexible development standards such as reduced or tandem parking, floor area ratio, and lot coverage limits.

   b. Assistance in accessing State or Federal funding to subsidize the construction of very low- and low-income housing units.

c. The City will continue to implement its Downtown Master Plan.

d. The City will continue to implement its commercial condominium conversion ordinance.

e. Continued implementation of the Downtown Form Based Code.

The City will promote mixed use developments in the following ways:

2. The City will prepare an inventory of sites with mixed use potential (based on current site and building conditions) and distribute this information to interested developers.

3. The City will post information about mixed use opportunities and the site inventory in the Community Development Department.

The City will advertise these incentives to developers or other interested parties through published information available at the Community Development Department's counter, in the general development application packet, and on the local community access television channel.

Responsible Agency: City Council, Community Development Department.

Financing: CDBG planning grant to prepare and distribute site inventory; CDBG, HOME, CalHFA HELP. Ability to fund this program will largely depend on receiving grant/loan funds from State and Federal funding sources through a competitive process.

Time Frame: Ongoing

II.10 The City will promote energy conservation and encourage solar energy use through the following actions:

1. Continue to implement State-building standards (Title 24 of the California Code of Regulations) regarding energy efficiency in residential construction. Annually provide information in the *Winters Express* on the availability of funding through the PG&E Energy Partners Program.
2. Provide California Energy Commission Brochures at City Hall.
3. The City will develop an ordinance specific to energy efficient (aka "green") building standards.
4. Continue to review proposed developments for solar access, on-site solar energy utilization, site design *techniques, and* use of landscaping that can increase energy efficiency and reduce lifetime energy costs without significantly increasing housing production costs.
5. The City shall study potential approaches and incentives for encouraging energy saving practices

Responsible Agency: Community Development Department.

Financing: Minor administrative cost to the City; permit fees.

Time Frame: Ongoing.

II.11 The City shall continue to cooperate with Yolo County Housing in its administration of the Section 8 Housing Voucher rental assistance program. For housing projects receiving City assistance, the City shall require that these

projects accept Section 8 rental assistance. The City Housing Manager will meet with regularly with the Yolo County Housing Executive Director to explore avenues for collaboration and mutual support of the City and County's affordable housing goals for extremely low-, very low-, and low-income units.

Responsible Agency: Community Development Department, Yolo County Housing.

Financing: Small administrative cost to the City.

Time Frame: Ongoing.

II.12 The City shall continue its agreement with Yolo County HPAC to provide ongoing homeless services.

Responsible Agency: City Council, City Manager, Community Development Department.

Financing: City General Fund.

Time Frame: Ongoing.

II.13 The City shall continue to promote equal opportunity for all persons regardless of race, creed, color, national origin, religion, sex, marital status, disabilities, sexual orientation, or age. The City shall continue to refer fair housing complaints to the County District Attorney or to the State Fair Employment and Housing Commission. The City shall publicize its fair housing program by placing printed information in schools, libraries, other public buildings and meeting places, and by advertising in the local media.

Responsible Agency: City Council, Community Development Department.

Financing: Small administrative cost to the City.

Time Frame: Annual distribution, advertising, and posting of information in various City locations. Ongoing referral of discrimination complaints.

II.14 The City shall require, to the extent practicable, that 10 percent of the lots in residential subdivisions of 20 or more lots be marketed to local builders or owner-builders. The City will implement this goal through negotiated development agreements with residential developers. The pricing of these lots shall be based on a real estate analysis.

The City will require residential developers to place an ad in the local newspaper on at least three occasions and to publicly post the availability of the lots.

Responsible Agency: City Council, Community Development Department.

Financing: Small administrative cost to the City; permit fees.

Time Frame: Ongoing.

II.15 The City will assist non-profit housing corporations or any another entities seeking to acquire and maintain government-assisted housing developments that could convert to market rate housing. Acquisition will be by negotiated sale. The City will seek or support developer applications for available state, federal, and other grant or loan programs to acquire or rehabilitate such units, if necessary, to preserve their use for extremely low-, very low-, and low-income

households. To insure sufficient time to prevent the conversion of income-restricted units, the City will maintain a database of all assisted rental units which will include, address, ownership information, and date of possible conversion.

Responsible Agency: City Council, Community Development Department.

Financing: Relevant state and federal funding programs, including CDBG; HOME; CalHome. Ability to fund this program will largely depend on receiving grant/loan funds from State and Federal funding sources through a competitive process.).

Time Frame: On-going.

II.16 The City shall continue to convene its DRC to expedite processing and approval of residential projects that conform to General Plan policies and City regulatory requirements. The DRC was formed to help facilitate the development review process by streamlining departmental comments at the beginning of applications and mitigating any potential conflicts later on in the approval process. The DRC brings together representatives from planning, engineering/public works, police, fire, school district, planning commission, and city council to provide pre-application comments for a project. Utilization of the DRC process is at the discretion of the applicant. The DRC meets on an as-needed basis.

Responsible Agency: Community Development Department.

Financing: Small administrative cost to applicants.

Time Frame: Ongoing.

II.17 The City shall revise its in-lieu fee ordinance for affordable housing to more accurately reflect the actual cost of producing an affordable unit.

Responsible Agency: City Council, Community Development Department.

Financing: General Fund.

Time Frame: December 2014.

II.18 The City shall require that new residential subdivisions incorporate universal design features into at least 5%, or higher percentage if required by federal or state regulations applicable to a specific project, of the single-family residences to assist persons with disabilities. The City will also expand eligibility for its low-income, owner-occupied rehabilitation program to include non-senior disabled households.

Responsible Agency: Community Development Department, Planning Commission, and City Council.

Financing: General Fund.

Time Frame: Ongoing.

II.19 The City will work to ensure the success of new homeowners by providing pre and post-purchase counseling for all participants in the City's homeownership-based housing programs.

Responsible Agency: Community Development Department.

Financing: Grant funds, when available, and Inclusionary Housing in-lieu fees, if used to provide the homeownership units.

Time Frame: Ongoing

II.20 The City seeks to provide a variety of housing types and will continue to implement Zoning Ordinance provisions to provide a variety of housing types, including emergency shelters, supportive and transitional housing, manufactured housing, second units, single room occupancies, mixed use housing, and multifamily housing. . As described in the Housing Needs Assessment, the City is currently and historically an agricultural community and many of its residents provide farm labor. The City will continue to allow farmworker housing as set forth in the Zoning Ordinance.

Responsible Agency: Community Development Department, Planning Commission, and City Council.

Financing: General Fund.

Time Frame: Ongoing.

II.21 The City shall continue to implement its written procedures for requests of reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act in the application of zoning laws and other land use regulations, policies, and procedures.

Responsible Agency: Community Development Department, Planning Commission, and City Council.

Financing: General Fund.

Time Frame: Ongoing.