

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

(CCR Title 25 §6202)

<b>Jurisdiction</b>	Winters
<b>Reporting Year</b>	2018 (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
Affordable Housing Steering Committee	Maintain AHSC review of housing policy matters, including requests for financial support.	Ongoing	AHSC met on August 28, 2018 to discuss providing additional gap funding to the Blue Mountain Terrace senior housing project, with a unanimous recommendation in favor of City Council approval for providing an Additional \$700,000 in funding (loans)
Inclusionary Housing Ordinance	Continue to implement IHO	Ongoing	On September 18, 2018, City Council approved loans from HOME PI (\$135,000) and City of Winters Housing Trust Fund (\$565,000) to the Blue Mountain Terrace project. Housing Trust fund was able to add funding at that level due to in lieu payments being received from Heartland and Stones Throw SFR projects.
Manufactured Homes	Continue to permit in all SFR zones	Ongoing	No activity during this APR period
Duplexes on corner lots	Continue to allow as permitted use	Ongoing	Stones Throw Final map, Phase 1 included a duplex corner lot, with those duplexes to be sold with affordability restricted to moderate income households, which will produce 2 of the 18 moderates to be produced over the life of the project
Emergency Shelters	Permit in R3,R4 C2 & PQP zones without a conditional use permit (CUP)	Ongoing	No activity during APR period (no application for an emergency shelter)
Project Density in highest density zoning	Encourage development in upper 1/4 of density range for R3 & R4 zoning	Ongoing	No activity during APR period (no application for project entitlements in medium high-density zone [R3] or high-density [R4] zoning )
Affordable Housing Developer Assistance	Assist developers with the construction of affordable housing	Ongoing	On September 18, 2018, City Council approved loans from HOME PI (\$135,000) and City of Winters Housing Trust Fund (\$565,000) to the Blue Mountain Terrace project (63 affordable restricted senior multi-family)
State & Federal funding sources	Advertise to developers and other interested parties	Ongoing	No activity during this APR period
Housing Rehabilitation	Provide housing rehabilitation assistance	Ongoing	No activity during this APR period
Mixed use development	Encourage mixed use residential and commercial development in Central Business District etc.	Ongoing	No activity during this APR period; however, City staff has discussed with potential applicants
Energy conservation and Solar energy use	Promote energy conservation and encourage use of solar energy	Ongoing	City continues to implement State-building standards (Title 24) and continues to promote solar energy in residential developments
Housing Choice Vouchers	Work with Yolo County Housing (YCH) on its administration of Section 8 Housing Voucher rental assistance program	Ongoing	City successfully worked with YCH to petition the YCH Commissioners to review, approve, and authorize the CEO to extend time to Domus Development to enter into a Housing Assistance Payment (AHAP) Contract for Project Based Vouchers, thus preserving the 22 PBVs in the Blue Mountain Terrace project (10/10/2018)
Yolo County HPAC	Continue agreement to work with the Yolo County HPAC	Ongoing	City staff participates in HPAC (Homeless & Poverty Action Coalition) meetings on an ongoing basis
Equal Opportunity	Continue to promote Equal Opportunity	Ongoing	Continue to promote by placing printed information at City Hall and the Winters Library, No fair housing complaints received during the 2018 APR period
Local Builders	Require that 10% of the lots in residential subdivisions of 20 or more lots be marketed to local builders	Ongoing	Requirement is in full force on all approved residential subdivisions as specified in those Development Agreements
At Risk affordable multi-family developments	Assist entities seeking to acquire and maintain housing developments that could convert to market rate housing	Ongoing	No activity during this APR period
Design Review Committee	Convene the DRC to expedite processing and approval of residential projects	Ongoing	DRC met to review the proposed project at 437 Russell Street. Planning Commission approved design review at 12/15/2018 PC meeting
In Lieu Fee	Revise In Lieu Fee Ordinance	Dec-14	No activity during this APR period
Universal Design Features	Require that at least 5% or higher UDF in all new residential subdivisions	Ongoing	No new residential subdivision applications during this APR period
Homeowner training	Ensure pre and post purchase counseling for all participants in the City's homeownership based housing programs	Ongoing	No new affordable homeownership during the APR period
Housing variety	Implement Zoning Ordinance provisions to provide a variety of housing types	Ongoing	One new second unit (ADU) applied for, approved and permitted during the APR period.
Reasonable Accommodations	Continue to implement written procedures for requests for reasonable accommodations for persons with disabilities seeking equal access to housing	Ongoing	City staff assisted a resident of the Winters Village Apartments with a request to be transferred to a ground floor apartment due to medical necessity. Staff successfully worked with property manager to grant the request for accommodation