

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Winters
Reporting Year	2019 (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 numerous times throughout 2019 (6/13, 8/22, 10/29) to discuss Affordable Housing Plans for the 54 lot Walnut Lane 10 project and the 209 lot Farmstead project. The AHSC also discussed the Neighborworks 24 lot self-help homeownership project, with a unanimous recommendation in favor of City Council approval for the Walnut Lane Affordable Housing Plan, the Farmstead Affordable Housing Plan and the NeighborWorks self-help project
Inclusionary Housing Ordinance	Continue to implement IHO	Ongoing	No activity during this APR period
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	Affordable Housing Steering Committee recommended approval of the Walnut Lane 10 Affordable Housing Plan, which includes one duplex corner lot with that proposed duplex stipulated to be affordably restricted to moderate income households
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 April 16, 2019, City Council approved Resolution 2019-10 approving a reduction in City Impact Fees (\$100,000) to the Blue Mountain Terrace project (63 affordable restricted senior multi-family), with that reduction resulting in a reduction in Capital Impact fees from Yolo County (\$100,000)
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	No activity during this APR period
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 2019 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 reviewed the design elements of the LDS (Crowne Communities) project on 10/3/2019
In Lieu Fee	Revise In Lieu Fee Ordinance	12/1/2014	In lieu fees for low and very low obligation from IHO Ordinance proposed by developers for the Walnut Lane 10 and the Farmstead projects, with approval recommended by Affordable Housing Steering Committee
Universal Design Features	Require that at least 5% or higher UDF in all new residential subdivisions	Ongoing	Implemented UDF requirement in conjunction with the 18 lot LDS project (Crowne Development)
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 except for moderate income resale units which only require income certification, not participation in homeowner training
Housing variety	Implement Zoning Ordinance provisions to provide a variety of housing types	Ongoing	Three new second units (ADU) applied for, approved and permitted during the APR period, with two ADU units receiving finals/certificates of Occupancy (with one of those ADUs issued their permit in 2018).
Reasonable Accommodations	Continue to implement written procedures for requests for reasonable accommodations for persons with disabilities seeking equal access to housing	Ongoing	No activity during this APR period

