Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Capitola

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Reporting Period by Calendar Year: from 1-01-2009 to 12-31-2009

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

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

HOUSING POLICY
DEVELOPMENT, HCD

DEC 28 2010

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Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Capitola

Reporting Period 1/1/2009 - 12/31/2009

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	
		O					0		0	0	0
		O					0		0	0	0
		O					0		0	0	0
		O					0		0	0	0
		O				0	0		0	0	0
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	5	5	5			
(10) Total by income Table A/A3 ► ►						5	5	5			
(11) Total **Extremely Low-Income** Units*											

* 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	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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	
No. of Units Permitted for **Above Moderate**	5					5	5

* 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.			2007	2008	2009	2010	2011	12	13	14		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	32											32
	Non-deed restricted												
Low	Deed Restricted	24											24
	Non-deed restricted												
Moderate	Deed Restricted	27											19
	Non-deed restricted			8								8	
Above Moderate		60	0	47	4							51	9
Total RHNA by COG. Enter allocation number:		143											
Total Units ► ► ►				55	4							59	84
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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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**
2.a. First Time Homebuyer Program	Provide deferred second loans		One first time homebuyer loan provided in 2009
2.b. Mobile Home Park Acquisition Studies	explore feasibility of acquisition		
2.c. Mobile Home Park Acquisiitions	park purchase low/mo residents		assisted in purchase of 3 parks in 2000-2008 none in 2009
2.d. Security Deposit program	assist low income residents		on-going program $15,000/year
2.e. Emergency Housing Assistance	low/very low resident assistance		on-going program $85,000 in 2009
2.g Rental Stabilization Program	mobile home park rent control		on-going program
3.a. Zoning Code Revisions	Amend CC zone for mixed-use		completed in 2009
3.b. Affordable Housing Development	Development feasibility studies		3 studies completed in 2007
3.c. Housing Trust Fund	create housing trust fund		completed in 2004
5.a. Zoning Code Amendments	shared parking amendments		completed in 2004
5.b Affordable Housing Overlay	Adopt Overlay		adopted in 2009

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General Comments:

The City Capitola's new Housing Element of the General Plan 2007-2014 was adopted by the City Council on February 11, 2010 and was found to be in compliance with State Housing element law by HCD on April 6, 2010. Although construction during 2009 included the construction of five new above-moderate income units one of those units involved the demolition of existing units so only four new units that count toward the RHNA obligation were completed. Although the City's new 2007-2014 Housing Element covers the period from 2007 the programs listed in the new Housing Element did not have any activity until after the Housing Element was adopted in 2010. The Affordable Housign Overlay, Bonus Density Ordinance and Mixed-use zoning changes and other program acticities listed above are all activities included under the City's earlier 2000-2007 Housing Element. Major affordable housing project activities begun in 2009 related to the construction of new very low income housing units but these units will be included under the 2010 and 2011 Annual Progress Reports.