HOUSING POLICY
DEVELOPMENT, HCD

JUL 14 2011

Department of Housing and Community Development
ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: DORRIS

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Reporting Period by Calendar Year: from 1/1/2010 to 12/31/2010

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

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

Jurisdiction DORRIS

Reporting Period 1/1/2010 - 12/31/2010

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 ► ►					0	0	0				
(10) Total by income Table A/A3 ► ►											
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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

Jurisdiction _____

Reporting Period 1/1/2010 - 12/31/2010

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 which meet 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		1	1	2	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	1	1	2	

* 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**						0	

* Note: This field is voluntary

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

Jurisdiction _____

Reporting Period 1/1/2010 - 12/31/2010

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.													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	3												2
	Non-deed restricted			1									1	
Low	Deed Restricted	2												-1
	Non-deed restricted		2	1									3	
Moderate	Deed Restricted	2												2
	Non-deed restricted													
Above Moderate		7												7
Total RHNA by COG. Enter allocation number:		14	2	2									4	10
Total Units ► ► ►														
Remaining Need for RHNA Period ► ► ► ► ►														

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

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

Jurisdiction

Reporting Period 1/1/2010 - 12/31/2010

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**
Program HE 1.1.1	consider rezoning approximately 2.5 acres for High Density	Aug. 2011	City will review in August of 2011
Program HE 1.1.2	Encourage Developers to develop low income housing	Ongoing	The City has had no residential developers inquiring on building, but we will encourage anyone who notifies the City and encourage low income housing development
Program HE.1.1.3	Encourage low development fees when possible	Ongoing	City has low development fees and will continue as possible
Program HE.1.1.4	Encourage and support planners with low-income housing	Ongoing	City has had no developers, but will maintain their policy as written in this program to help and support in low-income housing.
Program HE.1.1.5	Develop procedure to give priority for water/sewer service to developments that provide low-income housing	Aug. 2011	An amended policy is scheduled for the June 20, 2011 Council meeting for adoption.
Program HE.1.1.6	To assist in the development of housing affordable for lower-income persons.	Ongoing	City has had no developers contact the city on using public or private land for low-income housing.
Program HE.1.1.7	The City will review potential funding sources (e.g., CDBG and HOME) that can be used in	Ongoing and as funds become available	City continues to work with Great Northern, Siskiyou Economic Development, USDA for funding sources. Grants through CDBG and PTA have been submitted for this year.
Program HE.1.2.1	Amend the Zoning Ordinance as necessary to provide individuals with disabilities reasonable accommodation in rules, policies, practices and procedures that may	Aug. 2011	City did review their zoning ordinance and did not find any constraints to providing reasonable accommodation for individuals with disabilities. The City will continue to monitor and review.
Program HE.1.2.2	the City will amend the Zoning Ordinance to include separate definitions of "supportive housing", "transitional housing", and "emergency shelters" City will amend the Zoning Ordinance to allow emergency shelters by right	Aug. 2011	The City is working on funding the zoning changes necessary for this program.
Program HE.1.2.3	the City will amend the Zoning Ordinance to clarify the definition of single-room occupancy units	Aug. 2011	The City is working on funding the zoning changes necessary for this program.
Program HE.1.2.4	Prioritize funding and/or offer financial incentives to encourage the development of single-room occupancy units and/or other affordable units.	Ongoing	The City has had no requests for funding for single-room occupancy units or other multi single-unit developments. City will give priority for this program.

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

Jurisdiction _____

Reporting Period 1/1/2010 - 12/31/2010

Program HE.1.2.5	Amend the Zoning Ordinance to allow group care facilities for more than six persons by conditional use permit in various zones. the amendment will clarify the definitions of "group residential" and "group care facility"	Aug. 2011	The City is working on funding the zoning changes necessary for this program.
Program HE.1.2.6	Amend the Zoning Ordinance to allow farmworker housing for six or fewer persons by right in all residential districts and with a use permit in the commercial districts consistent with Health and Safety Code Sections 17021.5 and 17021.6.	Aug. 2011	The City is working on funding the zoning changes necessary for this program.
Program HE.1.2.7	Encourage the construction of new housing and/or the rehabilitation of existing housing for residents with special needs	Ongoing	The City does give priority to special needs persons and homes.
Program HE.1.3.1	Inventory vacant residential land and amend zoning and land use designations, as necessary, to ensure an adequate supply of vacant land to accommodate the City's share of regional housing needs.	Annually	City did inventory vacant land in 2010 when they finished their Housing Element. City will continue with annual review of inventory to comply with adequate supply of vacant land for share of RHN.

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

Jurisdiction _____

Reporting Period 1/1/2010 - 12/31/2010

Program HE.1.3.2	The City shall maintain adequate sewer and water services, as well as plan for the expansion of these services as may be necessary to accommodate a growing population.	Ongoing	City continues to find funding for expansion of these services. City has applied for a PTA for a Master Water Plan and preliminary engineering and feasibility of a secondary water tank and needed water line replacements.
Program HE.2.1.1	Amend the Zoning Ordinance regarding the provisions of Section 65589.5(d) and (f) of the Government Code	Aug. 2011	City is working on the budget for zoning changes
Program HE.2.1.2	adopt a "density bonus" ordinance consistent with Government Code Section 65915.	Aug. 2011	City is working on the density bonus ordinance will have passed by Sept. 2011.
Program HE.2.1.3	Review the effectiveness of the Zoning Ordinance and make revisions if it is found that provisions of the ordinance are creating unusual constraints on the affordability and availability of housing.	Biannually	City will review constraints annually.
Program HE.2.1.4	Amend the definition of family in the Zoning Ordinance so that it is more inclusive of unrelated individuals, especially with regard to clients of group homes.	Aug. 2011	City is working on the budget for zoning changes
Program HE.2.1.5	Where applicable, amend the Zoning Ordinance to require a single parking space for one-bedroom units in multifamily housing developments.	Aug. 2011	City will provide changes when Zoning amendments is completed
Program HE.2.1.6	Amend the Zoning Ordinance to allow senior care facilities by right in the (R-3) and I (M-H)) districts and with a use permit in the (C-1) (C-2) districts.	Aug. 2011	City does have Group Care homes as defined by H&S Code 1501 which is allowed as right in R-3 and M-H also CUP in C1 and C2. When zoning ordinance is amended City will clarify descriptions of Group Care homes.
Program HE.3.1.1	Inform residents of their rights under fair housing law by posting and maintaining notices at City Hall and the Dorris Branch Library regarding fair housing information and referral contact at City Hall.	Ongoing	City does have the notices posted and will continue
Program HE.3.1.2	Refer known discrimination to District Attorney and/or Fair Housing	Ongoing	City has no known discrimination actions
Program HE.4.1.1	Apply for CDBG Funds to assist with loan interest loan/grants	Ongoing as funds NOFA	City is continuing the applications for CDBG funding
Program HE.4.1.2	Assist 20 households over the next fire years, to preserve low- and moderate-income housing through implementation of the Housing Rehabilitation Program.	2009-2014	Have assisted with four houses and are currently working on five more rehabliitation projects.
Program HE.4.1.3	Disseminate information on rehabilitation, energy conservation and weatherization program information	Ongoing	City continues with disseminating information for the rehabilitation and energy conservation projects and program.
Program HE.4.1.4	Use energy conservation measures in rehabilitation projects	Ongoing	City does use energy conservation in windows, insulation, appliances, caulking and weatherization projects.

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

Jurisdiction _____

Reporting Period 1/1/2010 - 12/31/2010

Program HE.4.1.5	The removal of dilapidated housing will be encouraged, using CDBG funds where possible.	Ongoing	City does use CDBG to remove dilapidated houses and will continue to improve City housing stock.

General Comments: