

**Department of Housing and  
Community Development  
ANNUAL HOUSING ELEMENT PROGRESS REPORT**

Housing Policy Department  
Received on:  
MAY 22 2013

City or County Name: DORRIS

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Reporting Period by Calendar Year: from 1/1/2012 to 12/31/2012

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: 1/1/2012 - 12/31/2012

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 Project Identifier (may be PIN, project number, address)	2 Unit Category	3 Renture: R, S, or O-Other	4 Affordability by household income: Very Low Income Low Income Moderate Income Above Moderate Income		5 Total Units in Project	5a Est. Value of Units	6 Assistance Program (if any) for development	7 Deed Restricted Units (if any)	8 Apartment units that are not deed restricted, do not have financial assistance, and are not included in Section 504(b)
									0
<b>(9) Total of Moderate and Above Moderate from Table A3</b>					0	0			
<b>(10) Total by Income Table A/A3</b>									
<b>(11) Total Extremely Low-Income Units*</b>									

\* 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 in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of the RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Income				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low Income Units	Very Low Income Units	Low Income Units	Overall Units	
(1) Rehabilitation Activity					CDBG Housing Rehabilitation
(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)**

No. of Units Permitted for Moderate	1.	2.	3.	4.	5.	6.	7.
	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total	Number of Infill units*
No. of Units Permitted for Above Moderate					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:											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													
	Restricted Non-deed				1							1	2	
	Deed													
Low	Restricted Non-deed													
	Restricted			2		1						3	-1	
	Deed													
Moderate	Restricted Non-deed													
	Restricted												2	
Above Moderate													7	
Total RHNA by COG:														
Enter allocation number:											14			
Total Units											2	2	4	10
Remaining Need for RHNA Period														

Note: units serving extremely 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)	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.	Housing Programs Progress Report - Government Code Section 65583.	Status of Program Implementation
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 be reviewing in June 2013. Current inventory of commercial property is very limited with over 200 residential lots available for housing.
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	Policy was reviewed and is scheduled to be reviewed in July for appropriate action
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 support of affordable housing and submit funding applications as appropriate.	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 be necessary to ensure equal access to housing.	Ongoing	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.

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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	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.
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	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 will continue with annual review of inventory to comply with adequate supply of vacant land for share of RHN.
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 "densily bonus" ordinance consistent with Government Code Section 65915.	Aug. 2011	City is working on the densily bonus ordinance will have passed by Sept. 2013
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

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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 (M-4-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-4 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 NOFA becomes available	City is continuing the applications for CDBG funding
Program HE.4.1.2	Assist 20 households over the next five years to preserve low- and moderate-income housing through implementation of the Housing Rehabilitation Program.	2009-2014	Have assisted with nine houses and are currently working on two more rehabilitation 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.

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## *Housing Element Implementation*

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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.
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: