

CERTIFICATION OF ACCURACY

The undersigned in the capacity of City Administrator on behalf of the City of Etna has reviewed the information provided in the forms and report contained herein, and certifies, to the best of her knowledge, that the information that has been provided herein is true and correct.

Pamela Russell

Pamela Russell, City Clerk

3-12-12

Date

City of Etna

2011 General Plan Annual Progress Report

Submitted By:

City of Etna
442 Main Street
Etna, CA 96027

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**CITY OF ETNA
2011 GENERAL PLAN ANNUAL PROGRESS REPORT**

Introduction

Pursuant to California Government Code Section 65400, this report has been prepared as an update to the Etna City Council regarding the status of the City's General Plan and the past year's progress toward its implementation. It is also an update to the Council on progress made by the City to accommodate its share of regional housing needs as determined by the California Department of Housing and Community Development (HCD) and efforts made by the City to remove governmental constraints to the maintenance, improvement, and development of housing as described in the City's Housing Element.

The regional housing needs and governmental constraints analysis consists of forms prescribed by HCD that are included as an attachment to this report. However, in order to make the information regarding regional housing needs more accessible to the City, a brief description on the purpose for the analysis and a summary of its results have been provided following the discussion of General Plan programs.

Purpose of the General Plan

The General Plan, simply described, is the City's "constitution" for development. It is an effort by the City to consider and respond to the needs and expectations of its residents concerning future development. This "constitution" is formatted within the legal framework established by the State at the time of adoption and is based on knowledge of existing potentials and limitations concerning the City of Etna at that time. The General Plan was developed through establishing basic goals and implementation measures to resolve and/or direct significant community issues.

In addition to the City referring to this document when dealing with matters affecting the physical, economic, and social development of the community, the General Plan is also referred to by individuals or businesses contemplating potential development activity within the community. Goals in the General Plan also aid the Council in seeking grants and other funding to address local issues and needs.

Status of the General Plan

The current General Plan was adopted by the City of Etna in August 2005, with the Housing Element updated and adopted separately in March 2010. At the time the General Plan was prepared, the State's General Plan Guidelines were consulted and all elements of the General Plan were made consistent with these guidelines.

There have been no amendments to the General Plan proposed, considered or approved in the previous year. Further, there have been no significant changes in the City or region since adoption of the General Plan that would suggest changes to the Plan may be necessary. While there have been minor changes to State planning law since 2005 and 2010, these changes do not affect the legal adequacy of the City's General Plan. In summary, the General Plan remains a valid and useful document, which continues to provide guidance and direction for the City as intended.

Implementation of the General Plan

While it is neither the purpose of, nor the intention that, the annual progress report provide an in-depth analysis on the implementation of each and every policy and program contained in the General Plan, it is nevertheless worthwhile to reflect upon those programs that the City has yet to implement, those that the City could better implement, and those that the City has been

particularly successful with. Where deficiencies have been identified, the City will want to consider taking the necessary actions to address these shortcomings.

The following table provides an outline of the goals, policies and programs contained in each element of the General Plan.

**TABLE 1
GENERAL PLAN GOALS, OBJECTIVES AND PROGRAMS**

Land Use Element	GOAL LU.3: - Existing neighborhoods protected and the sense of community enhanced.
<p>GOAL LU.1: - Provide for a mix and quantity of land uses that will serve the future needs of the community.</p>	<p>Program LU-3-A: Standards shall be provided in the Zoning Ordinance to provide necessary separation, buffering, landscaping or other provisions as needed to ensure compatibility between land uses.</p>
<p>Program LU-1-A: As vacant land in the City becomes limited, encourage the development and annexation of suitable land adjacent to the City in the Sphere of Influence, which can be readily served with water and sewer services.</p>	<p>Program LU-3-B: Land use designations and zoning districts shall be applied in a manner that is consistent with the prominent existing development, taking care not to encroach upon an established neighborhood with potentially incompatible uses.</p>
<p>Program LU-1-B: Provide for the development of commercial and industrial areas where suitable land exists with good access, and where such uses will have a minimum of conflict with adjacent land uses.</p>	<p>Program LU-3-C: During project reviews, significant trees, drainages or other natural features should be protected to the extent possible. The City may require buffers between: 1) dissimilar land uses, 2) between urban use and open space, sensitive environmental areas, sensitive biological resources, streams and wetlands, or agriculture land. Buffers may include solid barriers, additional setbacks, redesign, or other means to protect the resource.</p>
<p>Program LU-1-C: Maintain flexibility in the Zoning Ordinance by allowing opportunities through the Conditional Use Permit process, for approval of similar uses that are otherwise not listed.</p>	<p>Program LU-3-D: Establish as a high priority the conservation of existing residential and commercial structures through preservation and rehabilitation and support grant applications when they are used to aid this effort and when city resources permit.</p>
<p>Program LU-1-D: Lands within the Sphere of Influence should be zoned upon annexation consistent with those designations noted on the General Plan Land Use Plan.</p>	
<p>GOAL LU.2: - Protect and enhance the historic qualities of the community.</p>	<p>GOAL LU.4: - Promote the conservation and enhancement of Etna's rural small town atmosphere.</p>
<p>Program LU-2-A: Guidelines should be established which will retain historic structures, and guide development of new structures in the area, helping their design to compliment a historic theme. A historic overlay district may be formed to aid in the implementation of the guidelines.</p>	<p>Program LU-4-A: Lands located in the flood plain should be protected with large lot zoning as a means to preserve the open space, agricultural activity, views, and to protect residents in the area from increased flood damage.</p>
<p>Program LU-2-B: Historic residential and commercial structures located outside of any designated historic district should also be protected when reviewing projects adjacent to or on the same site as the historic structure, making certain the design is compatible with the historic structure.</p>	<p>Program LU-4-B: The 10,000 square foot minimum lot size should be maintained throughout most of the community, except where necessary to provide a reduction in development cost to aid development of affordable cost housing. The Zoning Ordinance should be amended to accommodate lots in the 5000 – 7000 square foot range.</p>
<p>Program LU-2-C: All new development or exterior remodeling in the commercial area of the historic district shall conform to adopted historic standards and guidelines.</p>	

Program LU-4-C: Commercial and industrial developments should be kept in scale with the small town atmosphere, considering the size of the structure, its height, and scale and quantity of its signing.

Program LU-4-D: Commercial development should be encouraged within and adjacent to the established downtown area as a means of enhancing and strengthening the community center.

Program LU-4-E: The City will designate key intersections as Gateways to the City, and may allow community signage, public art, informational and promotional material, and other amenities to help the traveling public. The following intersections are considered Gateways:

- State Highway 3 with its intersection with Collier Way
- State Highway 3 with its intersection with Main Street

Program LU-4-F: Lands in the vicinity of the Main Street Gateway which are currently in residential use or vacant, if developed more intensely in an office or light commercial use should be subject to a design review process and should architecturally reflect the historic character of Etna; contain activities that are not dependent on high volumes of traffic; and shall be developed in a manner that protects the integrity of the adjacent residential neighborhood.

Program LU-4-G: Commercial lands located along Highway 3, and Collier Street and Main Street near Highway 3, should be subject to a design review process with the goal of establishing a visual quality that will maintain a desirable community image.

GOAL LU.5: - Support the expansion and retention of existing business, and to encourage expansion of business development in the City and the City's role as a regional service area for Scott Valley and nearby mountain communities of Sawyers Bar, Callahan and Cecilville.

Program LU-5-A: The City shall encourage businesses that appropriately support the downtown.

Program LU-5-B: As resources permit, the City shall seek grant and loan programs that will aid business development and retention through the improvement of City services and facilities (streets, water and sewer services, City beautification, recreation facilities, etc).

Program LU-5-C: Encourage improvement within the Downtown area, making it more attractive for business visitors. Improvements could include landscaping, decorative signing, benches and decorative street lighting.

HOUSING ELEMENT

GOAL HE-1: - Provide for a variety of housing types and cost for all segments of the population.

Policy HE.1.1: The City will encourage housing suitable to a variety of income levels and household sizes and types.

Program HE 1.1.1: As developers inquire locally about potential residential development projects, they will be advised of the need for affordable housing in the City, especially in the form of multifamily housing.

Program HE.1.1.2: The City will encourage the development of affordable housing by maintaining low fee requirements. When fee increases are deemed necessary, lower fees will be maintained, whenever possible, for affordable housing projects.

Program HE.1.1.3: Upon submittal of residential development plans, the City will encourage and support those plans which include lower income housing in areas appropriate to the needs and desires of the population it would serve. "Encourage and support" as used herein means:

- Give priority to processing of affordable housing projects, taking them out of submittal sequence if necessary to receive an early hearing date;
- Consider spreading development fee costs over a 3-5 year payment period to help reduce initial impact, at time of project review;
- Provide density bonus or other concessions in accordance with Government Code § 65915;
- Allow phasing of infrastructure whenever possible at time of project review; and
- Any other action on the part of the City which will help to keep development costs to a minimum.

Program HE.1.1.4: Pursuant to Government Code §65589.7, the City will develop specific procedures to grant priority sewer and water service to those residential developments that include units affordable to lower income households.

Program HE.1.1.5: To assist in the development of housing affordable for lower-income persons, the City will annually contact nonprofit housing sponsors and support or pursue funding applications.

Policy HE.1.2: Continue to promote housing for persons with special needs.

Program HE.1.2.1: The City shall amend the Municipal Code 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. The City will also make information available about requesting reasonable accommodation with respect to zoning, land use, permit processing, fees or building codes.

Program HE.1.2.2: Pursuant to SB 2, the City will amend the Zoning Ordinance to include separate definitions of "supportive housing", "transitional housing" and "emergency shelters" consistent with Sections 50675.14, 50675.2 and 50801 of the California Health and Safety Code. The City will also amend the Zoning Ordinance to allow transitional and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone without undue special regulatory requirements. Further, the City will amend the Zoning Ordinance to allow emergency shelters by right (i.e., subject only to the same development and management standards that apply to other allowed uses) in the General Commercial (C-2) zone.

Program HE.1.2.3: In order to facilitate housing for extremely low-income persons, the City will amend the Zoning Ordinance to clarify the definition of single-room occupancy units, as well as describe specific development standards for these units.

Program HE.1.2.4: In order to help meet the needs of extremely low-income persons and households, the City will prioritize funding and/or offer financial incentives or regulatory concessions to encourage the development of single-room occupancy units and/or other units affordable to the extremely low-income, such as supportive and multifamily.

Program HE.1.2.5: In order to help meet the needs of large families, the City will offer financial incentives and/or regulatory concessions for the development of multifamily housing that includes affordable four- and five-bedroom units.

Program HE.1.2.6: Continue to allow Group Care Facilities for six or fewer persons in all residential zones including single-family zones in compliance with Health and Safety Code Sections 1267.8,

1566.3, and 1568.08. Amend the Zoning Ordinance to allow group care facilities for more than six persons by conditional use permit in the Low Density Residential (R-1), Medium Density Residential (R-2), High Density Residential (R-3), Central Commercial (C-1) and General Commercial (C-2) zones. Also to ensure compliance with Health and Safety Code Sections 1267.8, 1566.3, and 1568.08, the amendment will clarify the definitions of "group residential" and "group care facility". The definition of group care facility must distinguish between facilities for six or fewer persons and for larger facilities for more than six persons. Facilities for six and fewer persons must not be treated differently than other by-right single-family housing uses and may not require them to obtain conditional use permits or variances that are not required of other family dwellings.

Program HE.1.2.7: 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.

Policy HE.1.3: Provide adequate sites to meet the City's share of regional housing needs.

Program HE.1.3.1: Coinciding with the annual General Plan Progress Report, the City will update and review the inventory of vacant residential land in the City 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.

GOAL HE-2: – Ensure that the City's development standards and/or processing requirements are not a constraint to the development of affordable housing.

Policy HE.2.1: Remove constraints to the development and availability of housing for all segments of the population.

Program HE.2.1.1: Amend the Zoning Ordinance regarding the provisions of Section 65589.5(d) and (f) of the Government Code, noting that housing projects for extremely low-, very low-, low-, and moderate-income persons cannot be denied or conditioned resulting in making the project infeasible unless one of the findings of Section 65589(d)1-6 can be made.

Program HE.2.1.2: Prior to the end of 2010, adopt a "density bonus" ordinance consistent with Government Code Section 65915.

Program HE.2.1.3: Continue to 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.

Program HE.2.1.4: Monitor the conditional use permit process with regard to proposed multifamily developments to determine whether the process hinders the development of affordable housing. If it is determined that the process does deter development of affordable housing, the City will reconsider its position on requiring use permits for multifamily housing and take necessary steps to resolve the issue.

Program HE.2.1.5: 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.

Program HE.2.1.6: Where applicable, amend the Zoning Ordinance to require a single parking space for one bedroom units in multifamily housing developments.

Program HE.2.1.7: Amend the Zoning Ordinance to allow senior care facilities in the Medium Density Residential (R-2), High Density Residential (R-3), Mobile Home Residential (M-H), Central Commercial (C-1) and General Commercial (C-2) districts with a use permit similar to multifamily housing.

Program HE.2.1.8: Amend the Zoning Ordinance to require 2,000 square feet per dwelling unit in order to clarify that 20 units per acre are permitted in the High Density Residential (R-3) district.

GOAL HE-3: – Ensure persons are provided a choice of housing locations within the community regardless of age, race, color, national origin, religion, gender, family status or disability.

Policy HE.3.1: Prevent housing discrimination based on age, race, color, national origin, religion, gender, family status or disability.

Program HE.3.1.1: Continue to inform residents of their rights under fair housing law by posting and maintaining notices at City Hall, the Police Department, and the Etna Branch Library regarding the availability of a fair housing information and referral contact at City Hall. The notice will include the name and phone number of the contact person within the City of Etna (i.e., the City Clerk) and any other information deemed relevant by the City Council.

Program HE.3.1.2: Refer known incidents of discrimination in the sale or rental of housing and lending practices to the Siskiyou County District Attorney and the Office of Fair Housing and Equal Opportunity at the U.S. Department of Housing and Urban Development for action.

GOAL HE-4: – Ensure that the quality, safety and livability of housing in the City of Etna is continually maintained or upgraded, including measures to improve energy conservation, and that dilapidated units, which cannot be improved, are replaced.

Policy HE.4.1: Initiate all reasonable efforts to preserve, conserve and enhance the quality of existing dwelling units and residential neighborhoods to ensure full utilization of the City's existing housing resources for as long as physically and economically feasible.

Program HE.4.1.1: With a goal of assisting seven households over the next five years, the City will strive to preserve low- and moderate-income housing through implementation of the Housing Rehabilitation Program.

Program HE.4.1.2: Rehabilitation, energy conservation and weatherization program information for existing housing will be disseminated by publicizing these programs through handouts available at public locations, as well as through the City newsletter.

Program HE.4.1.3: In order to reduce energy consumption in the City, units being rehabilitated with CDBG funds will be required to include energy conservation features, such as dual pane windows, insulation, caulking and weather stripping.

Program HE.4.1.4: As a means of maintaining safe and decent housing, as well as respond to complaints and obvious code violations, the City will develop and implement a code enforcement program as soon as funding becomes available.

Program HE.4.1.5: The removal of dilapidated housing will be encouraged, using CDBG funds where possible, to off-set the cost of replacement housing.

Program HE.4.1.6: In order to determine current housing rehabilitation and replacement needs, the City shall apply for CDBG funding and complete a housing conditions survey prior to the next Housing Element update.

Policy HE.4.2: Preserve the City's historical and cultural heritage through preservation and innovative reuse of historical structures.

Program HE.4.2.1: The City will consider adoption of a Mills Act Historical Property Contract Program in order to encourage the preservation of historic residential structures in the City.

Program HE.4.2.2: The City will encourage owners of historic residential structures to nominate their dwelling for inclusion in the National Register of Historic Places, as well as assist in the application procedures for the inclusion of structures on the National Register. Provide annual City recognition of well-done rehabilitated historic dwellings.

Program HE.4.2.3: The City will encourage the innovative reuse of historical structures through the Conditional Use Permit process, allowing those uses that help to preserve the structure without negatively impacting existing neighborhoods.

GOAL HE-5: – Balance residential development with the City's ability to provide access to community facilities, public infrastructure and employment opportunities.

Policy HE.5.1: Ensure that residential development proposed in the City and its sphere of influence is consistent with City goals, policies and programs and does not adversely impact the City's ability to provide services.

Program HE.5.1.1: In order to ensure consistency with the City's General Plan and adopted long-term goals, policies and objectives for housing and related development, the City shall coordinate with Siskiyou County to address development being proposed within the City's sphere of influence.

Program HE.5.1.2: The City will petition owners of property proposing residential subdivisions in the City's sphere of influence, as well as the Siskiyou County Planning Commission, Board of Supervisors and Local Agency Formation Commission, to annex these properties into the City prior to development.

SAFETY ELEMENT

GOAL SF-6: – Protect the residents and visitors to the City of Etna from the loss of life and property from fire.

Program SF-6-A: Ensure that all proposed developments are reviewed for fire safety standards by the Fire Chief, including adequate fire flow supply and access.

Program SF-6-B: Coordinate project reviews with the California Department of Forestry on all projects located near a potential wildfire source.

Program SF-6-C: Encourage continued use of educational programs in schools and service clubs by the fire protection personnel to foster public awareness.

Program SF-6-D: Prepare a long term capital needs budget for the fire, ambulance, water supply and storage, based on projected growth.

GOAL SF-7: – Protect lives and property of the residents of Etna from the risk of flooding.

Program SF-7-A: Permit only low density and intensity of development in identified flood plains. The density in the Etna Creek flood plain should not exceed 1 unit per 5 acres to reduce the quantity of structures ultimately affected by flooding, and to reduce the cumulative effect on the flood elevation caused by placing structures in the flood plain on land fills.

Program SF-7-B: Continue to work closely with FEMA and the U.S. Corps of Engineers to define and seek remedies for flooding problems and periodically update the flood ordinance.

Program SF-7-C: Prohibit fill or encroachments within the designated Floodplain that would impair its ability to carry and discharge the waters resulting from a 100-year flood, except where the effect on flood heights is fully offset by stream improvements.

GOAL SF-8: – Reduce the possibility of injury, loss of life, and property damage as a result of volcanic activity.

Program SF-8-A: To participate with Siskiyou County in the development or review of an Emergency Services Plan which integrates responses to natural disasters.

Program SF-8-B: Participate in planning issues for the development of an emergency plan for the possible eruption of Mount Shasta. Inform the residents of the plan's content and implications.

GOAL SF-9: – Reduce the loss of life, injuries, damage to property, and social and economic dislocation resulting from seismic activity or other catastrophic event.

Program SF-9-A: All emergency personnel and facilities should develop the capability to function when utility services are interrupted.

Program SF-9-B: The domestic water system should have a method for retaining stored treated water for emergency use.

Program SF-9-C: Maintain enforcement of safety standards for new construction contained in the California Building Code for seismic zone 3.

PUBLIC FACILITIES ELEMENT

GOAL PF-10: – To make urban services available to those lands, which under the Land Use Element, are proposed for development in the foreseeable future.

Program PF-10-A: The City will develop fees and procedures to maintain a reasonable level of services based on projected demand, and ensure that new development does not place an undue burden upon existing public services.

Program PF-10-B: The City may modify, phase or deny projects to prevent over-development of public facilities and systems in advance of demand to ensure that no inequitable financial burden is imposed on current users.

Program PF-10-C: Consider programs to reduce impacts on public facilities from new development. This could include off-site improvements, over sizing of water and sewer lines, impact fees and connection fees, and reimbursement agreements for extending facilities beyond the project (or over sizing).

Program PF-10-D: Prepare a Capital Improvement Plan, which identifies the needed improvements based on growth projections.

Program PF-10-E: The City should explore opportunities for development of a neighborhood park of 1-3 acres in the eastern section of the community to serve existing and future development in that area.

Program PF-10-F: City Hall should be remodeled to more effectively accommodate the needs of administrative staff and to make the building handicapped accessible.

CONSERVATION ELEMENT

GOAL CO-11: – To ensure a balanced environment where physical development can occur with minimal adverse effect on the natural resources of the area.

Program CO-11-A: Encourage development in areas of least environmental sensitivity, and the use of environmentally innovative techniques in any new development.

Program CO-11-B: Require measures to mitigate erosion and water pollution on earth disturbing activities. Best management practices shall be incorporated into all development approvals.

Program CO-11-C: To protect agricultural or timber uses adjacent and outside of the City from urban impacts, projects located adjacent to such lands shall provide adequate fencing between the urban and agricultural use to discourage trespass. Additionally a "right to farm" notice shall be recorded with any property created adjacent to agricultural and timber uses to advise future owners of the potential impacts that may occur from the adjacent use.

GOAL CO-12: – Protect the high quality of air and water resources consistent with adopted State and Federal standards.

Program CO-12-A: Through the project review process, minimize adverse affects on the community of odor and emissions generated by industrial uses and grading activities.

Program CO-12-B: Work with Siskiyou County Air Quality Management District in efforts to maintain air quality standards and to minimize air quality impacts associated with new development.

Program CO-12-C: Where practical, during the rehabilitation of houses under the Community Development Block Grant program, require the replacement of woodstoves as the main heat source with a heating source that will have less impact on the PM₁₀ standard.

GOAL CO-13: – Preserve all outstanding areas of natural vegetation and fish or wildlife habitat.

Program CO-13-A: Provide for protection of all identified rare or endangered species in the area through project review.

Program CO-13-B: During project review retain all stream influence areas in their natural condition, including riparian vegetation.

OPEN SPACE ELEMENT

GOAL OS-14: – To preserve and enhance open space lands, maintaining the natural character of the City of Etna.

Program OS-14-A: Encourage both public and private ownership and maintenance of open space land.

Program OS-14-B: Support state or local property tax incentives that would allow property owners to preserve their land as open space.

Program OS-14-C: Protect productive agricultural and timberland through buffers from sensitive uses as a means to prolong the economic use of this open space.

Program OS-14-D: Protect natural areas along creeks and drainages by creating setbacks from riparian environments and incorporating the creek into project design.

GOAL OS-15: – Continue to improve the beauty of the City.

Program OS-15-A: Work to develop scenic and/or landscape greenbelt corridors along State Highway 3.

Program OS-15-B: Utilize code enforcement as a means to eliminate property deterioration, and accumulation of trash and junk that negatively impacts adjacent property and beauty of Etna.

Program OS-15-C: Modify the Zoning Ordinance to require landscaping in commercial and industrial parking lots.

Program OS-15-D: Require street trees to be provided in new development, and encourage citizens to provide street trees on those streets where street trees do not exist.

Program OS-15-E: Maintain sign standards in the Zoning Ordinance which will keep signs in scale with a small community, and whenever possible, complement the City's historic theme.

TRANSPORTATION ELEMENT

GOAL TR-16: – To maintain a transportation system that provides for the social, economic and environmental well being of the residents of the Plan area.

Program TR-16-A: Support long range plans for improvement of major roads by Siskiyou County and California Department of Transportation.

Program TR-16-B: Existing roads should be maintained at a level which ensures that they are safe, efficient and economical.

Program TR-16-C: New streets to serve developing areas should be adequate in size and design to support the new construction, as well as future development.

Program TR-16-D: New development projects shall dedicate adequate rights-of-way to allow for construction of roadways and utilities as follows:

- Arterial (State Hwy) - Per State Standard
- Local Collector - 60 - 80'
- Local Through Street - 60'
- Cul-de-sac and short street, less than 300 feet-50'
- Industrial Street - 60'

Program TR-16-E: Existing Local Collector streets may eventually be fully improved with curb, gutter, sidewalk and a minimum paving width of 36-40 feet.

Program TR-16-F: Require curb and gutter on any existing development where significant improvements to the property and structures are made. The exception may occur when the project is located in a block, which is entirely developed and no other curbs exists, and further, the likelihood of ever having a full curb and gutter system in the affected block is unlikely.

Program TR-16-G: Control access points to Highway 3, and require turning lanes at access points as a means to maintain safety and road capacity.

Program TR-16-H: As resources permit, the City shall work to enhance the visual appearance of both pedestrian and vehicular routes.

Program TR-16-I: The City may establish fees, assessment districts, reimbursement agreements or other mechanisms to either pay for or reimburse construction of roadways and roadway improvements and parking.

Program TR-16-J: New development shall provide adequate off-street parking spaces to accommodate parking demands generated by the use.

Program TR-16-K: When practical, parking lot and service drives of adjacent commercial uses shall be designed to connect and allow traffic to travel from one commercial use to an adjacent one without using public streets.

Program TR-16-L: During development of the preliminary City budget each year, the street superintendent shall present an improvement program for City streets.

GOAL TR-17: – Provide safe, convenient and attractive routes for pedestrian and bicyclists of all ages throughout Etna.

Program TR-17-A: Require new development to include sidewalks, trails, paths, or other pedestrian

routes, connecting to existing or proposed City improvements.

Program TR-17-B: The City may seek grants for pedestrian and bicycle improvements in established areas. These improvements shall be prioritized in the following order:

- a. Projects which increase safety for children traveling to and from school.
- b. Projects which remove barriers to handicapped individuals.
- c. Projects which increase overall convenience and safety for pedestrians and bicyclists.
- d. Projects which are primarily designed for recreation purposes.

Program TR-17-C: The City may require development projects to dedicate right of way and/or to construct pedestrian and bicycle facilities when such action is consistent with an adopted trail or bike plan.

GOAL TR-18: – Encourage and enhance public transit to and within Etna.

Program TR-18-A: The City shall encourage the use of public transportation and will promote the expansion of such services within the community.

Program TR-18-B: When appropriate, the City shall incorporate transit facilities such as bus turnouts and shelters into new and reconstructed roadways and private development.

NOISE ELEMENT

GOAL NS-19: – To protect the health and safety of the residents of the City by providing an environment free from excessive noise.

Program NS-19-A: Zone districts that permit noise sources that could affect adjacent residential use should contain standards that will reduce the affect of noise at the property line to acceptable standards.

One of the key elements in the evaluation of the City's success at implementing programs in the General Plan is the terminology of the programs themselves. When "shall" is applied to a program, it indicates an unequivocal directive. When words such as "should", "may" and "possibly" are used, they signify a less rigid directive to be applied in the absence of compelling considerations. Therefore, for the purpose of evaluating implementation of programs, only those programs that include the word "shall" have been considered.

Although the list is not all inclusive, it was determined that the following programs have been successfully implemented:

Land Use Element: LU-1-B, LU-1-C, LU-3-A, LU-3-B, LU-3-D, LU-4-E, LU-5-A, LU-5-B

Program NS-19-B: The impact of traffic noise on residential areas should be considered in land use planning decisions and noise reduced to the standards shown on **Table 33**. It is the responsibility of the applicant/developer to show through an acoustical analysis that the proposed project will meet these standards.

Program NS-19-D: New noise sensitive uses and new noise generating uses have the responsibility of meeting the standards in **Table 34**. For example, if a developer proposes an apartment next to existing industry, the apartment developer is responsible to provide mitigation to meet **Table 34** standards. Conversely, if a new industry is proposed near an existing apartment, the industrial developer would be responsible for providing noise mitigation to achieve compliance with **Table 34**.

Program NS-19-E: Noise reduction techniques may include but not be limited to sound insulation, dual pane windows, building orientation, setbacks, fencing and earth mounds.

Program NS-19-F: The City shall require a professionally prepared noise analysis when noise appears to be a development issue. It shall be the responsibility of the project applicant to show compliance with the standards of this Element.

Safety Element: SF-6-A, SF-6-B, SF-7-C, SF-9-C

Conservation Element: CO-11-B, CO-11-C, CO-12-A, CO-12-B, CO-12-C, CO-13-A, CO-13-B

Open Space Element: OS-14-D, OS-15-E

Transportation Element: TR-16-F, TR-16-J, TR-16-L, TR-17-A

Public Facilities Element: PF-10-F

(Please note: A number of the programs identified above as having been successfully implemented require ongoing implementation.)

Conversely, it has been determined that the following programs have either yet to be implemented or could be better implemented:

Safety Element: SF-6-D

Public Facilities Element: PF-10-A, PF-10-D

Open Space Element: OS-15-A, OS-15-B, OS-15-C

Housing Element: Discussed separately on forms prescribed by HCD; however, a number of programs that require amendments to the Zoning Ordinance have yet to be implemented.

It appears the City has successfully implemented a fair number of programs since adoption of the General Plan. Further, many of the programs not yet implemented directly relate to development activity and Zoning Code amendments. Those programs related to development have been particularly difficult for the City of Etna to implement due to the lack of developer interest since the burst of the housing bubble in 2007. Understandably, the City has also forgone updates of the Zoning Ordinance due to local and state budget limitations. Nevertheless, a city's zoning ordinance must be consistent with its general plan (Government Code §65860). Staff, therefore, recommends the City Council direct staff to prepare a list of the most important Zoning Code updates for Council consideration in 2012. This list would include those updates that are needed to comply with state housing law and which can be implemented in a cost-effective manner.

REGIONAL HOUSING NEEDS SUMMARY

Pursuant to Government Code Section 65584, the State Department of Housing and Community Development (HCD) developed a Regional Housing Needs Plan (RHNP) for Siskiyou County. The RHNP identified a need for 720 new residential units in Siskiyou County over a 7 ½ -year period (January 1, 2007 to June 30, 2014). The need for 720 units was shared and distributed amongst each of the communities in the County, with each community's share determined by its proportion of the County's total population. At the time of the allocation, the population of the City of Etna was approximately 1.7 percent of the County total. Thus, the City's share of regional housing needs was determined to be 12 units, or about 1.6 units per year over the 7½-year period. In an attempt to provide sufficient housing for all income levels in the City, HCD further divided these 12 units amongst the various economic groups identified in Table 2 below.

**TABLE 2
SUMMARY OF REGIONAL HOUSING NEEDS, 2007-2014**

Economic Group	Units Needed
Very Low Income	3
Low Income	2
Moderate Income	2

Economic Group	Units Needed
Above Moderate Income	5
TOTAL:	12

Source: Final Regional Housing Needs Plan, Siskiyou County, HCD, 2008.

As noted above, the City's share of regional housing needs for the 2007-2014 RHNP period is 12 units. However, given the current economic climate, there have only been two units constructed in the City over the past few years and none in 2011. Based upon estimates of improvement value as reported in the building permits, the Siskiyou County Assessor's assessed land values, and state income limits and affordability estimates for the years of construction, the two units added to the City's housing stock are considered affordable to those earning a moderate income. Therefore, the City has met 100 percent of its share of regional housing needs for moderate income-households and requires five lower-income and five above-moderate income units over the next four years to satisfy the remainder of its regional housing need allocation.

CONCLUSION

Since May 2004, when the General Plan was adopted, and March 2010, when the Housing Element was updated, the City has made notable progress toward implementing the General Plan. However, much work remains in order to implement a number of the programs contained in the Housing Element that relate to Zoning Code amendments.

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

Jurisdiction City of Elna
Reporting Period 1-Jan-11 - 31-Dec-11

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

1	Housing Development Information				Housing with Financial Assistance and/or Deed Restrictions			Housing without Financial Assistance or Deed Restrictions	
	2	3	4			5a	6		7
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	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	
There were no housing units constructed in 2011.									
(9) Total of Moderate and Above Moderate from Table A3	▲	▲	▲	▲	▲	▲			
(10) Total by income Table A/A3	▲	▲	0	0	0	0	0	0	0
(11) Total Extremely Low-income Units*						0			

* Note: These fields are voluntary

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

Jurisdiction City of Elna
Reporting Period 1-Jan-11 - 31-Dec-11

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 its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) Description of Activity Including Housing Element Program Reference
	Extremely Low Income*	Very Low Income	Low Income	Low Income		
(1) Rehabilitation Activity	0	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	0	
(5) Total Units by Income	0	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)

	Single Family					6. Total	7. Number of infill units*
	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes		
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	0	0	0	0	0	0	0

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
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Jurisdiction City of Ethna
Reporting Period 1-Jan-11 - 31-Dec-11

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Income Level	RHNA Allocation by Income Level	2007	2008	2009	2010	2011	2012	2013	2014	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8			
Very Low	Deed Restricted	0	0	0	0	0						3
	Non-deed restricted	0	0	0	0	0						
Low	Deed Restricted	0	0	0	0	0						2
	Non-deed restricted	0	0	0	0	0						
Moderate	Deed Restricted	1	0	0	0	0					1	0
	Non-deed restricted	0	0	1	0	0					1	
Above Moderate		0	0	0	0	0						5
Total RHNA by COG. Enter allocation number.												12
Total Units		1	0	0	0	0					2	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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Jurisdiction City of Etna
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Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
				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.
	Program HE 1.1.1: As developers inquire locally about potential residential development projects, they will be advised of the need for affordable housing in the City, especially in the form of multifamily housing.	Encourage housing suitable to a variety of income levels and household sizes and types	Ongoing	There were no developer inquiries in 2011 that would have initiated implementation of this program.
	Program HE.1.1.2: The City will encourage the development of affordable housing by maintaining low fee requirements. When fee increases are deemed necessary, lower fees will be maintained, whenever possible, for affordable housing projects.	Encourage housing suitable to a variety of income levels and household sizes and types	Ongoing	The City did not increase its fees in 2011.
	Program HE.1.1.3: Upon submittal of residential development plans, the City will encourage and support those plans which include lower income housing in areas appropriate to the needs and desires of the population it would serve. "Encourage and support" as used herein means: <ul style="list-style-type: none"> • Give priority to processing of affordable housing projects, taking them out of submittal sequence if necessary to receive an early hearing date; • Consider spreading development fee costs over a 3-5 year payment period to help reduce initial impact, at time of project review; • Provide density bonus or other concessions in accordance with Government Code § 65915; • Allow phasing of infrastructure whenever possible at time of project review; and • Any other action on the part of the City which will help to keep development costs to a minimum. 	Encourage housing suitable to a variety of income levels and household sizes and types	Ongoing	There were no residential development plans submitted in 2011 that would have initiated implementation of this program.

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(CCR Title 25 §6202)

Jurisdiction	City of Etna	Reporting Period	1-Jan-11 - 31-Dec-11
<p>Program HE.1.1.4: Pursuant to Government Code §65589.7, the City will develop specific procedures to grant priority sewer and water service to those residential developments that include units affordable to lower income households.</p>	<p>Encourage housing suitable to a variety of income levels and household sizes and types</p>	<p>Jan-11</p>	<p>The City of Etna experienced no development in 2011 and experiences very little development even during strong economic times. As a result, all connection requests are given high priority and are made without delay. Regardless, City staff are aware that connections for affordable housing are to be given high priority.</p>
<p>Program HE.1.1.5: To assist in the development of housing affordable for lower-income persons, the City will annually contact nonprofit housing sponsors and support or pursue funding applications.</p>	<p>Encourage housing suitable to a variety of income levels and household sizes and types</p>	<p>Annually</p>	<p>The City continues to work with Great Northern Corporation, a local non-profit, to apply for grant monies in support low-income housing.</p>
<p>Program HE.1.2.1: The City shall amend the Municipal Code 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. The City will also make information available about requesting reasonable accommodation with respect to zoning, land use, permit processing, fees or building codes.</p>	<p>Promote housing for persons with special needs.</p>	<p>Jan-11</p>	<p>Due to funding constraints during the 2010/2011 fiscal year the Municipal Code has not yet been amended. Nevertheless, the City does intend to update its zoning ordinance once funding permits.</p>
<p>Program HE.1.2.2: Pursuant to SB 2, the City will amend the Zoning Ordinance to include separate definitions of "supportive housing", "transitional housing" and "emergency shelters" consistent with Sections 50675.14, 50675.2 and 50801 of the California Health and Safety Code. The City will also amend the Zoning Ordinance to allow transitional and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone without undue special regulatory requirements. Further, the City will amend the Zoning Ordinance to allow emergency shelters by right (i.e., subject only to the same development and management standards that apply to other allowed uses) in the General Commercial (C-2) zone.</p>	<p>Promote housing for persons with special needs.</p>	<p>Jan-11</p>	<p>Due to funding constraints during the 2010/2011 fiscal year the Zoning Ordinance has not yet been amended. Nevertheless, the City does intend to update its zoning ordinance once funding permits.</p>

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(CCR Title 25 §6202)

Jurisdiction	City of Etna	Reporting Period	1-Jan-11 - 31-Dec-11			
<p>Program HE.1.2.3: In order to facilitate housing for extremely low-income persons, the City will amend the Zoning Ordinance to clarify the definition of single-room occupancy units, as well as describe specific development standards for these units.</p>		<p>Promote housing for persons with special needs.</p>		Jan-11	<p>Due to funding constraints during the 2010/2011 fiscal year the Zoning Ordinance has not yet been amended. Nevertheless, the City does intend to update its zoning ordinance once funding permits.</p>	
<p>Program HE.1.2.4: In order to help meet the needs of extremely low-income persons and households, the City will prioritize funding and/or offer financial incentives or regulatory concessions to encourage the development of single-room occupancy units and/or other units affordable to the extremely low-income, such as supportive and multifamily.</p>		<p>Promote housing for persons with special needs.</p>		Ongoing	<p>There were no SROs, supportive housing, or multifamily housing proposed in 2011 that would have initiated implementation of this program.</p>	
<p>Program HE.1.2.5: In order to help meet the needs of large families, the City will offer financial incentives and/or regulatory concessions for the development of multifamily housing that includes affordable four- and five-bedroom units.</p>		<p>Promote housing for persons with special needs.</p>		Ongoing	<p>There were no multifamily housing proposals during the prior year that would have initiated implementation of this program.</p>	
<p>Program HE.1.2.6: Continue to allow Group Care Facilities for six or fewer persons in all residential zones including single-family zones in compliance with Health and Safety Code Sections 1267.8, 1566.3, and 1568.08. Amend the Zoning Ordinance to allow group care facilities for more than six persons by conditional use permit in the Low Density Residential (R-1), Medium Density Residential (R-2), High Density Residential (R-3), Central Commercial (C-1) and General Commercial (C-2) zones. Also to ensure compliance with Health and Safety Code Sections 1267.8, 1566.3, and 1568.08, the amendment will clarify the definitions of "group residential" and "group care facility". The definition of group care facility must distinguish between facilities for six or fewer persons and for larger facilities for more than six persons. Facilities for six and fewer persons must not be treated differently than other by-right single-family housing uses and may not require them to obtain conditional use permits or variances that are not required of other family dwellings.</p>		<p>Promote housing for persons with special needs.</p>		Jan-11	<p>Due to funding constraints during the 2010/2011 fiscal year the Zoning Ordinance has not yet been amended. Nevertheless, the City does intend to update its zoning ordinance once funding permits.</p>	

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(CCR Title 25 §6202)

Jurisdiction	City of Etna	Reporting Period	1-Jan-11 - 31-Dec-11			
<p>Program HE.1.2.7: 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.</p>	<p>Promote housing for persons with special needs.</p>	<p>Jan-11</p>	<p>Due to funding constraints during the 2010/2011 fiscal year the Zoning Ordinance has not yet been amended. Nevertheless, the City does intend to update its zoning ordinance once funding permits.</p>			
<p>Program HE.1.3.1: Coinciding with the annual General Plan Progress Report, the City will update and review the inventory of vacant residential land in the City 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.</p>	<p>Provide adequate sites to meet the City's share of regional housing needs..</p>	<p>Annually</p>	<p>Because there has been no development since adoption of the Housing Element, there has been no need to revise the vacant land inventory.</p>			
<p>Program HE.2.1.1: Amend the Zoning Ordinance regarding the provisions of Section 65589.5(d) and (f) of the Government Code, noting that housing projects for extremely low-, very low-, low-, and moderate-income persons cannot be denied or conditioned resulting in making the project infeasible unless one of the findings of Section 65589(d)1-6 can be made.</p>	<p>Remove constraints to the development and availability of housing for all segments of the population.</p>	<p>Jan-11</p>	<p>Due to funding constraints during the 2010/2011 fiscal year the Zoning Ordinance has not yet been amended. Nevertheless, the City does intend to update its zoning ordinance once funding permits.</p>			
<p>Program HE.2.1.2: Prior to the end of 2010, adopt a "density bonus" ordinance consistent with Government Code Section 65915.</p>	<p>Remove constraints to the development and availability of housing for all segments of the population.</p>	<p>Jan-11</p>	<p>Due to funding constraints during the 2010/2011 fiscal year and a provision of Government Code 65915 that allows for density bonuses to be granted regardless of an adopted ordinance, the Zoning Ordinance has not yet been amended. Nevertheless, the City does intend to update its zoning ordinance once funding permits.</p>			
<p>Program HE.2.1.3: Continue to 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.</p>	<p>Remove constraints to the development and availability of housing for all segments of the population.</p>	<p>Biannually</p>	<p>The Zoning Ordinance was reviewed and determined not to pose a constraint to the development of affordable housing.</p>			
<p>Program HE.2.1.4: Monitor the conditional use permit process with regard to proposed multifamily developments to determine whether the process hinders the development of affordable housing. If it is determined that the process does deter development of affordable housing, the City will reconsider its position on requiring use permits for multifamily housing and take necessary steps</p>	<p>Remove constraints to the development and availability of housing for all segments of the population.</p>	<p>Jan-11</p>	<p>There were no multifamily housing projects proposed in the City in 2011.</p>			

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Jurisdiction	City of Etna	Reporting Period	1-Jan-11 - 31-Dec-11			
<p>Program HE.2.1.5: 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.</p>	<p>Remove constraints to the development and availability of housing for all segments of the population.</p>	<p>Jan-11</p>	<p>Due to funding constraints during the 2010/2011 fiscal year the Zoning Ordinance has not yet been amended. Nevertheless, the City does intend to update its zoning ordinance once funding permits.</p>			
<p>Program HE.2.1.6: Where applicable, amend the Zoning Ordinance to require a single parking space for one bedroom units in multifamily housing developments.</p>	<p>Remove constraints to the development and availability of housing for all segments of the population.</p>	<p>Jan-11</p>	<p>Due to funding constraints during the 2010/2011 fiscal year the Zoning Ordinance has not yet been amended. Nevertheless, the City does intend to update its zoning ordinance once funding permits.</p>			
<p>Program HE.2.1.7: Amend the Zoning Ordinance to allow senior care facilities in the Medium Density Residential (R-2), High Density Residential (R-3), Mobile Home Residential (M-H), Central Commercial (C-1) and General Commercial (C-2) districts with a use permit similar to multifamily housing.</p>	<p>Remove constraints to the development and availability of housing for all segments of the population.</p>	<p>Jan-11</p>	<p>Due to funding constraints during the 2010/2011 fiscal year the Zoning Ordinance has not yet been amended. Nevertheless, the City does intend to update its zoning ordinance once funding permits.</p>			
<p>Program HE.2.1.8: Amend the Zoning Ordinance to require 2,000 square feet per dwelling unit in order to clarify that 20 units per acre are permitted in the High Density Residential (R-3) district.</p>	<p>Remove constraints to the development and availability of housing for all segments of the population.</p>	<p>Jan-11</p>	<p>Due to funding constraints during the 2010/2011 fiscal year the Zoning Ordinance has not yet been amended. Nevertheless, the City does intend to update its zoning ordinance once funding permits.</p>			
<p>Program HE.3.1.1: Continue to inform residents of their rights under fair housing law by posting and maintaining notices at City Hall, the Police Department, and the Etna Branch Library regarding the availability of a fair housing information and referral contact at City Hall. The notice will include the name and phone number of the contact person within the City of Etna (i.e., the City Clerk) and any other information deemed relevant by the City Council.</p>	<p>Prevent housing discrimination based on age, race, color, national origin, religion, gender, family status or disability.</p>	<p>Ongoing</p>	<p>This program has been successfully implemented.</p>			
<p>Program HE.3.1.2: Refer known incidents of discrimination in the sale or rental of housing and lending practices to the Siskiyou County District Attorney and the Office of Fair Housing and Equal Opportunity at the U.S. Department of Housing and Urban Development for action.</p>	<p>Prevent housing discrimination based on age, race, color, national origin, religion, gender, family status or disability.</p>	<p>Ongoing</p>	<p>The City received no reports of discrimination in 2011 that would have initiated implementation of this program.</p>			

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Jurisdiction City of Etna
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<p>Program HE.4.1.1: With a goal of assisting seven households over the next five years, the City will strive to preserve low- and moderate-income housing through implementation of the Housing Rehabilitation Program.</p>	<p>Initiate all reasonable efforts to preserve, conserve and enhance the quality of existing dwelling units and residential neighborhoods to ensure full utilization of the City's existing housing resources for as long as physically and economically feasible.</p>	<p>2009-2014</p>	<p>There were two units rehabilitated through the Housing Rehabilitation Program in 2011.</p>
<p>Program HE.4.1.2: Rehabilitation, energy conservation and weatherization program information for existing housing will be disseminated by publicizing these programs through handouts available at public locations, as well as through the City newsletter.</p>	<p>Initiate all reasonable efforts to preserve, conserve and enhance the quality of existing dwelling units and residential neighborhoods to ensure full utilization of the City's existing housing resources for as long as physically and economically feasible.</p>	<p>Posting continuous, newsletter twice per year</p>	<p>This program has been successfully implemented.</p>
<p>Program HE.4.1.3: In order to reduce energy consumption in the City, units being rehabilitated with CDBG funds will be required to include energy conservation features, such as dual pane windows, insulation, caulking and weather stripping.</p>	<p>Initiate all reasonable efforts to preserve, conserve and enhance the quality of existing dwelling units and residential neighborhoods to ensure full utilization of the City's existing housing resources for as long as physically and economically feasible.</p>	<p>Whenever units are rehabilitated using CDBG funds</p>	<p>All rehabilitation projects that utilize CDBG funds are required to include energy conservation features.</p>
<p>Program HE.4.1.4: As a means of maintaining safe and decent housing, as well as respond to complaints and obvious code violations, the City will develop and implement a code enforcement program as soon as funding becomes available.</p>	<p>Initiate all reasonable efforts to preserve, conserve and enhance the quality of existing dwelling units and residential neighborhoods to ensure full utilization of the City's existing housing resources for as long as physically and economically feasible.</p>	<p>As funding becomes available; continuous upon complaint or other evidence of a hazard</p>	<p>The City has been unable to hire a code enforcement officer due to a lack of adequate funding. However, implementation of this program remains a high priority for the City.</p>
<p>Program HE.4.1.5: The removal of dilapidated housing will be encouraged, using CDBG funds where possible, to off-set the cost of replacement housing.</p>	<p>Initiate all reasonable efforts to preserve, conserve and enhance the quality of existing dwelling units and residential neighborhoods to ensure full utilization of the City's existing housing resources for as long as physically and economically feasible.</p>	<p>Ongoing</p>	<p>There were no proposals to remove dilapidated housing in 2011 that would have initiated implementation of this program.</p>

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Jurisdiction	City of Etna	Reporting Period	1-Jan-11 - 31-Dec-11
<p>Program HE.4.1.6: In order to determine current housing rehabilitation and replacement needs, the City shall apply for CDBG funding and complete a housing conditions survey prior to the next Housing Element update.</p>	<p>Initiate all reasonable efforts to preserve, conserve and enhance the quality of existing dwelling units and residential neighborhoods to ensure full utilization of the City's existing housing resources for as long as physically and economically feasible.</p>	<p>Apply for grant funding prior to 01/2012 and complete housing conditions survey prior to 06/2014</p>	<p>The City has not yet applied for funding to update its housing conditions survey.</p>
<p>Program HE.4.2.1: The City will consider adoption of a Mills Act Historical Property Contract Program in order to encourage the preservation of historic residential structures in the City.</p>	<p>Preserve the City's historical and cultural heritage through preservation and innovative reuse of historical structures.</p>	<p>Jan-11</p>	<p>Given the loss of tax revenue associated with the Mills Act Historical Property Contract Program, the City is unable to adopt such a program at this time.</p>
<p>Program HE.4.2.2: The City will encourage owners of historic residential structures to nominate their dwelling for inclusion in the National Register of Historic Places, as well as assist in the application procedures for the inclusion of structures on the National Register. Provide annual City recognition of well-done rehabilitated historic dwellings.</p>	<p>Preserve the City's historical and cultural heritage through preservation and innovative reuse of historical structures.</p>	<p>Ongoing</p>	<p>No owners of historic residential structures applied for inclusion on the historic register in 2011, nor were any historic structures proposed for rehabilitation.</p>
<p>Program HE.4.2.3: The City will encourage the innovative reuse of historical structures through the Conditional Use Permit process, allowing those uses that help to preserve the structure without negatively impacting existing neighborhoods.</p>	<p>Preserve the City's historical and cultural heritage through preservation and innovative reuse of historical structures.</p>	<p>Upon submittal of appropriate applications</p>	<p>No conditional use permits were requested in 2011 for properties containing historic structures.</p>
<p>Program HE.5.1.1: In order to ensure consistency with the City's General Plan and adopted long-term goals, policies and objectives for housing and related development, the City shall coordinate with Siskiyou County to address development being proposed within the City's sphere of influence.</p>	<p>Ensure that residential development proposed in the City and its sphere of influence is consistent with City goals, policies and programs and does not adversely impact the City's ability to provide services.</p>	<p>Continuous</p>	<p>There was no development proposed in the City's sphere of influence in 2011 that would have initiated implementation of this program.</p>

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<p>Program HE.5.1.2: The City will petition owners of property proposing residential subdivisions in the City's sphere of influence, as well as the Siskiyou County Planning Commission, Board of Supervisors and Local Agency Formation Commission, to annex these properties into the City prior to development.</p>	<p>Ensure that residential development proposed in the City and its sphere of influence is consistent with City goals, policies and programs and does not adversely impact the City's ability to provide services.</p>	<p>Continuous</p>	<p>There were no subdivisions proposed within the City's sphere of influence in 2011 that would have initiated implementation of this program.</p>

General Comments:

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on Housing Element Implementation
(CCR Title 25 Section 6202)
Explanation to TABLE A

No housing was constructed in the City of Etna in 2011.