City of Gonzales

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Jose G. Lopez
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René L. Mendez
City Manager

HOUSING POLICY
DEVELOPMENT, HCD

FEB 7 2011

February 2, 2011

HCD – Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

RE: HOUSING ELEMENT ANNUAL PROGRESS REPORT – CALENDAR YEAR 2010

Please find attached to this correspondence a copy of the annual report for calendar year 2010 reporting on the status and progress in implementing the City of Gonzales Housing Element, which was adopted in June 2009.

Please contact me at the address printed above should you have any comments or questions regarding the information that has been provided.

Sincerely,

Thomas Truszkowski
Community Development Director

Attachment (1)

cc: 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 City of Gonzales PO Box 647 Gonzales CA

Reporting Period 01/01/2010 - 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 See Instructions	Deed Restricted Units See Instructions	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					
no housing construction of any kind in 2010											
(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

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	No housing rehabilitation in 2010
(2) Preservation of Units At-Risk				0	No units at risk in 2010
(3) Acquisition of Units				0	No units acquired in 2010
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

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

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2007	2008	2009	2010						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	154	0		0	0							142
	Non-deed restricted		0	12	0	0						12	
Low	Deed Restricted	116	0		0	0							104
	Non-deed restricted		0	12	0	0						12	
Moderate	Deed Restricted	131	0		0	0							131
	Non-deed restricted		0		0	0							
Above Moderate		288	0	1	0	0						1	287
Total RHNA by COG. Enter allocation number:		689	0	25	0	0						25	664
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

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

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
HE-1.1.1 Housing for All Income Levels within 2010 General Plan Growth Area	Require future development projects to prepare a Specific Plan to include housing for all income levels.	Prior to adoption of each Specific Plan.	No development projects have been filed and no Specific Plans have been completed.
HE-1.1.2 Housing for All Income Levels within 1996 General Plan Growth Area	Require new subdivisions to provide housing for all income levels in proportion similar to recently approved projects within the 1996 General Plan area.	Prior to or at approval of new development plans in the 1996 General Plan area.	The City is currently processing a Planned Unit Development project. Project conditions of approval require that 20% of the dwelling units be priced afordable to moderatre and below income categories.
HE -1.1.3 In-fill Development	Coordinate with the Housing Agency of Monterey County to redevelop small sites in the City under their ownership, and work with private property owners that have expressed interest in developing their property.	On-going	The City and the Housing Agency of Monterey County submitted an unsuccessful CDBG application for this program. Additional grant opportunities will be pursued when available.
HE-1.1.4 Coordination with Service Providers	Forward the certified Housing Element to public utilities and the local school district.	Following Element certification by HCD.	The certified element has been sent to the Gonzales Unified School District. The City has not yet sent the certified element to the utility service providers. They will receive a certified element following adoption of the 2010 General Plan update.
HE-1.1.5 Priority Service to Affordable Housing	Adopt ordinance to establish procedures to grant priority service to housing with units affordable to lower income households.	Within 1 year of Element certification by HCD.	Not completed. However, there are no service limitations at present. Can best be acomplished once 2010 General Plan is adopted, and when new plans for service are developed.
HE-1.1.6 Additional Housing Sites	Adopt 2010 General Plan and related master plans. Apply to LAFCo for SOI Amendment and Annexation.	Fiscal Year 2011/2012	2010 General Plan update approved by the City Council on 01/18/2011.
HE-2.1.1 Incentives for Affordable Housing	Provide incentives that encourage affordable housing production.	On-going	No affordable housing proposals have been submitted.

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HE-2.1.2 Encourage Non-Profit Developers	Encourage the participation of non-profit housing providers in the Gonzales housing market.	On-going	The City is currently processing a PUD. Project conditions require that 20% of the dwelling units be priced afordable to moderatre and below income categories. Developer will likely work with local non-profit on multi-family housing complex.
HE-2.1.3 Inovative Housing Design	Use innovative design to increase the number of affordable housing units.	On-going	The City is currently processing a PUD. Project conditions require that 20% of the dwelling units be priced afordable to moderatre and below income categories. Smaller lots being allowed as incentive to developer.
HE-2.1.4 Housing above Commercial Uses	Work with housing providers to encourage projects incorporatinf affordable units above commercial uses.	On-going	City zoning regulations permit housing above commercial uses. General Plan includes policies in support of mixed use.
HE-3.1.1 Assistance for Extremely Low Income Residents	Create an incentive program that would establish subsidies targeted to extremely low income households.	Within 3-years of Element certification by HCD.	City will continue to apply for grant assistance from HCD through CDBG, HOME and CalHome. Recent applications have not been successful. There are likely no City resources to pay for subsidies; state and federal assistance will be needed.
HE-3.1.2 State and Federal Assistance	Utilize grants as they are available to assist with special housing needs.	On-going	City regularily applies for grants.
HE-3.1.3 Information on Emergency Shelters	Provide information at City Hall for persons in need of emergency shelter.	On-going	Completed, but updates needed.
HE-3.1.4 Universal Design	Promote the use of universal design in new housing to better accommodate persons with disabilities and the elderly.	On-going	No new housing constructed.
HE-3.1.5 Large Units	New Multi-Family projects to have 35% of units with three or more bedrooms.	On-going	No new multi-family housing units constructed.
HE-3.1.7 Senior Housing	New Specific Plans prepared to implement the 2010 General Plan are required to address senior housing needs.	On-going	No Specific Plans are being prepared, but they must be consistent with the General Plan which includes the Housing Element.
HE-3.1.6 Reasonable Accomodation	Amend Municipal Code to included procedure for persons with disabilities to seek equal access to housing.	FY 10/11	Not yet completed.
HE-3.1.8 Housing for Female Headed Households	New Specific Plans prepared to implement the 2010 General Plan are required to address the housing needs of female headed households.	On-going	No Specific Plans are being prepared, but they must be consistent with the General Plan which includes the Housing Element.

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HE-3.1.9 Farmworker Housing	Work with the Housing Authority of Monterey County & non-profits to obtain funding for farmworker housing.	On-going	The City may apply for Joe Serna Jr. Farmworker Housing program funds if they become available and if a suitable housing project is proposed.
HE-4.1.1 Housing Rehabilitation	Apply for grant funding to assist lower-income homeowners and renters in the maintenance and rehab of their properties.	Within 3-years of Elerment certification by HCD.	The City regualrly applies for grants for the maintenance and rehabilitation of housing units, and will continue to do so when funding is available.
HE-4.1.2 Housing Maintenance	Update, strengthen and enforce city ordinances for the maintenance of multi-family housing.	Within 3-years of Element certification by HCD.	The City adopted an ordinance in early 2010 rquiring an annual multi-family housing inspection program.
HE-4.1.3 Housing Conditions Survey	Maintain a current inventory of all substandard housing units in the planning area.	Every five (5) years.	The City will apply for a PTA grant at next opportunity to update housing conditions survey.
HE-5.1.1 Neighborhood Design Guidelines	Adopt design guidelines to promote a diverse range of housing types and affordability levels within new neighborhoods.	Following the adotpion of Gonzales 2010 General Plan Update.	The City Council has adopted these guidelines by resolution. The City will review and determine if anything else is needed. May need to await improved budget conditions, especially if contract architectural assistance is needed.
HE-5.2.1 Conserve Natural Resources	Update the General Plan with new policies and programs to minimize housing impacts on the environment.	With adoption of Gonzales 2010 General Plan Update.	Gonzales 2010 General Plan was adopted on 01/18/2011.
HE-5.3.1 Housing Preservation	Promote the preservation and rehabilitation of older homes and affordable homes at risk of conversion.	On-going	Architectural review authority is currently available in City codes. The City cannot prevent demolitions under current regulations.
HE-6.1.1 Coordination with Local Fair Housing Advocates	Promote public eductation and awareness of lower income housing needs, fair housing and consumer protection.	On-going	Currently being done.
HE- 7.1.1 Permit Multi-Family Housing By Right in R-2 zone	Amend the zoning ordinance to permit multi-family housing by right in the R-2 Zone subject to a site plan permit.	Within 1-year of Element certification by HCD.	Completed. The City Council adopted ordinance 2010-67 making the required zoning amendment.
HE-7.1.2 Permit SRO By Right in MU zone	Amend the zoning ordinance to permit SRO's by right in the MU Zone subject to a site plan permit.	Within 1-year of Element certification bt HCD.	Completed. The City Council adopted ordinance 2010-67 making the required zoning amendment.
HE-7.1.3 Emergency Shelters	Amend the zoning ordinance to permit emergency shelters by right in at leastone zoning district within the City.	Within 1-year of Element certification by HCD.	Completed. The City Council adopted ordinance 2010-67 making the required zoning amendment.

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HE-7.1.4 Transitional and Supportive Housing	Amend the zoning ordinance to permit supportive and transitional houisng in all resdiential zones subject only to normal restrictions.	Fiscal Year 2010-2011	Completed. The City Council adopted ordinance 2010-67 making the required zoning amendment.
HE-8.1.1 Homelessness Census	Participate in the annual census of homeless persons with the Coalition of Homeless Service Providers.	Annually	As funds allow, and when requested, City will participate.
HE 8.1.2 Annual Progress Report	Submit the annual report on the progress of achieving the objectives of the Housing Element to HCD.	Annually	Will be completed annually.
HE-9.1.1 Support of PG&E Programs	Support PG&E energy audits, weatherization programs and similar energy conservation efforts.	On-going	The City's Building official is continuously working on these programs.
HE-9.1.2 Property Transfer Inspections	Consider adoption of a property inspection ordinance to require dwellings to meet current energy conservation regulations when sold.	January 2010	Completed. The City Council considered transfer inspections for single-family dwellings at same time it considered annual inspections for multi-family dwellings. The Council decided not to impose upgrade costs on property owners.
HE-9.2.1 California Green Building Standards	Adopt the California Green Building Standards Code.	Prior to January 2010	Completed.
HE-9.3.1 Public Information	Provide bi-lingual information promoting energy and water use conservation at City Hall.	On-going	Completed.
HE-9.4.1 Water Conservation	Promote ways to reduce monthly home water bills.	On-going	The City currently does this and will undertake retrofitting with low-flow fixtures when resources, or grant funds allow
HE-9.5.1 Design Guidelines	Adopt neighborhood design guidelines for compact, pedestrian-friendly neighborhoods.	Following the adoptions of the Gonzales 2010 General Plan Update.	The City Council has adopted these guidelines by resolution. The City will review and determine if anything else is needed. May need to await improved budget conditions, especially if contract architectural assistance is needed.