



City of
Gridley

685 Kentucky Street

Gridley, CA 95948

October 22, 2013

Ms. Melinda Coy
California Department of
Housing and Community Development
2020 West El Camino Avenue
Sacramento, CA 95833

Re: City of Gridley
Housing Element Annual Reports
CY 2011 & 2012

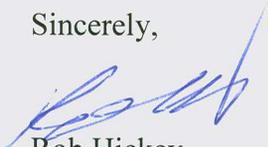
Dear Melinda:

The City of Gridley has completed the annual reports for the calendar years of 2011 and 2012 that describe the progress we have made implementing the adopted and certified 2009-2014 Housing Element.

The annual reports were presented to the City Planning Commission on October 15, 2013 followed by the City Council on October 21, 2013.

Please call me at (530) 846-5695 should you have any questions or wish to discuss this report.

Sincerely,



Rob Hickey
City Administrator

City of Gridley, California
ANNUAL ELEMENT PROGRESS REPORT - 2011
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction City of Gridley, California
Reporting Period 1/1/2011 - 12/31/2011

Table A

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

Housing Development Information						Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions			
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
010-370-037	SF	O		√			1	n/a			
010-370-038	SF	O		√			1	n/a			
010-370-040	SF	O		√			1	n/a			
010-370-041	SF	O	√				1	n/a			
(9) Total of Moderate and Above Moderate from Table A3			▶	▶	0	0	0				
(10) Total by income Table A/A3			▶	▶	0	0	4	n/a			
(11) Total Extremely Low-Income Units*			None								

* Note: These fields are voluntary

Note: The units were granted a certificate of occupancy in 2012 therefore considered whole units constructed for reporting.

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

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	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.		2010	2011	2012	2013	2014						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			
Extremely Low		60											
Very Low	Deed Restricted	31	0	1								1	30
	Non-deed restricted												
Low	Deed Restricted	17		3								3	14
	Non-deed restricted												
Moderate	Deed Restricted	182											182
	Non-deed restricted												
Above Moderate													
Total RHNA by COG. Enter allocation number:		230		4								4	226
Total Units ▶▶▶													
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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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 indentified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation

Housing Quality			
HE-1.1: The City will maintain and enforce development standards and building standards that provide housing and safe neighborhoods for housing all income levels	<ul style="list-style-type: none"> a. Inspect buildings for Health and Safety violations ensuring that violations will be corrected and the structures rehabilitated to current codes and standards. b. Develop informational brochures for distribution to residents. c. Maintain a code violations database and notice property owners of violations. d. Resolve code violations. 	Ongoing	<ul style="list-style-type: none"> a. The City continues to perform housing inspections as part of its regular code enforcement activities. b. Brochures are in the process of being developed and information is distributed on the City website. c. Code enforcement is maintaining data and continues to notice property owners of violations. The City works very hard to help homeowners bring their property into conformity. d. Code violations are being brought into conformity. The City continues to work with absentee owners to bring the propert(ies) into compliance.
HE-1.2: The City will encourage the development and redevelopment of neighborhoods that include a variety of housing types and sizes.	<ul style="list-style-type: none"> a. Conduct a housing survey to update the 2006 Housing Conditions Survey. b. Analyze the results of the survey, prioritize, and apply for funding for housing rehabilitation. c. Update City's knowledge of local housing conditions. 	Target 2011	<ul style="list-style-type: none"> a. In 2010, the city conducted a visual survey of housing units. This program has been ongoing in 2011. b. In 2010, the City found that 64% of the housing surveyed, both by the 2006 survey along with the visual survey conducted in 2010. The City continues to work with property

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			owners to upgrade their housing for owner occupied and absentee ownership. c. The City continues to inventory the existing conditions of housing. Various funding opportunities are being identified for the program.
HE-1.3: The City will encourage the maintenance of existing housing to prevent deterioration and promote dwelling lifespan.	a. Coordinate with the Consolidated Housing Authority of Sutter County to continue the Gridley Housing Rehabilitation Program providing financial assistance to owner and renter lower income households for housing rehabilitation. b. Develop a brochure for distribution describing the Gridley Housing Rehabilitation Program. c. Provide financial assistance to 30 owner and renter lower-income households for housing rehabilitations during this planning cycle.	Ongoing	a. This is an ongoing project to capture funding for housing rehabilitation. b. A brochure is in the process of development. c. The City continues to look for funding opportunities for homeowners for its rehabilitation program. There is concern these funds may not be as available due to the economic downturn.
Housing Quantity – To facilitate the preservation and construction of housing to meet the needs of Gridley residents, including all household types and incomes.			
HE-2.1: The City will encourage infill development, through reduced or delayed payment of impact fees, priority in entitlement review, or other	a. Prepare and maintain information on vacant infill properties for builders and developers. b. City staff to survey builders, developers, and experts in real estate to determine the type of information that would be most helpful in making	Target 2011	a. The City created a database of vacant residential sites for the previous Housing Element. Staff continues to add to the database. b. This is ongoing and the City

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methods.	property investment decisions. c. Facilitate infill development.		believes networking with local builders and developers will help the City target expenditures in the most viable proposals. c. The City continues to support infill development.
HE-2.2: The City will encourage the construction of second units within existing and proposed residential lots.	a. Develop a range of incentives to encourage development of vacant and under-utilized properties in and near downtown Gridley. b. The City will survey builders and developers to determine which incentives would be most effective in inducing infill housing development. c. The City will collect and analyze relevant programs from other cities and counties that have had successful infill development. d. Facilitate infill development.	After General Plan adoption Target 2010	a. The City has not completed this objective. The economic downturn has impacted financial incentive programs. In 2010, the City continued general outreach to the development community to elicit ideas from them. b. City staff informally contacted interested builders and developers for ideas to incentivize infill development. c. This is an on-going effort. The City continues to look for ways to facilitate infill housing.
HE-2.3: The City will encourage compact development, the use of drainage swales for stormwater conveyance, multi-use public facilities and lands, and other planning and design strategies to reduce the cost of infrastructure to serve new housing.	a. The City will provide educational materials regarding second units to those seeking building permits and those wishing to subdivide residential property. b. The City will conduct a nexus fee study and impact fee update. Fees will be analyzed to ensure public service costs are represented and support low second unit fee costs. c. Encourage production of a least 10 second units in	After General Plan adoption Target 2010 for drafting a Nexus Fee Study	a. Ongoing. City staff will continue to work on providing informational materials placed at the public counter and on the website. b. The City conducted a nexus fee study and found that some of the recommendations to increase fees would be onerous at this time to implement due to the current economic downturn. The City wished

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	this housing element planning horizon.		to continue to keep fees as low as possible to encourage the continuation of construction in the City. c. The City continues to encourage second units and believes it can reach this goal in this planning horizon.
HE-2.4: The City will encourage infill development in meeting the housing needs required by expanding populations.	a. Consider incentives to induce rehabilitation of existing multi-family housing, the addition of bedrooms to existing residential homes and conversion of existing non-residential buildings. b. Encourage the development of larger homes accommodating more than 2 bedrooms. c. The City will consult with local housing authorities regarding grant applications to rehabilitate housing. d. The City will consider collaborative development of a revolving loan program through a local housing authority, other public programs or the redevelopment agency. e. Facilitate production of 3 larger rental units per year following the City Council's approved program implementation.	18 months after General Plan adoption for review 20 months after General Plan adoption for action	a. The City continues to look at viable incentives supporting living area additions providing more bedrooms in existing homes. The City has found due to the economic downturn, additions have slowed. b. The City has been encouraging larger additions to existing homes when applications are submitted to the City Building Department. c. The City continues to have open dialog with local housing authorities regarding grant applications available. d. This objective continues to be monitored and the City supports larger rental units that meet existing codes. These efforts have been underway after the adoption of this Housing Element. The City continues to try to meet this policy.

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<p>HE-2.5: Infill and new growth housing incentives should be designed to achieve not only the City's housing goals, but also economic, social, and environmental goals of the City through programs identified in the 2030 General Plan.</p>	<p>a. Coordinate and review opportunities for infill and new growth development potential to meet the City's housing goals.</p> <p>b. Rezone properties that would accommodate development of 18 moderate-income units, 17 low-income units, 31 very low-income units, and 60 extremely low-income units.</p>	<p>Within 12 months of Housing Element Adoption submit to LAFCO proposed pre-zoning;</p> <p>Within 18 months of Housing Element Adoption, accept annexation and development application request; rezone at least 5.4 acres of property within the City limits by December 30, 2012.</p>	<p>a. The City continues to coordinate and review opportunities for infill and new construction in looking forward to meeting the RHNA housing obligations.</p> <p>b. The City has not met the planned property rezone to meet the RHNA housing numbers. The City continues to look at alternatives for developing sites that could be more successful; eg. Closer to facilities and transit opportunities.</p>

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HE-2.6: The City will support planning and zoning changes to improve land use compatibility, safe multi-modal connections, location, and quality of housing in the southeastern portion of the City near Highway 99.	a. Review the zoning code to ensure that it is not in conflict with the General Plan. Update the City's documents as necessary to encourage mixed use development with housing to meet all income levels.	Ongoing	a. The City has continued its efforts to amend the Gridley Municipal Code. There are significant efforts to do a comprehensive code amendment to bring the existing code into compliance with the 2030 General Plan.
HE-2.7: The City will maintain adequate sites with appropriate zoning, development standards, access to public infrastructure and facilities needed to facilitate a variety of types of housing for the needs of all income levels and special needs groups, including rental housing, factory built or manufactured housing, mobile home, emergency shelters, and transitional housing.	a. Identify land available for rezoning and inclusion into the city limits to meet RHNA income housing numbers. b. Rezone property that would accommodate development of the required housing based on very low, low, and moderate income strata.	Ongoing Refer to HE-2.5 above	a. The City identified lands that could be rezoned and annexed into the City. Due to the housing market slump, these sites do not appear as viable as they were at the time of the General Plan adoption. b. The City is reviewing and considering properties within the City boundary and within its SOI to rezone that would accommodate the RHNA housing requirements. This is ongoing at this time.

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Code Consistency and Updates – *To reduce and remove constraints to development and redevelopment of housing.*

<p>HE-3.1: The City shall maintain a zoning ordinance, Municipal Code, and development review process that is free of constraints for development of housing to achieve the City's regional share of estimated future housing needs for all housing types and incomes.</p>	<p>a. The City shall review the zoning ordinance on an ongoing basis to determine its effectiveness in achieving the goals to the General Plan and its compliance with State Laws.</p> <p>b. The City shall review the Housing Element on an annual basis to determine its effectiveness.</p> <p>c. The City will amend the zoning code to allow emergency shelters in the PQP and M-1 zones by right without the need for a conditional use permit or other discretionary action.</p> <p>d. The City will amend the zoning code to define and allow transitional and supportive housing in all residential zones subject to the same development standards as would apply to a residential structure for the same housing type.</p> <p>e. The City will amend the zoning code to define and allow agricultural employee housing as a permitted use within the Agricultural Residential district.</p> <p>f. The City will continue to use weekly project management meeting to facilitate development proposals.</p>	<p>Within 12 months of the Housing Element adoption.</p>	<p>a. The City has accomplished this objective and continues to find ways to improve the codes, create accessibility to a seamless development process. The City has experienced a reduction in applications to build due to the economic downturn. Staff continues to look at ways to remove development barriers related to the Gridley Municipal Code.</p> <p>b. The City has submitted its first annual report to the State of California Housing and Community Development in 2010 marking its continued review of the plan and trying to meet the goals and policies outlined within the Housing Element. This update reflects work done within the 2011 year.</p> <p>c. Title 17 of the Gridley Municipal Code was amended to allow emergency shelters in the PQP and ;M-1 zones by right. The code was amended to allow such shelters for a period of 6 months by right. This</p>
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			<p>was implemented by the City Council adopting Ordinance 797 in 2011.</p> <p>d. Title 17 of the Gridley Municipal Code was amended to define transitional and supportive housing adopted by the City Council in 2011, Ordinance 797.</p> <p>e. Title 17 of the Gridley Municipal Code was amended to allow agricultural employee housing by right in the Agricultural Residential zoning District. This was implemented by the City Council adopting Ordinance 797 in 2011.</p> <p>f. The City has been successful in implementing this ongoing program. The weekly meetings play an important part in the application process to facilitate seamless building and planning entitlement application processes.</p>

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Affordable Housing – To promote development and redevelopment of affordable housing.

<p>HE-4.1: The City will promote the preservation of subsidized affordable housing developments.</p>	<p>a. The City will preserve affordable rental housing by coordinating with Butte County Housing Authority, CHIPS, and Consolidated Area Housing Authority of Sutter County and other non-profit affordable housing organizations and others to maintain the affordability status of affordable housing units in Gridley.</p> <p>b. The City will contact property owners at least one year in advance of the date where properties could convert to market rate.</p> <p>c. Preservation of affordable rental housing units.</p>	<p>Ongoing through 2014.</p>	<p>a. The City has not been able to develop a specific program to implement preservation of affordable housing. However, significant efforts have been successful to funnel funds to CDBG housing for two housing projects—The Oaks and Gridley Springs which have undergone rehabilitation and stayed as affordable housing.</p> <p>b. The City is committed to maintain the existing affordable housing developments and has put in place the practice of contacting property owners one year in advance of the units being eligible to be market rate housing.</p> <p>c. The City continues to implement its policy to preserve existing affordable housing units and to look for opportunities to increase the number of units in the City.</p>
<p>HE-4.2: The City and Redevelopment Agency will require replacement housing per state law (or relocation of</p>	<p>a. The City will contact sources of self-help housing such as Community Housing Improvement Program (CHIP), the Housing Authority, and Habitat for Humanity. The City will consider fee reductions and</p>	<p>Ongoing through 2014</p>	<p>a. The City was successful in 2010 to support the 13-units Locust Estates subdivision that was developed via CHIPS sweat equity program. The</p>

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displaced residents) within the Redevelopment Project Area for subsidized housing proposed for demolition.	development impact fee payment delays. b. Facilitate five new self-help housing units within the City by 2014.		City will continue supporting these programs and look for ways to streamline the development process. b. The City accomplished this objective by the Locust Estates subdivision that was approved and constructed.
HE-4.3: Seek and support housing needs of special groups such as seniors, handicapped persons, farm workers, those in need of temporary shelter, single-parent families, and large families.	a. Coordinate with the Consolidated Area Housing Authority of Sutter County to administer a First Time Homebuyer Program. b. Support first time homebuyers.	Ongoing	a. This objective has not yet been successful due to significant budget shortfalls resulting from the recent economic downturn. b. The City is committed to doing what it can to support first time homebuyers where it is feasible.
HE-4.4: Assist in the development of housing affordable to extremely low, very-low, and low-income households through financial and/or technical assistance to affordable housing developers.	a. The City will consult with local housing authorities and non-profits regarding financing programs; mortgage credit and bond financing as feasible to provide assistance to lower- and moderate-income homebuyers and first-time homebuyers. b. Advertise affordability financing availability through brochures, newsletters, the City website and other media. c. Increase financing options for affordable housing projects.	Within 12 months of the Housing Element adoption; present City Council with a status report of inter-agency discussions.	a. The City continues its conversation with entities to provide opportunities to finance affordable residential projects. b. The City has not advertised financing for affordable housing. The budget constraints of various programs at this time of economic constraints. c. The City has not extended a comprehensive financing package for affordable housing, though it has supported the rehabilitation of low

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		Ongoing through 2014.	income housing projects. The City will continue to find ways to enhance its ability to provide such services. Staff has taken these discussions to the City Council for direction as well.
HE-4.5: The City should proactively identify and apply for funding to expand affordable local housing opportunities.	<p>a. The City will help to pursue funding opportunities for affordable housing projects with the Consolidated Area Housing Authority of Sutter County and the Butte County Housing Authority.</p> <p>b. A City representative will meet annually and additionally during the year with representatives to determine their interest in and plans for constructing affordable housing in Gridley.</p> <p>c. The City will consult with the State Department of Housing and Community Development for assistance in identifying the most appropriate state and/or federal funding sources for affordable housing most needed in Gridley.</p> <p>d. The city will assist in the development of farm worker housing by partnering with other agencies and nonprofits to maintain, improve, or construct new housing in the Gridley General Plan Study Area.</p> <p>e. The City will adopt a density bonus ordinance providing concessions dependent upon the number of affordable units .</p>	<p>Meet annually or more frequently as appropriate.</p> <p>Contact agencies by 2010.</p> <p>Ongoing through 2014.</p>	<p>a. The City has not taken an active roll as yet to pursue funding opportunities with the Sutter and Butte County Housing Authorites.</p> <p>b. Staff have not met annually as yet for planning new affordable housing developments in the Ctiy.</p> <p>c. The City has an ongoing process to maintain communication with the State to determine funding opportunities for municipal governments.</p> <p>d. The City is a willing partner to Butte County for the construction of farm worker housing in the City. Refer to the recently adopted Ordinance 747 allowing farm worker housing to be developed by right in the Agricultural Residential zoning district.</p>

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			e. The City has not adopted an Inclusionary Housing/Density Bonus ordinance and has not yet met this objective. The City believes it will be able to have this work done by 2014.
Equal Housing Opportunity – To ensure equal opportunity and access to housing for all residents.			
HE-5.1: Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.	<p>a. The City will refer interested persons to the appropriate agencies, such as the Community Legal Information Center, Mediation Center of the North Valley, Butte County Housing Authority, and Legal Services of Northern California for assistance in fair housing matters.</p> <p>b. The City will act as an independent third-party to discrimination complaints, as they arise. The City will continue to provide informational fair housing brochures in English and Spanish available to the public at City Hall, the library, the U.S. Post Office, Butte County Family Services, Gridley Family Health Center, and on the City’s website.</p>	Ongoing	<p>a. The City refers individuals to the agencies that can best help them.</p> <p>b. The City will provide information regarding fair housing. The City is committed to creating a brochure and have information on the website for easy availability.</p> <p>This is an ongoing project.</p>
HE-5.2: The City will encourage universal design in new housing	a. Amend the Municipal Code definition of “family” to comply with the Federal Fair Housing Act (42 U.S.C.	Within 12 months of the	a. The City amended Title 17 providing a definition of “family” by the

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construction, as well as integration of accessibility features in existing housing structures.	<p>Sec. 3601, et. seq.) provisions for persons with disabilities.</p> <p>b. Provide for unrelated persons who jointly occupy and have equal access to all areas of a dwelling unit and who function together as an integrated unit.</p>	Housing Element adoption	<p>City Council adopting Ordinance 797, in 2011. This objective has been fulfilled.</p> <p>b. This objective was realized by the adoption of Ordinance 797 in 2011 by the Gridley City Council.</p>
HE-5.3: The City will promote awareness of accessibility requirements and opportunities for builders, developers, and residents.	<p>a. The City will adopt a written reasonable accommodation ordinance to provide exception in zoning and land-use for housing for persons with disabilities. This procedure will be a ministerial process, with minimal or no processing fee.</p> <p>b. The City will either revise the Municipal Code or adopt stand-alone rules, policies, and procedures for reasonable accommodations. The City's procedures will specify exceptions to zoning and development standards and exceptions to building regulations needed to accommodate housing access for persons with disabilities. The City's amended procedures shall specify targeted timeframes for approval of reasonable accommodations.</p>	Within 12 months of the Housing Element adoption	<p>a. The City has not been able to adopt a universal design ordinance. City staff believe this will be attained by 2013.</p> <p>b. The City plans on amending Title 17 to provide a universal design ordinance. The estimated time of completion is 2013.</p>
HE-5.4: The City will provide equal access to its development policies, practices, and procedures to all residents of the City.	<p>a. Provide reasonable accommodations for persons with disabilities.</p> <p>b. Reduce processing time for reasonable accommodation requests.</p>	Ongoing	<p>a. This is an ongoing process and the City is committed to optimizing access to persons with disabilities.</p> <p>b. The City has an ongoing policy to process accommodation requests rapidly and will continue to do so.</p>

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 (CCR Title 25 §6202)
Table C

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

Natural Resources and Energy Conservation – <i>To reduce household costs and conserve natural resources and energy in housing production.</i>			
HE-6.1: In order to reduce long-term household utility costs, the City will promote new housing construction and retrofits designed to consume less energy, produce and use renewable energy, consume less water.	a. Project applicants for building permits must show compliance with the state’s energy conservation requirements at the time building plans are submitted.	Ongoing	a. Through the building permit process, housing unites are required to meet Title 24 energy calculations. The City will continue to do so in its capacity of plan check determining if a structure meets the State requirements.
HE-6.2: In order to reduce household transportation costs, the City will promote housing development in mixed-use settings near commercial and public services and in areas served by public transit.	a. Continue to provide rebates for the installation and use of energy efficient appliances, insulation materials, windows, energy audits, weatherization, and other energy saving techniques.	Ongoing through 2014.	a. The City continues to implement this program by providing varying levels of rebates for various appliances. This will continue through 2014.