Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

HOUSING POLICY
DEVELOPMENT, HCD

APR 14 2011

City or County Name:

City of Montague

Mailing Address:

City of Montague
230 South 13th Street
Montague, CA 96064

Contact Person: Janie Sprague Title: City Clerk
Phone: (530)459-3030 FAX: (530 459-3523 E-mail: cityofmontague@sbcglobal.net
Reporting Period by Calendar Year: from January 1, 2010 to December 31, 2010

These forms and tables, including the **Certificate of Accuracy** are due to the Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR) on or before April 1, 2011. Submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P. O. Box 3044
Sacramento, CA 95812-3044

CERTIFICATION OF ACCURACY

The undersigned in the capacity of City Clerk on behalf of the City of Montague 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.

Janie Sprague - City Clerk
Janie Sprague, City Clerk

April 8, 2011
Date

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

Jurisdiction	City of Montague		
Reporting Period	1-Jan-10	-	31-Dec-10

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					
(9) Total of Moderate and Above Moderate from Table A3 ► ►											
(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 which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) Description of Activity including Housing Element Program Reference
	Extremely Low Income*	Very Low Income	Low Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	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						
No. of Units Permitted for Above Moderate	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	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		
Very Low	Deed Restricted	6	0	0	0	0							6
	Non-deed restricted		0	0	0	0							
Low	Deed Restricted	3	0	0	0	0							0
	Non-deed restricted		4	1	1	0						6	
Moderate	Deed Restricted	4	0	0	0	0							3
	Non-deed restricted		1	0	0	0						1	
Above Moderate		11	0	1	0	0						1	10
Total RHNA by COG. Enter allocation number:		24	5	2	1							8	16
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**	**Time frame in H.E.**	**Status of Program Implementation**
Implementation Measure 1-1: Enforce applicable laws and regulations related to housing and discrimination.	Continue to support the prevention of housing discrimination.	Ongoing	The City continues to enforce applicable laws as needed.
Implementation Measure 1-2: Refer persons with discrimination complaints to the appropriate local, state and federal agency.	Prevent housing discrimination based on age, race, color, national origin, religion, gender, family status or disability.	Ongoing	The City received no reports of discrimination in 2010 that would have initiated implementation of this program.
Implementation Measure 1-3: In order to encourage the developers of multi-family or single family housing to set-aside a portion of new units for special needs groups, especially the elderly, handicapped, overcrowded and female householders, the City will provide density bonuses to housing developers that propose affordable housing for special needs groups. The City shall inform developers of these incentives and advise of these policies at the permit processing stage.	Encourage housing suitable to a variety of income levels and household sizes and types.	As applications for development are received.	There were no residential development plans submitted in 2010 that would have initiated implementation of this program.
Implementation Measure 1-4: The City shall conduct a public review of special needs groups as part of its required annual review of general plan implementation and consider possible actions to progress in meeting related objectives.	Continue to promote housing for persons with special needs.	Annually	The City invites special needs group to participate in the annual review of the general plan to identify their needs.
Implementation Measure 1-5: The City shall, on an ongoing basis, encourage large families that live in overcrowded conditions to apply for City-sponsored housing rehabilitation funds to construct "additions" to their existing housing.	Continue to promote housing for persons with special needs.	Annually	The City continues to work with Great Northern Corporation, a local non-profit, to apply for grant monies to support low-income housing.

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Implementation Measure 1-6: The City shall implement the following regarding handicapped persons: In City-sponsored rehabilitation programs, handicapped modifications for housing occupied by handicapped persons shall be encouraged.	Continue to promote housing for persons with special needs.	Apply for grant every other year.	The City continues to work with Great Northern Corporation, a local non-profit, to apply for grant monies to support persons with special needs.
Implementation Measure 1-7: The City shall implement the following regarding female householders: The City shall encourage developers of multi-family housing to acquire rental subsidies prior to construction.	Continue to promote housing for persons with special needs.	Ongoing	There were no development proposals in 2010 that would have initiated implementation of this program.
Implementation Measure 1-8: The City shall implement the following regarding female householders: The City shall refer female householders with poverty incomes to the operators of the Section 8 program, weatherization and energy programs. The clerk shall meet with providers on an annual basis to review programs available for this population.	Continue to promote housing for persons with special needs.	Ongoing and annually	The City continues to work with Great Northern Corporation, a local non-profit, to apply for grant monies to support weatherization, energy programs and Section 8 for low-income housing.
Implementation Measure 1-9: Support the development of low-cost child care facilities and job training programs in the County to encourage the female householders to enter and stay in the job market. Meet with the child care council and HUB Communities Family Resource Center on an annual basis to review the possible child care needs of the community.	Continue to promote resources for female householders.	Annually	Child care continues to be of concern to the City. The City encourages the development of child care facilities, when inquiries are made, to promote resources for female householders.

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Implementation Measure 1-10: The City shall implement the following regarding lower income households overpaying for housing to encourage the development of affordable and subsidized rental housing in the City: 1) Refer potential housing developers to the local GNC for discussion of various subsidized housing alternatives. 2) Refer potential housing developers to the local Rural Development program for review of various subsidized housing alternatives. 3) Refer lower income households overpaying for housing to the operators of the Section 8 program and programs for weatherization and energy crisis intervention assistance. 4) Meet with local and regional economic development and job training programs to assist with developing programs which will enable lower income households to increase their income, such as the HUB Communities Family Resource Center.	Continue to promote housing for persons with special needs.	Ongoing and annually	The City continues to work with Great Northern Corporation, a local non-profit, by referring low income individuals to their weatherization, energy programs and Section 8 for low-income housing. The City actively works with the HUB Communities Family Resource Center.
Implementation Measure 1-11: The City shall revise the zoning ordinance to specifically address group homes (or licensed residential care facilities) of six or fewer to comply with State Health and Safety Code 1267.8. Jurisdictions are required to permit "by right" intermediate care facilities (group homes) for the developmentally disabled which serve six or fewer persons in any residential zone. Group homes may be approved for more than six clients with approval of a conditional use permit.	Continue to promote housing for persons with special needs.	Aug-10	The City has limited financial resources with which to address its planning needs.The City does intend to update its zoning ordinance and will proceed with the update as soon as funding becomes available.

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Implementation Measure 1-12a: Pursuant to SB 2, the City will amend the Zoning Ordinance to include separate definitions of "supportive housing" and "transitional housing" consistent with Sections 50675.14, 50675.2 and 50801 of the California Health and Safety Code. Further the City will amend the Zoning Ordinance to list supportive and transitional housing as permitted uses within residential zoning districts, subject only to those regulations that apply to other residential dwelling of the same type in the same zoning.	Continue to promote housing for persons with special needs.	Aug-10	The City has limited financial resources with which to address its planning needs.The City does intend to update its zoning ordinance and will proceed with the update as soon as funding becomes available.
Implementation Measure 1-12b: To comply with SB 2, the City will amend the Zoning Ordinance to permit Emergency Shelters by right in the High Density (R-3) zone without a conditional use permit or other discretionary permit.	Remove constraints to the development and availability of housing for all segments of the population.	Within one year of adoption of the Housing Element	The City has limited financial resources with which to address its planning needs.The City does intend to update its zoning ordinance and will proceed with the update as soon as funding becomes available.
Implementation 1-12c: In accordance with Health and Safety Code Sections 17021.5 and 17021.6, housing for farmworkers in the City of Montague for six or fewer persons shall be deemed a single-family structure with a residential land use designation and shall be permitted in all zones in which single-family residential uses are permitted.	Remove constraints to the development and availability of housing for all segments of the population.	Within one year of adoption of the Housing Element	The City has limited financial resources with which to address its planning needs.The City does intend to update its zoning ordinance and will proceed with the update as soon as funding becomes available.
Implementation 1-13: The City will amend the Zoning Ordinance to clarify the definition of single-room occupancy units. The amendment will also describe specific development standards for these units. Further to ensure zoning flexibility that allows for the development of SROs, the city will amend the Zoning Ordinance to explicitly small "allow" (6 or less) single-room occupancy units by right in the High-Density Residential (R-3) and "large" (6 or more) single-room occupancy units by permit in the C-2 district.	Continue to promote housing for persons with special needs.	Aug-10	The City has limited financial resources with which to address its planning needs.The City does intend to update its zoning ordinance and will proceed with the update as soon as funding becomes available.
Implementation 1-14: Be prepared to be supportive if public and/or non-profit entities propose to develop a shelter for homeless persons in the City.	Continue to promote housing for persons with special needs.	Aug-10	There were no emergency shelters proposed in 2010 that would have initiated implementation of this program.

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Implementation Measure 1-15: The City has been encouraging and supporting the development, maintenance and improvement of housing for persons with disability through their extensive Housing Rehabilitation Program. To further that effort, the City will adopt a formal "reasonable accommodation procedure" policy. This policy will formalize allowing special exceptions to zoning requirements upon the request of the person with a disability consistent with fair housing related laws and regulations. Further, the City will evaluate the zoning ordinance definition of "family". If necessary, amend the definition to encourage development, maintenance and improvement of housing for persons with disabilities.	Continue to promote housing for persons with special needs.	Aug-10	The City has limited financial resources with which to address its planning needs.The City does intend to update its zoning ordinance and will proceed with the update as soon as funding becomes available.
Implementation Measure 1-16: Have information and referral information available at City Hall for housing, human and social service programs operating in the County.	Continue to promote housing for persons with special needs.	Aug-10	The City provides literature at the front counter of City Hall and refers individuals to local housing, human and social service programs available in the County.
Implementation 1-17: The City will amend its zoning ordinance to allow second units ministerially in all residential zone districts. The City will amend the definition of elderly housing (granny housing) to conform with the definition of second single-family dwelling unit. The City shall amend the Zoning Ordinance to allow second dwelling units in accordance with Government Code Section 65582.2, as well as eliminate the provision that allows for the development of "elderly housing" (i.e., second dwelling units for persons sixty-two years of age and older) in the R-1, R-2 and R-3 zones so as to minimize confusion.	Remove constraints to the development and availability of housing for all segments of the population.	Aug-10	The City has limited financial resources with which to address its planning needs.The City does intend to update its zoning ordinance and will proceed with the update as soon as funding becomes available.
Implementation Measure 1-18: The City shall revise Section 17.16.020(D) of the Montague Municipal Code to more clearly define the permitted and conditional uses in the R-3 zone district (High Density Residential). Section 17.16.020(D)(1), under Uses permitted without a Use Permit,	Remove constraints to the development and availability of housing for all segments of the population.	Ongoing	The City has limited financial resources with which to address its planning needs.The City does intend to update its zoning ordinance and will proceed with the update as soon as funding becomes available.

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Implementation Measure II-1: The City shall conduct an updated windshield survey of the housing stock when resources are available, and will use the information to support planning and proposals for housing rehabilitation projects.	Monitor the conditions of the existing housing stock.	As funds become available.	The City has limited financial resources with which to address its planning needs.The City does intend to update its zoning ordinance and will proceed with the update as soon as funding becomes available.
Implementation Measure II-2: Enforce adopted building standards. The City shall allow building permit only for structures that conform to adopted building standards. On a complaint basis, the Code Enforcement Officer will review existing buildings and the surrounding yards to determine if health, safety and building codes are being met. If not, the officer will seek to remedy the situation.	Promote conservation and preservation of existing neighborhoods.	Continuously	No complaints were reported; however, the City continues to enforce building standards as complaints are received. No
Implementation Measure II-3: Continue to support restoration and maintenance of historic buildings. Establish a Historic Committee during the planning period to develop a restoration plan and identify potential funding for restoration and maintenance.	Promote conservation and preservation of existing neighborhoods.	2009-2014	The City continues to support the restoration and maintenance of historic buildings when inquiries or building permits are submitted. The City will work towards establishing a historic committee during the planning period.
Implementation Measure II-4: Support applications by housing developers to utilize governmental housing programs such as the RD 504 programs, CDBG programs, and other housing rehabilitation programs. City Clerk will meet with CDBG consultants on a quarterly basis to review housing programs.	Promote housing rehabilitation programs.	Annually and ongoing.	The City provides literature at the front counter of City Hall and refers individuals to Great Northern Corporation, the non-profit responsible for managing the low-income weatherization program in the County.
Implementation Measure II-5: Make information available at City Hall to persons interested in housing rehabilitation programs.	Preserve existing affordable housing.	Ongoing	The City provides literature at the front counter of City Hall and refers individuals to Great Northern Corporation, the non-profit responsible for managing the low-income weatherization program in the County. One housing unit was rehabilitated in 2010 with funds from the City's revolving loan account (RLA).
Implementation Measure II-6: Apply for CDBG funds to assist residents' rehabilitate existing housing. The City shall seek funds for ten low-income rehabilitation loans/grants during the planning period.	Preserve existing affordable housing.	Apply for CDBG funds every other year.	In December 2010, the City had $135,851 in the Revolving Loan account available for housing rehabilitation. The City will not be eligible to apply until the funds have been drawn down. The City continues to promote interest in these housing rehabilitation programs by making information available to homeowners.

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Implementation Measure III-1: Review and if necessary, update all elements of the General Plan, maintaining consistency with the goals of the Housing Element, when funding is available.	Provide adequate sites for all types of housing.	Annually 2009-2014	The City will continue to seek funding to finance review of the General Plan.
Implementation Measure III-2: During the planning period, review the City's zoning ordinance and zoning districts to assure that there remain sufficient sites of multi-family and single-family housing to meet future basic construction needs and the City's regional housing needs.	Encourage housing suitable to a variety of income levels and household sizes and types.	Annually 2009-2014	There have been no developer inquiries in 2010 that would have initiated implementation of this program.
Implementation Measure III-3: Review the building permit, use permit, planning and environmental review process as part of the City's required annual review of general plan implementation to identify potential constraints to housing development and evaluate possible means by which those constraints may be reduced.	Remove constraints to the development and availability of housing for all segments of the population.	Annually	The City has not determined there are constraints to the development of affordable housing. There has been little interest by developers within the last year, but the City will continue to encourage development.
Implementation Measure III-4: Continue to review off site development plans for street, water, sewer, schools and other items to determine if the plans are compatible with expected future growth.	Remove constraints to development.	Annual report to City Council	There were no residential development plans submitted in 2010 that would have initiated implementation of this program.
Implementation Measure III-5: Support the continuation and expansion of federal housing assistance programs for extremely low-, very low-, low- and moderate-income households. Provide information regarding housing assistance to qualified extremely low-, very low-, low- and moderate-income households. Information on all housing assistance programs will be readily available at the front counter of City Hall, the HUB Communities Family Resource Center and the public library.	Encourage housing suitable to a variety of income levels and household sizes and types.	Aug-10	The City continues to work with Great Northern Corporation, a local non-profit, to apply for CDBG monies, as well as assist low-income persons in need of housing rehabilitation.

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Implementation Measure III-6: The City shall continue to work with the private sector, nonprofit agencies, and to secure funds through state and federal programs for development of new lower-income housing and rehabilitation of existing lower-income households. As funding becomes available, the City will prioritize a portion of the funds to encourage the development of housing for extremely low-income households.	Encourage site development for low income and moderate income housing.	Ongoing	There were no development proposals in 2010 that would have initiated implementation of this program. However, the City is continuously seeking funding for lower-income housing and for the rehabilitation of existing lower-income housing. In December 2010, the City reported $135,851 in their Revolving Loan Account available to residents of Montague. The City advertises the availability of these funds on a continuous basis.
Implementation Measure III-7: Encourage the developers of low and moderate income housing to utilize existing scattered developable lots within the City. Meet with housing consultants to review incentives for "infill" development. The City will be represented on the Siskiyou Association of Governmental Entities (SAGE) working group to develop a strategy for affordable housing development.	Encourage site development for low income and moderate income housing.	Annually for review,monthly for SAGE.	There were no development proposals in 2010 that would have initiated implementation of this program.
Implementation Measure III-8: The City will maintain a list of non-profit organizations interested in the retention and construction of affordable housing. The City will respond to the property owner on any Federal or State notices including Notice of Intent or Opt-Out Notices on local projects. The City will meet with and assist organizations desiring to maintain affordable housing in the City.	Encourage site development for low income and moderate income housing.	August, 2009-2014	There were no development proposals in 2010 that would have initiated implementation of this program. However, the City will continue to maintain a list of organizations should the need arrives.
Implementation Measure III-9: Prepare a public facility plan that provides for the expansion of water and sewer facilities to serve residentially designated land, when funding becomes available.	Provide for adequate future housing.	Aug-14	The City continues to seek funding for an analysis of their water and sewer facilities to serve any future development.
Implementation Measure III-10: Review on an annual basis the existing water/sewer capital improvement program to determine if the current fee structure is adequate to finance needed improvements in the capacity of the utility systems to accommodate future development.	Provide for adequate future housing.	Annually	The City adopted a staged increase in monthly water and sewer rates that took effect on March 1, 2010. The base monthly water rate increased to $35.07 with additional increases of $2.46 per year until 2015; the sewer base monthly rate increased to $22.29, with additional increases of $1.36 per year until 2015. The City did not increase any other fees in 2010.

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Implementation Measure III-11: Pursuant to Government Code § 65589.7, the City will develop specific procedures to grant priority sewer and water service to residential developments that include sites and units affordable to lower income households.	Promote the use of energy conservation measures in all housing, including very low, low and moderate income housing.	Ongoing, as projects are processed.	The City of Montague experienced no development in 2010 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.
Implementation Measure IV-1: The City will support PP&L and Great Northern Corporation's energy audit and weatherization programs, and will provide referrals and participate in informing households that would potentially benefit from these programs.	Promote the use of energy conservation measures in all housing, including very low, low and moderate income housing.	Ongoing	The City provides literature at the front counter of City Hall and refers individuals to Great Northern Corporation, the non-profit responsible for managing the low-income weatherization program in the County.
Implementation Measure IV-2: Continue to enforce State requirements, including Title 24 of the California Code of Regulations, for energy conservation in new residential projects and encourage residential developers to employ additional energy conservation measures for the siting of buildings, landscaping and solar access through development standards contained in the Zoning Ordinance and Building Code, as appropriate.	Promote the use of energy conservation measures in all housing, including very low, low and moderate income housing.	Ongoing	Although there was no new residential development in 2010, the City does enforce Title 24 as development occurs.
Implementation Measure IV-3: Refer interested persons to the operators, primarily Great Northern Corporation, of weatherization programs in the County. The City will have information available for the public at the front counter at City Hall and will distribute related information when appropriate, including distribution through the mail.	Promote the use of energy conservation measures in all housing, including very low, low and moderate income housing.	Aug-10	The City provides literature at the front counter of City Hall and refers individuals to Great Northern Corporation, the non-profit responsible for managing the low-income weatherization program in the County.

General Comments:

City of Montague City Clerk's Office
230 South 13th Street, Montague, CA 96064
Mailing Address: P.O. Box 428, Montague, CA 96064
Phone: 530-459-3030
Fax: 530-459-3523
Email: cityofmontague@sbcglobal.net

April 8, 2011

Housing and Community Development
Division of Housing Policy Department
P.O. Box 952053
Sacramento, CA 94252-2053

RE: City of Montague General Plan Annual Progress Reports

Dear Sir or Madam:

The City of Montague is pleased to submit their General Plan Annual Progress Report as required by Government Code §65400. The City's General Plan last updated for most elements was 1992. On May 6, 2010, the City adopted the Housing Element Update. During the planning period the City has not processed any general plan amendments or initiated any planning activities, such as master plans, specific plans or annexations. The City has not initiated or received any major developments for processing.

The City's Council reviewed and accepted this APR at their regular meeting of April 7, 2011.

Sincerely,

Janie Sprague

Janie Sprague
City Clerk

City of Montague
General Plan Progress Report
April 2011

INTRODUCTION

Pursuant to Government Code Section 65400, this report has been prepared as an update to the Montague City Council regarding the past year's progress in implementing the City's General Plan, as well as progress made by the City in meeting its share of regional housing needs as determined by the California Department of Housing and Community Development.

The current goals, policies and implementation measure are a direct reflection of the direction provided for the City by its decision making bodies during the last General Plan update. So long as the political environment has not changed drastically since the General Plan was updated, the goals, policies and implementation measures should be accurately reflected in the decisions being made by the City. This is not to say, however, that staff, the Planning Commission and City Council do not need to refer back to the General Plan periodically or at the time important decisions are being made. After all the General Plan is the decision-making bodies' guide to development within the community. As new staff members are added to the City and as new Planning Commissioners and Council Members are seated, they need to be familiar with the document in order to ensure that their actions are consistent with the City's plan for itself. One such method for ensuring that the General Plan remains relevant is the City's annual review of the General Plan and its success or failure in implementing the implementation measures contained within it.

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 implementation measure contained within the General Plan, it is worthwhile to reflect upon those implementation measures that the City has yet to implement, those that the City could better implement, and those that the City has been particularly successful at implementing.

Pursuant to Section 65400 of the California Government Code, it is also required that the annual progress report consist of an analysis of the City's progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing. This analysis consists of forms prescribed by HCD and is included as an attachment to this report. Still, so as 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 has been provided following the discussion of implementation measures.

THE CITY OF MONTAGUE GENERAL PLAN

The current General Plan was adopted by the City in 1992, with the Housing Element adopted most recently in May 2010.

The following Table 1 provides an outline of the goals, policies and programs contained in each element of the General Plan. (Please note: Programs contained in the General Plan are referred to as implementation measures.)

LAND USE ELEMENT GOALS, POLICIES AND IMPLEMENTATION MEASURES

GOAL A. To provide for coordinated and compatible development in the City of Montague.

GOAL B. To provide a reasonable framework for development and refinement of zoning ordinances.

GOAL C. To provide adequate land for urban uses, residential as well as commercial and industrial.

Policy A: Current zoning should reflect the character and planned use of the surrounding areas and be compatible with those surrounding areas.

Implementation Measures:

1. The City shall change R-1, R-3 zones to R-1.
2. The City shall rezone all RE to R-2.
3. The City shall zone parcels in the E1/2 of Webb Addition block 332, lots 080, 090, 110, 120, 130, 140 from RAG 2 ½ to R-1.
4. The area south of Highway 3 and west of the Montague – Grenada Road shall be zoned M to conform with present usage and surrounding parcels.
5. All lots adjacent to 8th Street or the 8th/9th Street alley between Prather Street and King Street and those lots adjacent to 9th Street between Webb and King shall be zoned R-1 to reflect current use.
6. All lots adjacent to and west of 9th Street and east of the 10th Street right of way from Spiers to the city boundary and the area bordered by Webb Streets, 4th Street, RAG 2 ½ and the city boundary (East Street) shall be zoned R-3 to provide for adequate housing.
7. Lots adjacent to and north of Webb Street between 9th Street and the 11th Street alley, and adjacent to Scobie, between 11th and 12th Street currently zoned C-1 shall be zoned C-2 to conform with current usage.
8. The lot northeast of the conjunction of 12th and Webb Streets and block 86, lots 150 and 130 shall be zoned R-1 to conform with surrounding usages.
9. The lots bordered by 12th, Scobie, King and 13th will be zoned R-1.
10. The area bordered by Highway 3, Julian and 13th Street and block numbered 159 shall be zoned MH to conform to current usage.

Policy B. The City of Montague shall adopt a home business ordinance.

Implementation Measures: An ordinance shall be adopted to allow a "home business" by use permit in a residential district provided that the business does not generate excess traffic or noise.

Policy C: The City shall adopt a non-conforming land use ordinance.

Implementation Measure: A non-conforming land use uses in those existing facilities which become non-conforming land uses due to zone changes.

Policy D: The City shall develop over-lay zoning ordinances in accordance with the other sections of this general plan.

Policy E: The City shall be prepared to aid potential developers in determining appropriate areas for development.

Implementation Measure: The City shall inventory property adjacent to the City boundaries within the cities sphere of influence and catalog those areas as to potential and appropriate development.

SAFETY ELEMENT GOALS, POLICIES AND IMPLEMENTATION MEASURES

GOAL I: Protection of the residents of the City of Montague from naturally and human caused accidents or hazards.

GOAL II. Protection of the property within the Montague planning area from naturally and human caused accidents or hazards.

GOAL III. Protection for future residents and property located in the Montague planning area from naturally or human caused hazards.

Policy A. Geologic and structural hazard information relating to private development should be readily available.

Implementation Measure: City shall make available to the public information regarding geologic, fire, and other potential hazards that are or may be present in the planning area.

In particular, information to homeowners regarding fire safety practices and problems caused by excessive expansion/contraction of soils should be provided to all potential homebuilders.

Policy B: All public buildings should be reviewed for structural adequacy and the ability to withstand possible earthquakes and ground shaking. Emergency services buildings including police and fire buildings and schools should be evaluated.

Implementation Measure: City shall catalog public buildings according to their capacity to withstand possible earthquakes and ground shaking. City shall enact measures designed to protect emergency services such as fire, police, and communication in the event of a major seismic event.

Policy C: City emergency services shall be provided with appropriate plans, policies, and resources to contain urban fires.

Implementation Measure: City shall evaluate the fire and police department plans and/or policies to ensure that they are up to date and sufficient to contain urban fires. Fire Department procedures should specifically be evaluated.

ordinance shall be adopted which will allow current or lessor

Policy D: City water system shall be evaluated to ensure that adequate water service is available to contain large fires.

Implementation Measure: City shall catalog areas in need of additional or new fire hydrants and areas with difficult access by fire protection equipment, and shall improve those areas as funds become available.

Policy E: Existing and proposed land uses should be reviewed as to fire safety.

Implementation Measure: City should enact standards regarding clearances around structures and fire hazards on developed and vacant land parcels to limit the potential for fires. Appropriate road width standards shall be implemented to ensure access by emergency equipment to all areas in the City.

Policy F: The potential for and emergency services response to toxic or hazardous materials spills on city and county roads and railroad should be evaluated.

Implementation Measure: City shall evaluate existing response plans to ensure that emergency services resources are adequate to cope with a toxic or hazardous material accident. If current plans are inadequate, emergency response plans shall be developed to meet any possible emergency situation. Appropriate training programs shall be implemented.

Policy G: Emergency response plans should be adequate to meet conditions expected in a "worst case" emergency scenario.

Implementation Measure: City shall evaluate evacuation plans to ensure safe, prompt, and orderly evacuation of all City residents. City shall coordinate evacuation plans with other local and state agencies.

Policy H: City zoning and building ordinances shall be reviewed to ensure adequate protection from safety hazards.

Implementation Measure: City shall develop overlay zoning for flood, expansive soils, and fire hazard zones in the City.

NOISE ELEMENT GOALS, POLICIES AND IMPLEMENTATION MEASURES

GOAL I. Identification of existing and projected noise levels in the City so that noise may be considered in the land use element and zoning ordinance.

GOAL II. Identification of existing noise-sensitive areas in the City for protection from future noise-generating development.

GOAL III. Identification of existing noise-generating areas for protection from future noise-sensitive new development.

GOAL IV. Definition of the community noise environment and facilitate compliance with State Noise Insulation Standards.

Policy A: The City shall monitor community noise levels.

Implementation Measure: City shall appoint a noise officer to monitor noise levels, receive and process complaints from city residents, and recommend noise-reducing mitigation measures to existing and future noise-generating development.

Policy B: The City shall enforce noise-related laws.

Implementation Measure: City shall adopt a noise ordinance after review of State guidelines and "model" ordinance.

Policy C: The City shall regulate future development to reduce the impacts of undesirable noise levels.

Implementation Measure: City shall adopt and comply with State Noise Insulation Standards, as contained in Title 25, Article 4 of the California Administrative Code.

Policy D: The City shall consider noise impacts of all City actions.

Implementation Measure: City shall assess the noise-generating impact of its actions, especially road development and industrial development, prior to approval of the actions.

Policy E: The City shall consider the community noise environment in the development of land use and zoning standards.

Implementation Measure: City shall develop a noise overlay zoning procedure during the next revision of the City zoning ordinance.

OPEN SPACE AND CONSERVATION ELEMENT GOALS, POLICIES AND IMPLEMENTATION MEASURES

WILDLIFE

GOAL A: To protect, preserve and enhance the natural and historical resources of the City of Montague.

Policy A: The City of Montague shall support and encourage the efforts of responsible public agencies to protect and enhance wildlife on public lands. The City shall actively protect wildlife habitat and resources on private lands wherever practical and economically feasible.

Implementation Measures

1) The City shall cooperate with county, state and federal officials involved in the improvement and enhancement of wildlife and wildlife habitats.

the development of noise level contours to determine and
2) The City shall develop and adhere to plans for the balanced consideration of protection of wildlife and wildlife habitats.

Policy B: The City shall protect valuable wildlife and wildlife habitats.

Implementation Measure: The City shall assess the impacts of land development projects on wildlife and wildlife habitats.

WATER

Policy A: The City of Montague shall protect its current water source and water quality.

Implementation Measure

1) The City shall maintain its current water quality standards in conjunction with the California Regional Water Quality Control Board regarding water pollution issues and the State Department of Health Services regarding drinking water quality issues.
2) The City shall construct fencing to protect all water facilities.
3) The City shall request the Siskiyou County Health Department, State Water Resources Control Board, California Department of Health Services to conduct hydrological studies showing the extent of Montague's watershed and measures that can be taken to protect the domestic water supply.

Policy B: The City of Montague will assure adequate domestic water supply.

Implementation Measure: The City shall maintain an active catalogue of existing and potential water sources and shall obtain additional water sources where feasible and practical

Policy C: The City shall cooperate with local, state, and federal agencies responsible for the protection of overall water quality where determined appropriate.

Policy D: The City of Montague shall seek to limit possible flood damage.

Implementation Measure: The City shall adhere to its adopted flood hazard ordinance No. 87-6.

Policy E: The City of Montague shall prevent sewage system surcharges or overflows.

Implementation Measure: The City shall insure that sewer facility enlargement shall keep pace with estimated population growth.

PARKS AND RECREATION

Policy A: The City of Montague shall encourage and support, where determined appropriate, the continuing enhancement and development of parks and recreation facilities within the City boundaries as well as conserve and maintain areas zoned for open space.

Implementation Measure: The City shall catalog all City owned properties and shall consider developing those properties as community parks, garden areas or other open space uses.

HISTORIC, CULTURAL AND ARCHAEOLOGICAL

Policy A: The City of Montague shall protect its historical, cultural and archaeological heritage.

Implementation Measure: All development in the City shall be reviewed for impacts on historical, cultural and archaeological resources and mitigation measures proposed if impacts are found.

CIRCULATION ELEMENT GOALS, POLICIES AND IMPLEMENTATION MEASURES

GOAL I: To establish a comprehensive, coordinated system of circulation for the efficient and safe movement of people and transportation of goods and services.

GOAL II: To develop an orderly and efficient arrangement of public utilities and services in a manner that best supports existing and proposed land uses.

Policy A: The City of Montague's Circulation plan and goals shall be consistent with Siskiyou County and Regional Transportation Plans.

Implementation Measure: City shall evaluate the Regional Transportation Plan and shall develop and maintain communication with State and County transportation agencies to ensure consistency of plans.

Policy B: All roads should be constructed and improved to minimum City design standards.

Implementation Measure: City shall enforce standards to regulate construction of new roads and the City shall improve and pave existing roads, as funds become available.

Policy C: Allow for the safe flow of traffic in the City of Montague.

Implementation Measure: City shall evaluate junctions of collectors for the possible upgrade of traffic flow controls. In addition, the City shall favorably review petitions from citizens of Montague in regards to traffic controls, in particular, the City shall favor those request that indicate a reduction in speed limits or increased controls.

Policy D: All costs of onsite and offsite improvements to City roads shall be borne by project developers.

Implementation Measure: City shall ensure that all development costs are borne by project developers.

Policy E: Support the continuation and expansion of transportation programs serving the elderly and handicapped as well as the general population.

Implementation Measure: City shall support those social service agencies with transportation services aiding the elderly, handicapped and other groups as well as County agencies serving the public at large.

Policy F: Support the improvement of the Montague and the Siskiyou County Airport.

Implementation Measure: City shall contact the County, prior to all airport planning sessions, to indicate the City's support for continued maintenance and improvement of the Montague and the Siskiyou Airports.

Policy G: Actively seek to lover the cost of utility service to the City and the residents.

Implementation Measure: City shall support attempts to lower utility costs including, but not limited to, utility district formation, City purchase of utility facilities and review of communication systems.

HOUSING ELEMENT GOALS, POLICIES AND IMPLEMENTATION MEASURES

GOAL I: Provide for the accessibility of decent housing to all City residents regardless of racial, sec, socioeconomic, age or other arbitrary factors.

Policy A: Continue to support the prevention of housing discrimination within the City of Montague.

Implementation Measure I-1:

Enforce applicable laws and regulations.

Implementation Measure I-2:

Refer persons with housing discrimination complaints to the appropriate local, state, or federal agency. The City has posted fair housing notice published by the Fair Employment and Housing Department and will keep those notices up to date. The City Clerk will provide referral service to those persons with housing discrimination complaints.

Policy B: Encourage housing opportunities for special needs groups, including senior citizens, large families, disabled persons, single parent families, extremely low- income and the homeless.

Implementation Measure I-3:

In order to encourage the developers of multi-family or single family housing to set-aside a portion of new units for all special needs groups, especially the elderly, handicapped, overcrowded and female householders, the City will provide density bonuses to housing developers that provide affordable housing for special needs groups. The City shall inform developers of these incentives and advise of these policies at the permit processing stage.

Implementation Measure I-4: The City staff shall conduct an annual public review of special needs groups as part of its required annual review of general plan implementation and consider possible actions to progress in meeting related objectives.

Implementation I-5: The City shall implement the following regarding large families and overcrowded households:

The City shall on an ongoing basis, encourage large families that live in overcrowded conditions to apply for city-sponsored housing rehabilitation funds to construct "additions" to their existing housing.

Implementation Measure I-6: The City shall implement the following regarding handicapped persons:

In City sponsored housing rehabilitation programs, handicapped modifications for housing occupied by handicapped persons shall be encouraged.

Implementation Measure I-7: The City shall implement the following regarding female householders: The City shall encourage developers of multi-family housing to acquire rental subsidies prior to construction.

Implementation Measure I-8: The City shall refer female householders with poverty incomes to the operators of the Section 8 Existing, Weatherization and Energy Crisis Intervention programs. The clerk shall meet with providers on an annual basis to review programs available for this population.

Implementation Measure I-9: The City shall implement the following regarding female householders:

Support the development of low cost child care facilities and job training programs in the County to encourage the female householders to enter and stay in the job market. Meet with Child Care Council and HUB Communities Family Resource Center on an annual basis to review possible childcare needs of the community.

Implementation Measure I-10: The City shall implement the following regarding lower income households overpaying for housing to encourage the development of affordable and subsidized rental housing in the City:

Refer potential housing developers to the local Great Northern Corporation for discussion of various subsidized housing alternatives.

Refer potential housing developers to the local Rural Development program for review of various subsidized housing alternatives.

Refer low income households overpaying for housing to the operators of the Section 8 program and programs for weatherization and energy crisis intervention assistance.

Meet with local and regional economic development and job training programs to assist with developing programs which will enable lower income households to increase their income, such as the HUB Communities Family Resource Ctr.

Implementation Measure I-11: The City shall review the zoning ordinance to specifically address group homes (or licensed residential care facilities) of six or fewer to comply with State Health and Safety Code 12678. Jurisdictions are required to permit "by right" intermediate care facilities (group homes) for the developmentally disabled which serve six or fewer persons in any residential zone. Group homes may be approved for more than six clients with approval of a conditional use permit.

Implementation Measure I-12a: Pursuant to SB 2, the City will amend the Zoning Ordinance to include separate definitions of "supportive housing" and "transitional housing" consistent with Sections 5067.5, 50675.2 and 50801 of the California Health and Safety Code. Further, the City will amend the Zoning Ordinance to list supportive and transitional housing as permitted uses within residential zoning districts, subject only to those regulations that apply to other residential dwellings of the same type in the same zoning.

Implementation Measure I-12b: To comply with SB 2, the City will amend the Zoning Ordinance to permit Emergency Shelters by right in the High Density Residential (R-3) zone without a conditional use permit (CUP) or other discretionary permits. The R-3 zone district has sufficient capacity with approximately 13.5 acres on three parcels of vacant land with adjacent sewer and water infrastructure to meet this potential need.

Implementation Measure I-12c: In accordance with Health and Safety Code Sections 17021.5 and 17021.6, housing for farmworkers in the City of Montague for six or fewer persons shall be deemed a single-family structure with a residential land use designation and shall be permitted in all zones in which single-family residential uses are permitted.

Implementation Measure I-13: The City will amend the Zoning Ordinance to clarify the definition of single-room occupancy units. The amendment will also describe specific development standards for these units. Further, to ensure zoning flexibility that allows for the development of SROs, the City will amend the Zoning Ordinance to explicitly allow "small" (6 or less) single-room occupancy units by right in the High-Density Residential (R-3) and "large" (6 or more) single-room occupancy units by permit in the C-2 districts.

Implementation Measure I-14: Be prepared to be supportive if public and/or non-profit entities propose to develop a shelter for homeless persons in the City.

Implementation Measure I-15: The City has been encouraging and supporting the development, maintenance and improvement of housing for persons with disability through their extensive Housing Rehabilitation Program. To further that effort, the City will adopt a formal "reasonable accommodation procedure "policy. This policy will allow special exceptions to zoning requirements upon the request of the person with a disability consistent with fair housing related laws and regulations.

Further the City will evaluate the zoning ordinance definition of "family". If necessary, amend the definition to encourage development, maintenance and improvement of housing for persons with disabilities.

Implementation Measure 1-16: Have information and referral information available at City Hall for housing, human and social service programs operating in the County.

Implementation Measure 1-17: The City will amend its zoning ordinance to allow second units ministerially in all residential zone districts. The City will amend the definition of elderly housing (granny housing) to conform with the definition of second single-family dwelling unit. The City shall amend the Zoning Ordinance to allow second dwelling units in accordance with Government Code Section 65582.2, as well as eliminate the provision that allows for the development of "elderly housing" (i.e. second dwelling units for persons sixty-two years of age and older) in the R-1, R-2, and R-3 zones so as to minimize confusion.

Implementation Measure 1-18: The City shall revise Section 17.16.020(D) of the Montague Municipal Code to more clearly define the permitted and conditional uses in the R-3 zone district (High Density Residential). Section 17.16.020(D)(1), under Uses permitted without a Use Permit, the following is added: Multifamily residential dwellings (no more than four units) per lot. Section 17.16.020(D)(2) under Uses permitted with a use permit, the following is amended: Multifamily residential dwellings of more than five (5) dwelling units per lot.

GOAL II. Preservation of the housing stock and community environment through rehabilitation and conservation.

Policy A: Monitor the conditions of the existing housing stock.

Implementation Measure II-1: The City shall conduct a formal windshield survey of the housing stock when resources are available, and will use the information to support planning and proposals for housing rehabilitation projects.

Policy B: Promote conservation and preservation of existing neighborhoods.

Implementation Measure II-2: Enforce adopted building standards. The City shall allow building permits only for structures that conform to the adopted building standards. On a complaint basis the Code Enforcement Officer will review existing buildings and the surrounding yards to determine if health and safety and building codes are being met. If not the officer will seek to remedy the situation.

Implementation Measure II-3: Continue to support restoration and maintenance of any historic buildings. Establish a Historic Committee during the planning period to develop a restoration plan and identify potential funding for restoration and maintenance.

Policy C: Promote housing rehabilitation programs.

Implementation Measures II-4: Support applications by housing developers to utilize governmental housing programs such as RD 504 programs, CDBG programs, and other housing rehabilitation programs. City Clerk will meet with CDBG consultants on a quarterly basis to review housing programs.

Implementation Measure II-5: Make information available at City Hall to persons interested in housing rehabilitation programs.

Implementation Measure II-6: Apply for CDBG funds to assist residents' rehabilitate existing housing. The City shall seek funds for ten low-income rehabilitation loans/grants during the planning period.

Implementation Measure II-7: To meet the City's share of regional housing needs during the planning period, the City will encourage and facilitate the construction of 24 new housing units according to the following income levels: 3 units for extremely low income; 3 units for very low income; 4 units for low income,. 4 units for moderate income and 11 units for above moderate income.

GOAL III: Provide adequate sites for all types of housing.

Policy A: Develop policies to encourage residential development.

Implementation Measure III-1: Review and if necessary, update all elements of the general plan, maintaining consistency with the goals of the Housing Element, when funding is available.

Implementation Measure III-2: During the planning period, review the City's zoning ordinance and zoning districts to assure that there remain sufficient sites of multi-family and single family housing to meet future basic construction needs.

Implementation Measure III-3: Review the building permit, use permit, planning and environmental review process as part of the City's required annual review of general plan implementation to identify potential constraints to housing development and evaluate possible means by which those constraints may be reduced.

Implementation Measure III-4: Continue to review, off site development plans for street, water, sewer, schools and other items to determine if the plans are compatible with expected future growth.

Policy B: Encourage site development for low and moderate income housing.

Implementation Measure III-5: Support the continuation and expansion of federal housing assistance programs for extremely low- very low-, low- and moderate-income households. Provide information regarding housing assistance to qualified extremely low-, very low-, low- and moderate-income households. Information on all housing assistance programs will be readily available at the front counter of City Hal, the HUB Communities Family Resource Center and the public library.

Implementation Measure III-6: The City shall continue to work with the private sector, nonprofit agencies, and to secure funds through state and federal programs for development of new lower-income housing and rehabilitation of existing lower-income households. As funding becomes available, the City will prioritize a portion of the funds to encourage the development of housing for extremely low-income households.

Implementation Measure III-7: Encourage the developers of low and moderate income housing to utilize existing scattered developable lots within the City. Meet with Housing Consultants to review incentives for 'Infill" development. The City will be represented on the Siskiyou Association of Government Entities (SAGE) working group to develop a strategy for affordable housing development.

Implementation Measure III-8: The City will maintain a list of non-profit organizations interested in the retention and construction of affordable housing. The City will respond to the property owner on any federal or state notices including Notice of Intent or Opt-Out Notices on local projects. The City will meet with and assist organizations to maintain affordable housing in the City.

Policy C: Provide for adequate future housing sites.

Implementation Measure III-9: Prepare a public facility plan that provides for the expansion of water and sewer facilities to serve residentially designated land, when funding becomes available.

Implementation Measure III-10: Review, on an annual basis, the existing water/sewer capital improvement program to determine if the current fee structure is adequate to finance needed improvements in the capacity of the utility systems to accommodate future development.

Implementation Measure III-11: Pursuant to Government Code 65589.7, the City will develop specific procedures to grant priority sewer and water service to residential developments that include sites and units affordable to lower income households.

Goal IV: Pursue sustainable development and energy efficiency for new development and existing housing stock.

Policy A: Promote the use of energy conservation measures in all housing, including very low- low and moderate income housing, through the use of public and private weatherization programs.

Implementation Measure IV-1: The City will support PP&L and Great Northern Corporation's energy audit and weatherization programs, and will provide referrals and participate in informing households that would potentially benefit for these programs.

Implementation Measure IV-2: Continue to enforce State requirements, including Title 24 of the California Code of Regulations, for energy conservation in new residential

Projects and encourage residential developers to employ additional energy conservation measures for the siting of buildings, landscaping and solar access through development standards contained in the Zoning Ordinance and Building Code, as appropriate.

Implementation Measure IV-3: Refer interested persons to the operators, primarily Great Northern Corporation, of weatherization programs in the County. The City will have information available for the public at the front counter at City Hall and will distribute related information when appropriate, including distribution through the mail.

IMPLEMENTATION OF THE GENERAL PLAN

One of the key elements in assessing the City's success at implementing the General Plan is the terminology of the implementation measures themselves. When "shall" or "will" are applied to an implementation measure, 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 the evaluating implementation of the General Plan, only those implementation measures that include the word "shall" or "will" have been considered. As the implementation measures are not numbered, the goal and policy letters are called out for each implementation measure.

Although the list is not all-inclusive, it is apparent that the following implementation measures have been successfully implemented:

- *Land Use Element* – Goal C, Policy A, implementation measures: 1) through 10).
- *Safety Element* – Goal III, Policy A, Policy C.
- *Housing Element* - Goal 1, Policy A, 1) and 2), Policy B, implementation measures: 2), 3), c), d), e), i); Goal II, Policy A, implementation measure 1); Policy C, implementation measures 3); Goal III, Policy C, implementation measures 2), 3), and 4).
- *Open Space Element* – Goal B, Policy B, wildlife implementation measure.
- *Circulation Element* – Goal II, Policy B, Policy C, Policy F, Policy G.
- *Housing Element* – Goal I, Policy A and B, implementation measures I-4, I-5, I-6, I-8, I-10, I-16. Goal II, Policy A – C, implementation measures II-2, II-4, II-5. Goal III, Policy B and C, implementation measures III-5, III-10. Goal IV, Policy A, implementation measures IV-1 and IV-3.

Conversely, it is apparent that the following implementation measures have either yet to be implemented or could be better implemented:

- *Land Use Element* – Goal C, Policy B, Policy C, Policy E.
- *Safety Element* – Goal III, Policy A, Policy B, implementation measure; Policy D, Policy F, Policy G, Policy H.
- *Noise Element* – Goal IV, Policy A, Policy B, Policy C, Policy D, Policy E.
- *Open Space Element* – Goal A, Policy A, wildlife implementation measures 1) and 2); Policy A, water implementation measures A and B; Policy B, parks and recreation implementation measure, Policy A, Policy A, historic implementation measure.
- *Circulation Element* – Goal II, Policy A, Policy D, Policy E.
- *Housing Element* – Goal I, Policy A and B, implementation measures I-1, I-2, I-3, I-7, I-9, I-11, I-12, I-13, I-14, I-15, I-17 and I-18. Goal II, Policy A – C, implementation measures II-1, II-3, II-6, and II-7. Goal III, Policy A - C, implementation measures III-1, III-2, III-3, III-4, III-6, III-7, III-8, III-9 and III-11. Goal IV, Policy A, implementation measure IV-2.

It appears that the number of implementation measures that have yet to be implemented or that could be better implemented outnumber those programs that have been successfully implemented. Some of these unfulfilled implementation measures directly relate to development, amendments of the Zoning Ordinance and updating of the General Plan. In the past, the City has postponed updating of the Zoning Ordinance and updating of its General Plan due to budget limitations, which is certainly understandable given the City's current economic situation. Still, Government Code Section 65860

requires that a city's zoning ordinance be consistent with its general plan. Fortunately, Section 65860 also grants cities a reasonable amount of time to amend their zoning ordinances after adoption of a general plan update. While there is no clear definition of a "reasonable amount of time" provided in the Government Code, the City of Montague General Plan states that "the City shall revise its zoning ordinance to comply with Government Code (Policy B, f) and g) by December 2006. To date, the City has been unable to secure funding to revise its zoning ordinance. The City continues to actively pursue funding to complete an update within the next planning period. Implementation measures related to providing for development have been difficult for Montague due to the lack of interest from developers.

REGIONAL HOUSING NEEDS

Pursuant to Government Code Section 65584, the State Department of Housing and Community Development (HCD) developed a Regional Housing Need Allocation (RHNA) Plan for Siskiyou County. The RHNA Plan 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 is shared and distributed amongst each of the communities in the County, with each community's share determined by its proportion of the County's overall household population. At the time of the allocation, the population of the City of Montague was approximately three percent of the County total. Thus, the City of Montague's share of regional housing needs is 24 units, or about 3 units per year over the 7 ½ year period. In an attempt to provide sufficient housing for all income groups in the City, HCD further divided these 24 units amongst the various economic groups identified in Table 2.

TABLE 2
SUMMARY OF THE CITY OF MONTAGUE'S REGIONAL HOUSING NEEDS, 2007-2014

Economic Group	Units Needed
Extremely Low Income	3
Very Low Income	3
Low Income	3
Moderate Income	4
Above Moderate Income	11
TOTAL:	24

In order to determine which economic groups were served by new housing opportunities in the City, and therefore whether the City was able to satisfy HCD's RHNA numbers, it is necessary to define the various economic groups in the City based upon State Income Limits. (See Table 3)

A single family residence was rehabilitated with CDBG funds in the City of Montague during the past year (January 1, 2010 through December 30, 2010). (APN 052-112-020) However, this unit was not counted towards fulfilling the City's share of regional housing needs for persons of low income.

In order to determine which economic segment of the population would be served for the purpose of satisfying RHNA numbers, home values were compared against the 2010 threshold of affordability for the various income groups. Home values were determined by using one of the following two methods:

- Where available, the listing price or recent sale price; or
- If not available, by combining the value of improvements (i.e., construction costs as stated in the building permit) along with the assessed value of the lot upon which the dwelling is situated.

Maximum monthly housing affordability was determined using the 2010 State Income Limits published by HCD as well as the criteria for determining affordability outlined in Sections 50052.5 and 50093 of the California Health and Safety Code. The following table identifies the Maximum Income Levels for various economic groups in Siskiyou County, as well as the Maximum Monthly Housing Expenditure and the Maximum Affordable Home Price for each group.

TABLE 3
2010 STATE INCOME LIMITS AND HOME AFFORDABILITY FOR THE VARIOUS INCOME GROUPS

Income Group	Maximum Annual Income [1]	Maximum Monthly Housing Affordability [2,3]	Maximum Affordable Purchase Price [4]
Very Low Income	$28,150	$351	$81,250
Low Income	$45,040	$788	$182,500
Moderate Income	$67,560	$2,167	$500,000

[1] Median income = $56,300
Very Low Income = 50% of Median Income
Low Income = 50 to 80% of Median Income
Moderate Income = 80 to 120% of Median Income

[2] Very Low Income = $28,150 X 0.30 X 0.50/12
Low Income = $45,040 X 0.30 X 0.70/12
Moderate Income=$67,560 X 0.35 X 1.10/12

[3] The formulas used to ascertain the maximum monthly housing affordability were determined using the criteria outlined in Sections 50052.5 and 50093 of the California Health and Safety Code.

[4] The maximum affordable purchase price was determined using the maximum monthly housing affordability numbers and the assumption that individuals could qualify for a 30-year, 5.0 percent fixed-rate mortgage with a 20% down payment.

As noted above, the City's share of regional housing needs for the 2007-2014 RHNA period is 24 units. Between January 1, 2007 and December 30, 2010, five single-family residential dwellings have been constructed in the City, of which three are manufactured dwellings and no multiple-family or other housing being built or rehabilitated. Based upon assessed values and the spending limits discussed above, the three manufactured dwellings would qualify as "low" income housing, three of the conventional single-family dwellings would qualify as "low", one as "moderate" income housing and the remaining one as above moderate. When these units are deducted from the State's projected need, a total of six affordable units (all very low income), three moderate-income unit, and ten above moderate-income units are still needed prior to June 30, 2014.

Conclusion

Since 1992, when the General Plan was adopted, and May 2010 when the Housing Element was updated, the City has made notable progress toward implementing the programs contained within the General Plan. Further, since January 2007, when the current Regional Housing Needs were allocated, the City has made considerable progress toward fulfilling its housing obligations, including those that remained from the prior planning period. Still, much work remains in order to implement those programs that are necessary to bring the Zoning Ordinance into consistency with the General Plan.