DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name:
City of Plymouth

HOUSING POLICY
DEVELOPMENT, HCD

APR 07 2011

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Reporting Period by Calendar Year:
From January 1, 2010 to December 31, 2010

Submitted to:

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

-and-

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P.O. Box 3044
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ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Plymouth

Reporting Period January 1, 2010 - December 31, 2010

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

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	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	
(9) Total of **Moderate and Above Moderate** from Table A3 ►											
(10) Total by income Table A/A3 ►			0	0	0	0	0				
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section65583.1(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) 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	
No. of Units Permitted for **Above Moderate**						0	

* Note: This field is voluntary

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.			2007	2008	2009	2010						Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	15											15
	Non-deed restricted												
Low	Deed Restricted	11											11
	Non-deed restricted												
Moderate	Deed Restricted	13											13
	Non-deed restricted												
Above Moderate		28											28
Total RHNA by COG. Enter allocation number:		67	0	0	0	0						0	67
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

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

Table C
Program Implementation Status

Name of Program	Objective	Time Frame in H.E.	Progress/Effectiveness	Continue/Modify/Delete
H-1	General Plan Comprehensive Update	2004	The City completed a comprehensive General Plan update that was adopted in August 2009.	This program was completed and won't be continued.
H-2	Zoning Ordinance Update	2006–2007	The City completed a General Plan update in August 2009, and now the City plans to update the Zoning Code to bring it into compliance with the General Plan.	This program will be continued as Action H-2.
H-3	Subdivision Ordinance Update	2006–2007	The subdivision ordinance is in compliance with the 2009 General Plan update.	This program will be continued as Action H-3.
H-4	Site Improvement Standards	2005–2006	The City's site improvement standards currently exist and are undergoing revision and update in 2010.	This program was not continued in the Housing Element but is part of the City's annual development review process.
H-5	State and Federal Programs	2004–2009	The City closed out the most recent CDBG program in December 2009 and will not be eligible for new rounds of funding programs until completion of the Housing Element update.	This program was combined with H-6 to become new H-4, and the City will continue to apply for state and federal funding when available.
H-6	Local Finance Programs	Ongoing	Due to lack of funding and staff turnover, no local finance programs have been established.	This program was combined with H-4, and the City will continue to pursue all state and federal funding sources.
H-7	Capital Improvement Program	2005	The City is currently updating the CIP, which is expected to be completed late-2010.	Updating the City's Capital Improvement Program is part of a larger City effort and will not be continued in the Housing Element.
H-8	Development Agreements	As Submitted	The City expects several development agreements between 2010 and 2014, but did not receive any during the last planning period due to the downturn in the economy.	This program was not continued in the Housing Element; the City does have a development review process that is described in the needs assessment.

Name of Program	Objective	Time Frame in H.E.	Progress/Effectiveness	Continue/Modify/Delete
H-9	Development Review	As Submitted	The City expects several development agreements between 2010 and 2014, but did not receive any during the last planning period due to the downturn in the economy.	This program was not continued in the Housing Element; the City does have a development review process that is described in the needs assessment.
H-10	Site Plan Review	As Submitted	The City expects several site plan reviews between 2010 and 2014, but did not received any during the last planning period due to the downturn in the economy.	This program was not continued in the Housing Element; the City does have a site plan review process that is described in the needs assessment.
H-11	Density Bonus Ordinance	2007	The density bonus ordinance was not updated to meet state law requirements during this period.	The City will plan to amend the density bonus ordinance to meet state law requirements (new H-5)
H-12	Development Impact Fees	As Submitted	The City's development impact fees are currently being updated and are described in the needs assessment.	The City will plan to annually review the development impact fees to make sure they are comparable to surrounding neighborhoods and don't create an additional burden on housing development (new H-6).
H-13	Specific Plans	As Submitted	The City has a specific plan review process as part of the General Plan Land Use Element. Information regarding this process is located in the needs assessment of this document. This program does reference 20 percent affordable housing policy that was never implemented as part of the General Plan process and will not be proposed in this Housing Element update.	This program was not continued in the Housing Element. The City has a Specific Plan review process as referenced in the needs assessment.
H-14	Residential Land Inventory	2004	Due to lack of funding and staff turnover, a residential land inventory was not completed.	The City is committed to completing an updated vacant land inventory; this program will be continued as new H-7.
H-15	Redevelopment Plan	2006–2009	A Feasibility Study was completed in 2008–2009. Adoption of a plan currently on hold due to funding constraints	This program will be continued as the City plans to continue to pursue the possibility of redevelopment (new H-8).

Name of Program	Objective	Time Frame in H.E.	Progress/Effectiveness	Continue/Modify/Delete
H-16	Design Review	2006	Due to lack of funding and staff turnover, design guidelines were not completed. The City will consider the development of a formal design review process for multi-family projects in 2010 as part of the development review and development agreement process.	This program will be continued as new H-9.
H-17	Downtown Revitalization Strategy	Ongoing	Funding constraints have limited ability to accomplish a downtown revitalization strategy. This is an ongoing citywide effort and will not be continued in the Housing Element.	This program is part of a larger citywide effort and will not be continued in this Housing Element.
H-18	Public Awareness/Education	Initiate in 2004	The City does not currently have a process for assisting persons who have experienced unfair housing, but plans to adopt a formal policy statement with guidelines during this planning period.	The City will adopt a formal policy statement prohibiting discriminatory and unfair housing practices within the City (new H-10).
H-19	Public/Private Partnerships	2004–2009	Several projects have been done in conjunction with private entities including the Plymouth Pipeline for water, the Water Supply Assessment (WSA), and the Municipal Services Review (MSR).	The City will continue to work with public and private agencies to provide affordable housing and support services for residents of Plymouth (new H-11).
H-20	Interagency Coordination	Ongoing	The City and the Amador Water Agency collaborated on and recently completed the Plymouth Pipeline for water supply.	The City will continue to work with Amador County agencies (new H-12).
H-21	Special Housing Needs Guidelines	2005–2006	Due to lack of staff and funding, the City has not adopted a reasonable accommodation ordinance but plans to adopt one during this planning period.	The City will adopt a reasonable accommodation ordinance during this planning period (H-13).
H-22	Fee Structure	2005–2006	An update to the City's fee structure was recently completed, and it will continue to be updated annually or as needed to keep up with the economy and surrounding neighborhoods.	This program was combined with H-12 to create H-6.
H-23	Americans with Disabilities Act	Ongoing	Due to lack of staff and funding, the City has not adopted a reasonable accommodation ordinance but plans to adopt one during this planning period.	The City will adopt a reasonable accommodation ordinance during this planning period (H-13).

Name of Program	Objective	Time Frame in H.E.	Progress/Effectiveness	Continue/Modify/Delete
H-24	Building Codes	Ongoing	The City will continue to update the building code as needed.	This program will be continued as H-14.
H-25	Code Enforcement	Ongoing	The City adopted a new administrative procedures ordinance in 2010 to provide greater enforceability of codes.	This program will be combined with H-24 to create new H-14.
H-26	Government Code Section 65853	Ongoing	The City has not amended the Zoning Code to allow for the development of manufactured housing in single-family districts, but will make this amendment during this planning period.	The City will amend the Zoning Code to allow manufactured housing to be regulated in the same manner as a conventional or stick-built structure (new H-15).
H-27	Assisting "At-Risk" Units	As Needed	There are currently no deed-restricted units and therefore no at-risk units at this time. The City will continue to monitor the process if and when deed-restricted units are built.	There are no deed-restricted units in Plymouth, but the City will continue the program as new deed-restricted units are constructed (new H-16).
H-28	Title 24	Ongoing	The City has enforced the State of California's Title 24 energy requirements in new developments, but there has been little new development due to the downturn in the economy.	The City will continue to enforce the State of California's Title 24 energy requirements and will look for new energy-efficient opportunities during this planning period (new H-17).
H-29	Unfair Housing Practice Grievance Procedures	2005	The City does not currently have a process for assisting persons who have experienced unfair housing, but plans to adopt a formal policy statement with guidelines during this planning period.	The City will adopt a formal policy statement prohibiting discriminatory and unfair housing practices within the City (new H-10).
H-30	Monitoring Program	Annually	The City submitted the 2009–2010 housing element annual report.	The City will continue to monitor the progress of the Housing Element and submit annual reports to HCD (new H-1).