



SOLEDAD
CALIFORNIA

HOUSING POLICY
DEVELOPMENT, HCD
MAR 28 2011

March 23, 2011

Melinda Benson
Housing Policy Specialist
Department of Housing and Community Development Division of Housing Policy
Development 1800 3rd Street, Suite 430 Sacramento, CA 95811

RE: ANNUAL HOUSING ELEMENT PROGRESS REPORT FOR CITY OF SOLEDAD

Dear Ms. Benson,

The City of Soledad is pleased to submit to HCD its Annual Housing Element Progress Report for 2010. Please do not hesitate to contact me if you have any questions or require additional information.

Sincerely,

A handwritten signature in cursive script, appearing to read "Susan Hilinski".

Susan Hilinski AICP
Senior Planner

Enclosure: Annual Housing Element Progress Report

Sent as a pdf file
on 03/22/2011

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Soledad

Mailing Address: 248 Main Street, Soledad, CA 93960

Contact Person: Susan Hilinski Title: Senior Planner

Phone: (831) 223-5045 FAX: (831) 678-3965 E-mail: shilinski@cityofsoledad.com

Reporting Period by Calendar Year: from January 2010 to December 2010

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; 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

Sent to Melinda Benson
mbenson@hcd.ca.gov

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction CITY OF SOLEDAD
 Reporting Period 1/1/2010 - 12/29/2010

Table A

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

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

* Note: These fields are voluntary

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

Jurisdiction CITY OF SOLEDAD
Reporting Period 1/1/2010 - 12/29/2010

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

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

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) 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			
(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)**

No. of Units Permitted for Moderate	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 Above Moderate	5					5

* Note: This field is voluntary

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

Jurisdiction CITY OF SOLEDAD
 Reporting Period 1/1/2010 - 12/29/2010

Table C
 Program Implementation Status

Program Description (By Housing Element Program Names)	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.	Timeframe in H.E.	Status of Program Implementation
Programs 1.1.1 and 1.2.1	Provision of Adequate Sites	Ongoing	Final EIR for draft Specific Plan was certified in 2010.
Programs 1.2.2 and 1.2.3	Provision of Adequate Sites in Downtown	1-Jun-10	Conceptual land use alternatives completed in 2010; downtown visioning process to be completed by mid-2011.
Program 1.2.4	Provision of Adequate Sites	2010	Zoning Ordinance Update in Progress; adoption of updated ordinance expected in 2011.
Program 1.3.1	Provision of Adequate Sites	Aug. 2010	Due to funding constraints, the housing survey was not completed in 2010 and is unlikely to be completed in 2011.
Program 2.1.1	Provision of Adequate Sites (Housing Diversity)	Ongoing	Successfully implemented: affordable housing constructed during planning period has achieved a minimum density of 20 du/acre.
Program 2.1.3	Provision of Adequate sites	None	Completed in 2010: Community Design Guidelines were completed and adopted.

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Programs 5.1.1, 5.1.2, 5.1.3, 5.1.4 and 5.1.6	Removal of Development Constraints	1-Mar-10	Zoning Ordinance Update in Progress; adoption of updated ordinance expected in 2011.
Program 5.1.5	Removal of Development Constraints	1-Mar-10	Completed in 2010: Industrial District regulations were amended to allow emergency shelters with up to 50 beds as a use permitted by right in the City's two industrial zones and to conditionally permit emergency shelters with more than 50 beds in both districts.
Program 5.2.1	removal of Development Constraints	Ongoing	This program has been successfully implemented through a major upgrade of the City's wastewater treatment facility to provide tertiary treatment, increase capacity and enable the recycling and reuse of treated wastewater for Irrigation.A97

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General Comments:

Notes to Table B: The number of very low and low income units reported for calendar years 2007 and 2008 represent the net increase in affordable units and not actual units permitted and constructed, consistent with Table 32 of the certified Soledad Housing Element. The 2007 figure of 37 very low income units is the net increase in affordable units after 36 affordable units were demolished. The 2008 figure of 60 low income units is the net increase in affordable units after 62 affordable units were demolished.