

**Department of Housing and
Community Development
ANNUAL HOUSING ELEMENT PROGRESS REPORT**

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

HOUSING POLICY
DEVELOPMENT, HCD

MAY 3 1 2011

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

HOUSING POLICY
DEVELOPMENT, HCD

MAY 31 2011

Jurisdiction City of Sonora, Tuolumne County, CA
Reporting Period 1/1/2010 - 12/31/2010

Table A

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

Housing Development Information										Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1 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 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						
001-151-32, 403 N. Stewart	SF	O	X*	X*			1	1	USDA (502)		USDA 502 loans are provided only for very low or low income households	
(9) Total of Moderate and Above Moderate from Table A3										0	0	
(10) Total by Income Table A/A3												
(11) Total Extremely Low-Income Units*											0	

* 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 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			1	1	CDBG Re-Use (312), Rehab loan for a 63% median income family at 403 Gerryrmander, APN 2-282-04; Repayment of public funds required upon re-sale
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	1	1	

* 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*
	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	0	0	0	0	0	0	0

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		RHNA Allocation by Income Level	2007	2008	2009	2010	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	Year 1		Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed												54
	Restricted Non-deed	54											
Low	Deed												35
	Restricted Non-deed	42		5	2								
Moderate	Deed												49
	Restricted Non-deed	52	1	1	1								
Above Moderate		98	1	1	2							4	94
Total RHNA by COG. Enter allocation number:		246											
Total Units			2	2	8	2						14	232
Remaining Need for RHNA Period													

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

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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
Name of Program	Objective		
3.A.a Encourage Small Affordable Units throughout the City (Infill)	5 units affordable housing	30-Jun-12	Ordinance revisions pending
3.A.b Use Special Planning to promote Affordable Housing	25% affordable housing in SP zone	28/2011-6/30/2012	Rezoning pending, Ordinance revisions pending
3.A.c Maintain HDRMDR near Commercial	No development on vacant land not meeting minimum density	30-Jun-12	Ordinance revisions pending
3.A.d Redevelopment for Housing near Commercial	3 new residential units above existing commercial	30-Jun-12	Ordinance revisions pending
3.A.e Investigate Annexation	Expand available land for affordable housing	30-Jun-12	Not initiated
3.A.f Moderate-Wage-Job-Training	One-stop info source for job training and assistance	30-Jun-12	Website link to other pages completed
3.A.g City Homebuyers Assistance Program	Assist 5 individuals with home purchase	30-Jun-14	2009 - 4 loans (2-Low, 1VL, 1EL), 2010 - 6 loans (3 Low, 2 VL, 1EL) - Goal exceeded
3.A.h Pursue Grant funds for Affordable Housing	Three grant applications	30-Jun-14	2010 - 1 new homebuyer's assistance grant application submitted
3.A.i Self-Help/Privatey Funded Programs	One new affordable housing unit	30-Jun-11	Unmet - vacant housing sites map, fee waiver ordinance pending
3.A.j Consolidate Regional Housing Assistance Info.	One-stop info source for affordable housing info.	30-Jun-10	Met - City webpage linkages completed
3.A.k Future GP Land Uses for Public Land	Expand housing opportunities	30-Jun-10	Ordinance revisions pending
3.A.l Allow Housing in Public (P) Zone	Expand housing opportunities	30-Jun-12	Ordinance revisions pending
3.A.m City Employee Downpayment Assistance	Assist with jobs/housing balance	Ongoing	No requests made
CONTINUED - SEE ATTACHED			

TABLE C – CONTINUED

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.	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.	Objective	Timeframe in H.E.	Status of Program Implementation
GOVERNMENT CONSTRAINTS				
3.B.a Continue reviews of Sonora Muni Code and GP	Ensure consistency with H.E.	2011, 2014	Review of Code for required changes to address Special Needs Housing completed in 2011; Ordinance revisions pending	
3.B.b Flexible standards for off-site improvements for affordable housing	Continue to provide flexible standards	Ongoing	Application of flexible standards to new development ongoing, but restricted due to minimal new construction	
3.B.c Waive or reduce fees for affordable housing projects	Reduce development costs for affordable housing	Jan 1, 2011	Draft policy to Council not yet drafted	
3.B.d Defer impact fee payments for affordable housing	Reduce development costs for affordable housing	Jan 1, 2011	Draft code amendment pending	
3.B.e Maintain/Promote 2 nd unit ordinance	5 new 2 nd units	December 2010	Information on website, no new applications	
3.B.f Update density bonus program	One application using density bonus provisions	December 2010 December 2012	Website updated, draft ordinance pending	
3.B.g Single Room Occupancy Housing	Expand opportunities for a wide variety of Housing Types	June 30, 2012	Ordinance Revisions pending	
HOUSING CONSERVATION				
3.C.a.Apply State Historic Building Code	Apply to at least one structure	Ongoing	Continued application of previous policy	
3.C.b Priorities for Rehab	At least 2 rehabs	Ongoing, update website by 12/31/2010	One of two rehabs completed; website updated	
3.C.c Self-Help/Paint/Fix-Up	Provide paint for at least six structures	Ongoing through June 30, 2014	Program not yet initiated.	
3.C.d Pursue Redevelopment Promoting Neighborhood Improvements with Housing Rehab	Improve City infrastructure to facilitate affordable housing	In conjunction with 2009-2014 Redevelopment Agency 5-Yr Plan	Monies have been allocated in plan for the purpose stated; however threatened elimination of the funding source at the state level threatens program implementation	
3.C.e Monitor At-Risk Units, Facilitate Acquisition	Reliable and easily accessible info. source to list of at-risk units with info. for acquisitions	December 31, 2010	Webpage updated	
3.C.f Implement City CDBG Reuse Plan	Provide supplement funding	Ongoing	City is continuing to use CDBG Reuse Funds	

TABLE C – CONTINUED			
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.		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.C.g Update City Condo Conversion Ordinance	for rehab activities Maintain multi-family units as affordable	June 12, 2012	Ordinance revision pending
3.C.h Adopt Mills Act	Added mechanism to assist in rehab efforts, approve one contract	July 1, 2014	Pending
3.C.i Expand Housing Rehab Loan Program	Assist 10 individuals with rehabs	June 30, 2014	5 units completed in 2009, 1 unit in 2010
3.C.j Continue Coord. With ATCAA for Energy Conservation/Rehabs	Increase number of individuals with access to info. re: weatherization and funding programs	Ongoing, update website prior to 12/31/2010	Website update completed
3.C.k Continue to enforce Energy Efficiency Standards	Reduce home heating and cooling costs	Ongoing	City continues existing policy
3.C.l Reduce contamination hazards in older buildings	Support healthy living conditions for city residents	Update city website prior to 12/31/2010, in conjunction with 2009-2014 RDA Five-Year Plan	Website update complete
3.C.m Funding for Preservation of At-Risk units	Assist in conservation of at-risk units	In conjunction with 2009-2014 RDA Five-Year Plan	State consideration of removing RDA funding leaves program in question
3.C.n Continue to publicize City Rehab Program	Expand opportunities for a wide variety of housing types	June 30, 2011	City staff continues to promote program at public counter. 5 units completed 2009, 1 unit in 2010
3.C.o Climate/Green/Energy Programs	Expand opportunities for a wide variety of housing types	June 30, 2012	Ordinance revisions pending
3.C.p Flood Hazards/Management Analysis	Support safe living environment	Ongoing	2020 General Plan Conservation and Open Space Element reflects applicable programs and will continue to be updated
EQUAL OPPORTUNITY HOUSING			
3.D.a Support Senior Housing	1 application for senior facility	June 30, 2012	No applications received to date

TABLE C – CONTINUED

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3.D.b Maintain Emergency Shelter	Continue to provide housing for those needing emergency shelters	Ongoing	No changes	
3.D.c Maintain Transitional Shelter	Continue to provide housing for those in need of transitional shelters	Ongoing	No changes	
3.D.d Maintain Homeless Shelter	Continue to provide housing for the homeless	Ongoing	No changes	
3.D.e Facilitate provision of Transitional, Supportive, Emergency and Homeless Shelters	Eliminate need for discretionary entitlements for these uses	By November, 2011	Initial ordinance review and list of required changes identified; ordinance revisions pending.	
3.D.f Fair Housing Act	Eliminate need for public hearings in specified zones for small group homes and i.d. locations for larger group homes	June 30, 2012	Ordinance revision pending	
3.D.g Provide information to renters	Disseminate information to City residents re: Housing issues	Ongoing	City continues to maintain information on web page and at public counter	
3.D.h Continue to pursue funds for City Homebuyer's Assistance Program	Two supplemental funding apps by 2014; assist 5 individuals with first-time home purchases	Ongoing	One new grant application has been submitted (2010)	
3.D.i Cooperative city/county efforts to achieve housing goals	Promote cooperation and information exchange to promote joint efforts	Public forum prior to June 30, 2014	Not yet planned	
3.D.j Farmworker Housing	Identify suitable locations for farmworker housing	June 30, 2012	Ordinance revisions pending	
3.D.k Housing Education Programs	Keep staff up-to-date on current housing programs and laws	Once every three years	Contract staff participated in AICP on-line program re: use of federal tax credits for rehab of historic structures	

TABLE C – CONTINUED

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.D.1 Water and Wastewater for TIGs	Provide necessary infrastructure in support of affordable housing	Ongoing	Program implementation is under the control of the Tuolumne Utilities District. The City will continue to encourage that agency to comply with GC 65589.7 and keep apprised of TUD programs and procedures
3.D.m Income Survey/Extremely Low Income Household support	Apply for one grant to update 2009 survey	2013	No application submitted as of reporting date.
3.D.n Reasonable Accommodation	Provide access for all to affordable housing	June 1, 2014	Ordinance revisions pending

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General Comments:

Retirement of the City's Community Development Director and budgetary constraints have limited the City's ability to implement some programs within the desired timeframes.