Department of Housing and Community Development
ANNUAL HOUSING ELEMENT PROGRESS REPORT

City Name: City of Sonora

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

Jurisdiction City of Sonora

Reporting Period 1/1/2011 - 12/31/2011

Table A

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

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
547 S. Stewart	SF	UNK	0	1	0	0	1	1	N/A	N/A	1
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	0	0				
(10) Total by income Table A/A3 ► ►			0	1	0	0	0	1			
(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 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	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**	**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.			2007	2008	2009	2010	2011					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	54											54
	Non-deed restricted												
Low	Deed Restricted	42			5							5	34
	Non-deed restricted					2	1					3	
Moderate	Deed Restricted	52											48
	Non-deed restricted		1	1	2							4	
Above Moderate		98	1	1	1							3	95
Total RHNA by COG. Enter allocation number:		246	2	2	8	2	1					15	231
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

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

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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**	**Timeframe in H.E.**	**Status of Program Implementation**
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	28/2011-6/30/20	Rezoning pending, Ordinance revisions pending
3.A.c Maintain HDR/MDR 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	Elimination of Redevelopment in CA will necessitate amending this program
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) - 2011- no loans
3.A.h Pursue Grant funds for Affordable Housing	Three grant applications	30-Jun-14	2010 - 1 new homebuyer's assistance grant application submitted; 2011 - funding remains in existing program
3.A.i Self-Help/Privately Funded Programs	One new affordable housing unit	30-Jun-11	Unmet - vacant housing sites map, ordinance to be drafted
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 to be drafted
3.A.l Allow Housing in Public (P) Zone	Expand housing opportunities	30-Jun-12	Ordinance revisions to be drafted
3.A.m City Employee Down payment Assistance	Assist with jobs/housing balance	Ongoing	No requests made
	Continued - See Attached		

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Reporting Period 1/1/2011 - 12/31/2011

General Comments:

One single family residence was constructed in the City limits in 2011. The residence replaced a home destroyed by fire. The 1,331 square foot home was valued at $136,000. Forty-seven single-family remodels were undertaken in 2011. None of these were for bedroom additions or second residences. Remodels were primarily improvements to existing properties. Similarly, an abandoned Mervyn's building was converted to three separate new businesses in 2011 while 38 existing commercial establishments undertook remodels to improve existing properties. There were no rehabilitations in the City in 2011. While the City still has funding for the rehabilitation program, the City's most frequent clients for this program, first-time homebuyers, have found themselves without sufficient equity in their homes to qualify for funds under the rehabilitation program. The City's first-time homebuyers program also had little success in 2011. Economic conditions and employment uncertainty discouraged interest in taking on mortgage debt. In contrast, the Community Development Department has met with at least three developers interested in small-to-large scale senior housing developments. A pre-application for one large development for senior housing has been received. Staff continues to meet with and assist others interested in providing Senior Housing. Also in 2011, an ordinance revision was adopted to streamline the permitting process for site plan reviews and included provisions for allowing up to five multi-family units to be constructed on a site with only a building permit and landscaping and waiving the previous requirements for site plan review.

TABLE C – CONTINUED (2011)			
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Name of Program	**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 – 2011 revision to ordinance completed for site plan review streamlining process and making up to 5 units permitted without site plan review.
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	Ordinance to be drafted.
3.B.e Maintain/Promote 2nd unit ordinance	5 new 2nd 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, ordinance to be drafted
3.B.g Single Room Occupancy Housing	Expand opportunities for a wide variety of Housing Types	June 30, 2012	Ordinance to be drafted
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	Website updated Lack of home equity is limiting participation in this program in 2011.
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	Elimination of redevelopment negates this program – to be eliminated in next housing element update.
3.C.e Monitor At-Risk Units, Facilitate Acquisition	Reliable and easily accessible info. source to list	December 31, 2010	Webpage updated

TABLE C – CONTINUED (2011)			
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Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
	of at-risk units with info. for acquisitions		
3.C.f Implement City CDBG Reuse Plan	Provide supplement funding for rehab activities	Ongoing	City is continuing to use CDBG Reuse Funds
3.C.g Update City Condo Conversion Ordinance	Maintain multi-family units as affordable	June 12, 2012	Ordinance to be drafted
3.C.h Adopt Mills Act	Added mechanism to assist in rehab efforts, approve one contract	July 1, 2014	Ordinance to be drafted
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, 0 in 2011 (see Program 3.C.b)
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	Elimination of redevelopment negates this program – to be eliminated in next housing element update. Uncertain as to source for potential funds to assist these units in the future.
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, 0 in 2011 (See Program 3.C.b)
3.C.o Climate/Green/Energy Programs	Expand opportunities for a wide variety of housing types	June 30, 2012	Ordinance to be drafted.
3.C.p Flood Hazards/Management Analysis	Support safe living	Ongoing	2020 General Plan Conservation and Open Space Element

TABLE C – CONTINUED (2011)			
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Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
	environment		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	Pre-application received in 2011 for new senior housing project. 2011 also saw meetings with at least two additional developers interested in small-to-moderate-to-large senior housing projects. Planning Staff has been providing ongoing assistance.
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 to be drafted.
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 to be drafted.
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). Declining interest due to economy and job uncertainty has significantly and adversely impacted this program in 2011.
3.D.i Cooperative city/county efforts to	Promote cooperation and	Public forum prior to June	Not yet planned

TABLE C – CONTINUED (2011)			
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Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
achieve housing goals	information exchange to promote joint efforts	30, 2014	
3.D.j Farmworker Housing	Identify suitable locations for farmworker housing	June 30, 2012	Ordinance to be drafted.
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 programs related to the provision of housing.
3.D.l 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 appraised 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 to be drafted.