Housing Policy Department
Received on:
MAY 08 2013

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

Jurisdiction City of Waterford

Reporting Period 1/1/2012 - 12/31/2012

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 ► ►					0	0	0				
(10) Total by income Table A/A3 ► ►			0	0	0	0	0	0			
(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 whichmeet 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	2012				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		
Extremely Low	Deed Restricted	41	0	0	0	0	0	0					41
	Non-deed restricted		0	0	0	0	0	0					
Very Low	Deed Restricted	42	0	0	0	0	0	0					42
	Non-deed restricted		0	0	0	0	0	0					
Low	Deed Restricted	58	0	0	0	0	0	0					58
	Non-deed restricted		0	0	0	0	0	0					
Moderate	Deed Restricted	69	0	0	0	0	0	0					64
	Non-deed restricted		1	4	0	0	0	0				5	
Above Moderate		147	14	0	0	0	0	0				14	133
Total RHNA by COG. Enter allocation number:		357	15	4								19	338
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**	**Timeframe in H.E.**	**Status of Program Implementation**

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Jurisdiction	City of Waterford	
Reporting Period	1/1/2012 -	12/31/2012

General Comments:

Due to lack of Staff and budget constraints, the City currently does not have a certified Housing Element for the 2009-2014 planning period. Therefore, any discussion of Housing Element Programs identified in Table C would be reflective of the Programs adopted as part of the 2001-2008 Housing Element. However, the City has recently retained a City Manager, as well as Planning staff. Therefore, as of April 2013, the City will be initiating an update to the General Plan Housing Element to achieve compliance with State Housing Law. Preparation of the Housing Element Update will contain a thorough review of the Housing Element Programs adopted as part of 2001-2008 Housing Element, and we anticipate submitting a Draft 2009-2014 Housing Element to the State Housing and Community Development Department in the summer of 2013. The City recognizes the important of annually reviewing and reporting the progress made in implementing the City's General Plan, including the Housing Element, and will do so from 2013 forward.

WATERFORD CITY COUNCIL
RESOLUTION # 2013-33

A RESOLUTION OF THE WATERFORD CITY COUNCIL ADOPTING THE 2012 ANNUAL GENERAL PLAN PROGRESS REPORT AS WELL AS THE 2012 ANNUAL PROGRESS REPORT OF THE GENERAL PLAN HOUSING ELEMENT

WHEREAS, the City of Waterford is required by Government Code Section 65400 to provide an Annual Progress Report on the General Plan for the preceding year; and

WHEREAS, the Annual General Plan Progress Report must be transmitted to the City Council, the California Office of Planning and Research, and the California Department of Housing and Community Development Department; and

WHEREAS, the Annual General Plan Progress Report must include all of the following: a) the status of the General Plan and progress in its implementation, b) the progress in meeting its share of the regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing, the degree which its approved general plan complies with the guidelines adopted pursuant to Section 65040.2 as well as the date of the last revision to the general plan; and

WHEREAS, the Waterford Planning Commission has reviewed and approved the 2012 Annual General Plan Progress Report, as well as the 2012 Annual Progress Report of the Housing Element, at its regularly scheduled meeting held on April 23, 2013; and

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Waterford hereby adopts the City's 2012 Annual General Plan Progress Report and authorizes Staff to submit said Report to the Office of Planning and Research and Department of Housing and Community Development.

PASSED, APPROVED, AND ADOPTED by the Waterford City Council of the City of Waterford at a regular meeting this 2nd day of May, 2013, by the following vote:

AYES: 5 Goeken, Alcaco, VanWinkle, Krause, Day
NOES: Ø
ABSTAIN: Ø
ABSENT: Ø

CITY OF WATERFORD

CHARLIE GOEKEN, Mayor

ATTEST:

LORI MARTIN
City Clerk

APPROVED AS TO FORM:

CORBETT J. BROWNING
City Attorney

STATE OF CALIFORNIA)

COUNTY OF STANISLAUS) ss.

CITY OF WATERFORD)

I, Lori Martin, City Clerk of the City of Waterford, County of Stanislaus, State of California do hereby certify that the foregoing Resolution No. 2013-33 was regularly adopted by the City Council of said City of Waterford at a regular meeting of said City Council held on the 2nd day of May, 2013 by the following vote:

AYES: 5 Goeken, Alaco, VanWinkle, Krause, Day

NOES: Ø

ABSENT: Ø

ABSTAINED: Ø

Lori Martin

Lori Martin, MMC, City Clerk
City of Waterford