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DIV. OF HOUSING
POLICY DEVELOPMENT HCD

CITY HALL

1110 West Capitol Avenue
West Sacramento, CA 95691

City Council
City Manager
City Clerk
Human Resources
(916) 617-4500
Fax (916) 372-8765

Information Technology
(916) 617-4520
Fax (916) 372-8765

Community Development
Planning
Engineering
(916) 617-4645
Fax (916) 371-0845

Building
(916) 617-4683
Fax (916) 371-0845

Parks & Recreation
(916) 617-4620
Fax (916) 372-5329

Redevelopment
Economic Development
(916) 617-4535
Fax (916) 373-5848

Grants & Community Investment
(916) 617-4555
Fax (916) 372-1584

Finance
(916) 617-4575
Fax (916) 373-9006

Utilities
(916) 617-4589
Fax (916) 373-9006

Refuse & Recycling
(916) 617-4590
Fax (916) 373-9006

Fire Administration
(916) 617-4600
Fax (916) 371-5017

POLICE

550 Jefferson Blvd
West Sacramento, CA 95605

Police
(916) 617-4900
Fax (916) 373-2377
Code Enforcement
(916) 617-4927

PUBLIC WORKS

1951 South River Road
West Sacramento, CA 95691

(916) 617-4850
Fax (916) 371-1516

November 14, 2005

Division of Housing Policy Development
California Department of Housing and Community Development
Attn: Cathy Creswell
1800 3rd Street
P.O. Box 952053
Sacramento CA 94252-2053

Re: Housing Element Annual Report

Dear Ms. Creswell,

As required by Government Code section 65400, enclosed please find the City of West Sacramento's Housing Element Annual Report. We are pleased to report that the City has made significant progress in achieving a number of Housing Element Programs, such as:

- Programs 1 & 6 which require a land inventory for residential development. The land inventory was completed during this reporting period. In addition, a GIS parcel and zoning layer was developed to better identify developed and undeveloped parcels by zoning classification.
- Program 2 which requires the creation of a citywide inclusionary housing policy. An Inclusionary Housing Ordinance was approved by the City Council in April 2005. To facilitate the performance of the Ordinance, Implementation Guidelines for housing developers were also created and approved by the Council. Further detail on the City's inclusionary housing can be viewed on the city's web site under the Department of Housing and Community Investment.
- Program 23 which requires the City to promote equal housing opportunity for all persons. The City secured the services of the Human Rights-Fair Housing Commission of Sacramento to provide and promote fair housing services in West Sacramento. Services that will be provided include fair housing outreach, discrimination testing, and landlord/tenant dispute resolution.

California Department of Housing and Community Development
Division of Housing Policy Development
November 14, 2005
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The Report will highlight other areas where the City has made progress and where program objectives have not been met. Be assured that City Staff is working arduously to meet our Housing Element program objectives. Should you have any questions on the Report, please don't hesitate to contact Raul Huerta at 916-617-4555.

Sincerely,



Tina Gontarski,
Director of Housing and Community Investment

enclosure

Housing Element Annual Report

Program		Performance Measurement	Outcome (2004)	UPDATE 2005																																																
1	Maintain Adequate Sites	Land Inventory	<p>The land inventory is currently being updated. A GIS parcel and zoning layer is being developed to accurately depict developed and undeveloped parcels and current zoning. Based on the SACOG blueprint the City has sufficient vacant land and sites to accommodate its share of the Regional Housing Needs.</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Zoning</th> <th>Acreage</th> <th>Minimum</th> <th>Maximum</th> </tr> </thead> <tbody> <tr> <td>R1-A:</td> <td>32 acres</td> <td>35</td> <td>160</td> </tr> <tr> <td>R1-B</td> <td>631 acres</td> <td>694</td> <td>3850</td> </tr> <tr> <td>R-2</td> <td>223</td> <td>1137</td> <td>2676</td> </tr> <tr> <td>R-3</td> <td>154</td> <td>1863</td> <td>3850</td> </tr> <tr> <td>WF</td> <td>253</td> <td>6325</td> <td>12,650</td> </tr> </tbody> </table>	Zoning	Acreage	Minimum	Maximum	R1-A:	32 acres	35	160	R1-B	631 acres	694	3850	R-2	223	1137	2676	R-3	154	1863	3850	WF	253	6325	12,650	<p>A land inventory was completed by the City during the reporting period. Additionally, a GIS parcel and zoning layer was developed to better identify developed and undeveloped parcels by zoning classification. The land inventory and the GIS layer will assist the City to evaluate if it has sufficient vacant land and sites to accommodate its share of the Regional Housing Needs.</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Zoning</th> <th>Acreage</th> <th>Minimum</th> <th>Maximum</th> </tr> </thead> <tbody> <tr> <td>R1-A:</td> <td>8</td> <td>9</td> <td>40</td> </tr> <tr> <td>R1-B</td> <td>743</td> <td>817</td> <td>4,215</td> </tr> <tr> <td>R-2</td> <td>212</td> <td>1,081</td> <td>2,544</td> </tr> <tr> <td>R-3</td> <td>157</td> <td>1,899</td> <td>3,925</td> </tr> <tr> <td>WF</td> <td>198</td> <td>4,950</td> <td>9,900</td> </tr> </tbody> </table>	Zoning	Acreage	Minimum	Maximum	R1-A:	8	9	40	R1-B	743	817	4,215	R-2	212	1,081	2,544	R-3	157	1,899	3,925	WF	198	4,950	9,900
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2	Inclusionary Housing – Citywide Policy	Inclusionary implementing ordinance	<p>A draft Inclusionary Housing implementing ordinance has been drafted and is currently under internal review. The City has been enforcing the Housing Element Interim Inclusionary Policy, which requires 10% of for-sale units be affordable to moderate-income households and 5% affordable to low-income households, and for rental units, 5% affordable to moderate, low and very low-income households.</p>	<p>An Inclusionary Housing Ordinance was approved by the City Council in April 2005. The Ordinance requires 10% of for-sale units to be affordable to moderate-income households and 5% to be affordable to low-income households. For rental units, 5% of units must be affordable to moderate, 5% to low and 5% to very low-income households. To facilitate the performance of the Ordinance, Implementation Guidelines for housing developers were created and approved by the Council. The Ordinance and the Implementation Guidelines can be accessed on the Housing and Community</p>																																																

Housing Element Annual Report

			Investment website: http://www.cityofwestsacramento.org/cityhall/departments/hci/inclusionary_housing.cfm
Rental units produced	Rental units produced	No rental projects applications have been received or approved for development outside of the redevelopment project area.	No rental projects applications have been received or approved for development outside of the redevelopment project area.
5% Very Low			
5% low			
5% Moderate			

3	Density Bonus/Incentives	Projects applying and receiving a density bonus	One Project, Linden South, applied and received a density bonus for a 100 unit project. Sixteen units will be affordable to lower-income households.	Two development projects are currently being reviewed for possible density bonus consideration.
	Zoning/ regulatory Incentives		The developer received an additional density increase to achieve 100 units on 15 gross acres of land under current zoning	One development project is being considered for an additional density increase to achieve 30 units on 6.38 acres of land zoned R1-A. At a minimum, three units will be designated for moderate income households and one unit will be designated for low income households. The other development project is being considered for an additional increase to achieve 8 units on ½ acre of land. One unit will be designated for low-income households.
	Financial Incentives		None, to avoid prevailing wage costs	City Staff is under negotiations with a developer for potential financial incentives for a housing development project.
	Density Bonus Promotion		Planning staff openly discuss density bonus options with developers when a project has the potential to increase	Planning staff openly discuss density bonus options with developers when a project has the potential to increase densities in new growth areas.

Housing Element Annual Report

		densities in new growth areas.
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4	Redevelopment Project Area Goals		Between 2003 and present date, 23 rehabilitation loans were executed, however none were funded with redevelopment project funds, and all rehabilitation loans were for units outside of the RDA project area.	Two rehabilitation loans were approved using HOME and CalHOME funds. Both rehabilitation projects were outside the RDA project area.
	Rehabilitation	Total Rehabilitation		
	30 percent w/in RDA affordable to low & moderate income households	Rehab w/in RDA/Total Rehabilitation		Both rehabilitation projects were outside the RDA project area.
	New construction	Total units/negotiated agreement	Two projects have been approved and are under construction: Harriet Lane Townhomes and Capital Place Apartments. Harriet Lane Townhomes is an urban-style three story for sale housing development with 34 units; Capital Place Apartments is a 190 apartment unit project.	City Staff negotiated a Development and Disposition Agreement (DDA) and an Affordable Housing Agreement for mixed-use development. The development project, named Rivers-side @ Washington, will consist of 23 single-family (zero lot line) homes and four apartments above a ground floor restaurant. The four apartments will satisfy the RDA inclusionary housing obligations.
	60% of 15% of project affordable to moderate-income households	Number of units produced	Harriet Lane will offer 3 units for sale at an affordable housing price to moderate-income households. Capital Place Apartments will provide 17 units affordable to low-income households.	Rivers-side @ Washington will offer two rental units for moderate-income households.
	40% of 15% of project affordable to very low-income households.	Number of units produced	Harriet Lane will offer two units for sale at an affordable housing price to very-low income households. Capital Place Apartment will provide 12 units affordable to very low-income households.	Rivers-side @ Washington will offer two rental units for low-income households.
	Site Identification	Site identified/DDA	Harriet Lane and Capital Place Apartments are both sites within the project area which were identified in the City's	The site location of Rivers-side @ Washington was identified in the City's Housing Element as a

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		Housing Element (appendix D). One additional site within the RDA remains available. Additionally, a mixed use project, is currently in the final map approval process. The developer has received a tentative map approval to build 23 single family (zero lot line) homes and four apartments above a ground floor restaurant. The four apartments will satisfy the RDA inclusionary housing obligations.	potential multifamily housing site (Appendix D).
5	Secondary Dwelling Units	Applications and Approvals	While planning and building believe some secondary units were completed within the past two years, the actual number of secondary or accessory units approved is unknown. Second units are not currently tracked separately from other building permits.
	Promotion	Mailing or other public promotion	Promotion of second units has not yet occurred in this planning period.
			Promotion of second units has not yet occurred in this planning period.
6	Vacant Land Inventory	Updated Vacant Land Inventory	As stated above, the vacant land inventory is currently being updated. A GIS intern has been using the SACOG Blueprint base map to determine the number of vacant sites, by zoning designation. Initial estimates reveal that there are approximately 12,800 acres within the City limits of which approximately 3,700 is vacant. However, through this process, it has been determined that nearly 3,700 acres do not have zoning data. The land inventory efforts will continue through July 2004 to allow for more "ground-truthing" of vacant properties and to determine the status of property without a specified zoning designation.
	Internet access to vacant lands and projects	List of approved projects	As previously stated, a vacant land inventory was completed by the City during the reporting period. The inventory revealed that there are approximately 751 acres of vacant R-1 zoned-properties, 212 acres of vacant R-2 zoned properties and 157 acres of vacant R-3 properties. Additionally, there are almost 200 acres of vacant Water Front (WF) zoned-properties.
			The City continues to make the housing element and a list of potential development sites available for public viewing on
			The City continues to make the housing element and a list of potential development sites available for

Housing Element Annual Report

			the City's website. The following website displays sites available through the Redevelopment Agency: http://www.ci.west-sacramento.ca.us/cityhall/departments/redev/properties/default.cfm	public viewing on the City's website. The following website displays sites available through the Redevelopment Agency: http://www.cityofwestsacramento.org/cityhall/departments/redev/properties/default.cfm In addition, the City is working to have the data from the vacant land inventory accessible to the public by January 2006.
7	Funding for New Construction*	Application and Receipt of Federal and/or State funds	In cooperation with the West Sacramento Housing Development Corporation, the City has offered a \$1 million dollar loan for Westwood Vistas Apartments (currently under construction). In addition, this project sought tax credit financing through Cal-HFA.	No requests or proposals were received or initiated by the City for funding for new construction.
	CDBG		CDBG funds and program income has been used for housing rehabilitation.	CDBG funds continue to be used for housing rehabilitation as part of the HIRE Program.
	Downtown Rebound		Downtown Rebound funding used to update the City's West Capital Avenue Action Plan. A public meeting is scheduled for October 14 th , where the consultant, Mundie and Associates, will present their recommendations for the revitalization of West Capital Avenue.	Downtown Rebound funds was utilized to update the City's West Capitol Avenue Action Plan. The plan identifies obstacles to change and forge a strategy to revitalize West Capitol Avenue. The Plan can be accessed on the Redevelopment Agency's web site: http://www.cityofwestsacramento.org/cityhall/departments/redev/resources/documents/default.cfm
	HOME		HOME funding has been used for housing rehabilitation and for the City's First-Time Homebuyer Assistance Program.	HOME funding has been used for housing rehabilitation and for the City's First-Time Homebuyer Assistance Program.
	MHP		No projects have sought MHP funding during this planning period.	No projects have sought MHP funding during this planning period.

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8	Gov't Financing for On- and Off-site Improvements	Applications and receipt of local or other governmental infrastructure funds	Development and traffic impact fees along with RDA funding were used to widen Jefferson boulevard and the Palmedisi Bridge. Jefferson Boulevard is the principal access road for new development in southern half of City. These significant infrastructure improvements have made development in Southport possible, including single family subdivisions and multifamily rental projects.	The Bryte-Bend Water Treatment Plant Expansion project was completed during the reporting period using the City's water fund. The expansion will create additional capacity for new housing developments. Additional capital improvement projects have been undertaken with City and Redevelopment Agency funds, however, none are directly in support of affordable housing development. Nonetheless, these improvements indirectly benefit and support affordable housing production. Some improvements include improving sidewalks, parking improvements, slurry seal, and park construction.
9	Site Assembly	List of Sites with Development Potential	Attachment 4 of the City's approved Housing Element lists five higher density development opportunity sites. Two of those sites are either under construction or in the development application stage.	Attachment 4 of the City's Housing Element lists five higher density development opportunity sites.
			The City has purchased one parcel and is currently working on assembling two or more additional parcels along West Capitol Avenue to promote for development of a mixed-use project.	The City has purchased two parcels along West Capitol Avenue and have been cleared for development. City has identified a developer through the RFP process. The development proposal calls for 70 for-sale units and 7,000 square feet of retail space.
10	Manufactured Housing Promotion	Permit counter/web site	Information on second/accessory units is available on the City's website. The website provides links to both the Housing Element Policies and Programs and the municipal	No specific handout or marketing brochure has been developed to promote manufactured housing. However, information on second/accessory units is

Housing Element Annual Report

			code which describes how second units are permitted. No specific planning counter handout has been developed.	available on the City's website. The website provides links to both the Housing Element Policies and Programs and the municipal code which describes how second units are permitted.
Sites for new manufactured housing	Identify sites		This program goal has not been completed.	City Staff has explored some sites for new manufactured housing subdivision but none have been identified.
Discuss potential sites with developer	Developer meeting		This program goal has yet to be accomplished.	This program goal has yet to be accomplished.
Seek funding &/or provide incentives	Funding applications/incentives		No developer applicant has come forward with a manufactured housing proposal.	No developer applicant has come forward with a manufactured housing proposal.
11	Preservation of Mobile Home Parks	Determine park preservation targets	This program goal has not been completed.	City Staff is working on a draft Mobile Home Park Strategy. Staff hopes to complete the Strategy by June 2006.
	Inquiries with mobile home park owners	Meetings/discussions with Park owners	This program goal has yet to be accomplished.	City staff has met with two mobile home park owners as part of the Mobile Home Park Strategy. More meetings are expected in the future.
	financial assistance for park improvements	Apply/receive funds for identified projects	This program goal has yet to be accomplished.	This program goal has yet to be accomplished.
	facilitate ownership by park residents		This program goal has yet to be accomplished.	This program goal has yet to be accomplished.
12	Information on Energy Conservation		Information on YEEP (Yolo County Energy Efficiency Project) is available at: http://www.ci.west-sacramento.ca.us/cityhall/departments/redev/ed/news.cfm and through a link from the City's website.	Information on YEEP (Yolo County Energy Efficiency Project) is available through a link from the City's website: http://www.cityofwestsacramento.org/cityhall/departments/redev/ed/news.cfm

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13	Energy Conservation Requirements	Title 24 enforcement	City Community Development and Public Works continue to enforce Title 24 energy conservation requirements in all residential projects.	City Community Development and Public Works continue to enforce Title 24 energy conservation requirements in all residential projects.
		Promotion/construction above Title 24 standards		
14	Development Standards for Security	Develop and implement new safety in design standards	This program goals has not been achieved, however, a staff person has been trained environmental design and crime prevention. This staff person attends the Planning Review Committee meetings to coordinate concerns with the Police Department on unit access and safety.	This program goals has not been achieved, however, a staff person has been trained environmental design and crime prevention. This staff person attends the Planning Review Committee meetings to coordinate concerns with the Police Department on unit access and safety.
15	Homebuyer Assistance	Assist 20 households: 5 low-income and 15 moderate-income households	The City successfully leveraged \$100,000 of RDA funding to fund the home-buyer assistance program through Cal-HOME and HOME.	The City successfully leveraged \$31,972 in in-kind staff time of RDA funding to fund the home-buyer assistance program through the CDBG Small Cities Program. The \$1.5 million grant will help fund the homebuyer assistance program for a three-year period.
	Feasibility of homebuyer assistance program		The City determined a first-time home-buyer was feasible, however, given the escalating housing prices, the program had to be revised from providing \$50,000 in down-payment assistance to \$70,000.	Given the continued escalating housing market, the homebuyer assistance Guidelines were revised to allow for down payment assistance in the amount of \$100,000. Additionally, the Guidelines now allow a portion of the required downpayment to come from gift funds.
	Implement City Sponsored First Time Home-buyer Assistance Program		This program has been implemented. The City contracted with the Sacramento Loan Processing Center to provide first-time home-buyer education seminars. Additionally, applicants have been interviewed to determine eligibility.	The City continues to implement the homebuyer assistance program. The Home Loan Counseling Center also continues to provide first time homebuyer workshops in West Sacramento and the

Housing Element Annual Report

			Sacramento region. As of September, 2005, a total of seven homebuyer assistance loans have been approved using HOME and CalHOME funds.
Cooperate with financial institution		The City invited numerous financial institutions to discuss the first-time home-buyer assistance program. Seventeen lenders and associates attended the presentation. This was widely appreciated by the lending community and is expected to provide a stream of qualified buyers to the program.	The City continues to work with lenders on a one-on-one basis. City Staff has created Lender Guidelines for the Implementation of the homebuyer assistance program. Additionally, City Staff participated in the 2005 Sacramento Region Homebuyer Fair to provide information to both lenders and first time homebuyers.

16	Community Reinvestment Act	Secured lending commitments	This program goal has not been accomplished.	First Northern Bank has committed to provide first deeds of trust for the City's Shared Equity Housing Program (SEHP) from their local fund pool
		Coordinate CRA funding between developers and lenders	Staff have met with local lenders, but have yet to coordinate CRA funding between the lending and development communities.	Staff has met with local lenders, but have yet to coordinate CRA funding between the lending and development communities.

17	Relocation Benefits	Meet State and Federal Relocation requirements for City Sponsored relocation	The City acquired the Siesta Inn Motel. The Siesta Inn will be demolished to merge with another City owner parcel. Prior to acquiring the Siesta Inn, a census of current inhabitants was completed and relocation responsibilities were explained. Ultimately, two households were eligible and received relocation benefits. All relocation efforts were closely coordinated with Legal Services of Northern California.	The City has not undertaken additional activities that required relocation.
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18	Private Relocation Program	Develop and implement relocation ordinance	This objective has not been acted upon.	This objective has not been acted upon.
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Housing Element Annual Report

	Evaluate RDA relocation rqs		RDA requirements were reviewed to determine relevance with the acquisition of the Siesta Inn.	The City has not undertaken additional activities that required relocation.
	Evaluate feasibility of revolving loan fund for relocation benefits		This goal has not been evaluated.	A Private Relocation Revolving Loan Account was established by the City. The City has not undertaken additional activities that required relocation.
	City assistance in rehabilitation, relocation, and replacement housing		Relocation benefits were paid through the City's CDBG revolving loan fund.	The City has not undertaken additional activities that required relocation or housing replacement obligations.
19	Evaluate Demolition Applications	Demolition Permits evaluated/units replaced	There are no known demolitions which have required replacement housing obligations.	There are no known demolitions which have required replacement housing obligations.
20	Annual Report to the City Council	Annual Report	This report is being prepared for approval by the City Council	This report is being prepared for approval by the City Council.
21	Yolo County Homeless Services Program	Participation in Yolo County Homeless Service Coordination	Staff from Grants and Community Investment attends a quarterly meeting for the Yolo County Homeless Roundtable.	Staff from Housing and Community Investment participate in the Yolo County Homeless Coalition and attend quarterly Regional Homeless Roundtable meetings.
		Develop additional homeless services/facilities	This objective has not been addressed in this planning period.	The City will prepare a Homeless Strategy in the coming year. The strategy will be developed in conjunction with the regional Yolo County Homeless Coalition strategy.
		Financial Support for Yolo Homeless Services	The City contributes \$14,000 annually to a homeless service provider.	The City provides \$15,815 annually for the Homeless Service Coordination Project that funds the Winter Shelter Program and the Yolo County Homeless Coordinator position.

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22	Section 8 Program	Noticing of government assisted rental housing of Section 8 acceptance	This is an on-going program.	This is an on-going program
23	Equal Housing Opportunity	Promote Fair Housing Opportunities	The City continues to promote fair housing through its CDBG and HOME funding.	The City secured the services of the Human Rights-Fair Housing Commission of Sacramento to provide and promote fair housing services in West Sacramento. Services that will be provided include fair housing outreach, discrimination testing, and landlord/tenant dispute resolution.
	Annual Community event	Co-sponsor/attendance-participation	This program goal has not been accomplished.	The Human Rights-Fair Housing Commission will conduct outreach activities to the community and property owners.
	Distribute fair housing literature at City offices	Annual mailing	This program goals has yet to be completed.	The Human Rights-Fair Housing Commission will provide City Staff with fair housing literature to make available to the public.
	Identify Fair Housing staff	Identify staff/referrals to Yolo Co. Fair Housing Office	The City participated in a multi-jurisdictional grant application to provide fair housing services and address discrimination complaints; however the grant application was not approved. The City is investigating other means of providing third-party fair housing services.	As stated above, the City secured the services of the Human Rights-Fair Housing Commission of Sacramento to provide and promote fair housing services in West Sacramento.
24	Permit Emergency Shelters	Applications/ approvals	No applications have been received for new homeless facilities.	No applications have been received for new homeless facilities.
25	Cooperate with Housing Providers	Coordination with local affordable housing developers	The City continues to work collaboratively with affordable housing providers. The City provides financial assistance in the form of a grant to the West Sacramento Housing Development Corporation for pre-development costs.	The City has partnered with the West Sacramento Housing Development Corporation for an affordable housing project that is under construction. Additionally, the City provides financial assistance in the form of a grant to the HDC for pre-

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				development costs.
26	Preserve Affordable Rental Housing	Units eligible to convert/units preserved	No rent restricted units are currently at risk of conversion to market rate rents.	No rent restricted units are currently at risk of conversion to market rate rents.
	One year Noticing to City and tenants	Advance one-year notice	Not applicable at this time	Not applicable at this time
	Relocation assistance to displace households	Relocation assistance as required	Not applicable at this time	Not applicable at this time
	Identify potential non-profits to acquire restricted units at risk	List of non-profit housing organizations suitable to acquire and manage restricted housing units	As previously stated, the City work collaboratively with the West Sacramento Housing Development Corporation and until recently had a staff person on the Board of Directors for CHALK.	The City works collaboratively with the West Sacramento Housing Development Corporation. In addition, Mercy Housing California and Community Housing Opportunities Corporation have a strong presence in West Sacramento.
27	Affordable Housing Design	Inclusionary Housing Policy	On-going accomplishment.	On-going accomplishment.
	Affordable housing exteriorly indistinguishable	Units created similar in appearance	The City has enforced this program to ensure that affordable units built in the redevelopment project area are visually indistinguishable from market rate units..	The City has enforced this program to ensure that affordable units built in the redevelopment project area are visually consistent with market rate units.
	Ensure appropriate project management	Management plan for affordable units	The City has enforced this program to ensure that affordable units built in the redevelopment project area develop adequate management plans for rental units.	The City has enforced this program to ensure that affordable units built in the redevelopment project area develop adequate management plans for rental units.
28	Accessibility Requirements	Enforce State Law on Accessibility	The City continues to enforce State accessibility requirements on new developments. For example, a project in the Washington area will build four rent restricted units above a restaurant, which will be accessible to mobility impaired households.	The City continues to enforce State accessibility requirements on new developments.

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Accessible units in new projects	Accessible units/ total units produced	Planning and building continue to enforce Federal and State Accessibility Requirements. Three apartment projects (Savannah, Capital Place, and Westwood Vistas) currently under construction all provide accessible units in conformance with State and Federal Statutes.	Planning and building continue to enforce Federal and State Accessibility Requirements.
Regulatory review ensuring City/Agency funded housing do not exclude persons with disabilities		Riverwalk at Washington Street, in the redevelopment project area, will provide four accessible and affordable units above a ground floor restaurant.	One development project is currently under review by the Planning Department. The Planning Department enforces Federal and State Accessibility Requirements.
Include Accessibility considerations in City's Capital Improvement Plan		This objective has yet to be completed.	This objective has yet to be completed.

29	Special Needs Housing	Housing Rehabilitation		
	City-based incentives		The City has not developed incentives specifically for special needs housing.	The City has not developed incentives specifically for special needs housing.
	Seek HOPWA and/or Child Care Facilities finance program funds		The City has not sought funding through HOPWA or other financing for special needs housing.	The City has not sought funding through HOPWA or other financing for special needs housing. However, through the HIRE Program, the City, in collaboration with Northern California Construction Training, Inc., rehabilitated a single-family home that was adaptable for the physically disabled by making the doorways and halls wider and reducing obstructions. In addition, City Staff is working with a developer to provide, as part of his housing project, one to two special needs units.

30	Housing Rehabilitation	Implement Residential	The City continues to implement its housing rehabilitation	Using HOME and CalHOME funds, two
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		Rehabilitation Program	program through the HOME and CalHOME revolving loan funds. Over the course of the last three years 23 Rehabilitation Loans were completed, 17 within the Redevelopment Project Area and six outside of the Redevelopment Project Area.	rehabilitation loans were approved through the City's Residential Rehabilitation Program. Additionally, in partnership with the Northern California Construction Training, Program, two substandard single family homes were acquired and are in the process of being rehabilitated using CDBG program income.
	Evaluate/revise program as needed		This program objective has not been completed. New HOME and CalHOME funds are being used for first-time home-buyer programs due to the substantial increase in housing production.	This program objective has not been completed. New HOME, CalHOME and CDBG funds are being used for first-time home-buyer programs due to the substantial increase in housing production.
31	Mixed Use Development	150 residential units	The City has purchased the Siesta Inn motel and has site control of an adjacent parcel to promote for a mixed use project along West Capitol Avenue. The City is in the process of investigating additional parcels to consolidate.	The City has acquired two parcels along West Capitol Avenue which have been cleared for development. A developer has been selected through the RFP process. The development proposal includes 70 for-sale units and 7,000 square feet of retail.
	Promote mixed-use on West Capital Avenue, Waterfront and commercial zones	Discussions with developers	A list of potential developers has been drafted and an RFP for a mixed-use project will be developed and advertised within the next six months.	As stated above, the City has selected a developer for a mixed-use project along West Capitol Avenue.
	Incentives for projects with affordable housing	Incentives requested/granted	Not Applicable.	The developer will receive sewer credits through the City's Wastewater Treatment Capacity Bank. Additionally, a BEGIN program application was submitted by the City for this mixed-use project.
	Regulatory incentives for market-based housing	Incentives requested/granted	Not currently applicable.	A request for a reduction in the required parking spaces was made and is under review by City Staff.
	Update West Capital Action Plan & Downtown	West Capitol Action Plan update & Downtown	West Capitol Action Plan has been updated and	West Capitol Action Plan has been updated and presented to stakeholders and the City Council.

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Rebound Planning study	Rebound Planning Study	presented to stakeholders and the City Council.	
Collaborate with lending institutions	Discussions with lenders	This goal has not been accomplished.	This goal has not been accomplished.
Implement code enforcement abatement	Abatement through code enforcement	Not applicable.	A Motel Standard Ordinance is currently being implemented.
Public investment in W. Capital Corridor	Public Investments	A variety of projects are being considered along West Capitol Avenue. Tree planting and other cosmetic improvements are planned.	The City secured the services of Moore Iacofano Goltsman, Inc. (MIG) through the RFP process to produce a Streetscape Master Plan for the West Capitol corridor. The scope of work includes streetscape plans, an infrastructure study, and urban design guidelines for the West Capitol corridor. Additionally, a tree planning project along the West Capitol Avenue corridor was completed during the reporting period.