City of Willows

201 North Lassen • Willows, California 95988 • (530) 934-7041 • FAX: (530) 934-7402

April 4, 2012

Department of Housing & Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

Housing Policy Department
Received on:
APR 16 2012

RE: Annual Housing Element Progress Report

To Whom It May Concern:

Please find enclosed the City of Willows Annual Housing Element Progress Report for the period of April 1, 2011 through March 31, 2012. The report was presented to the City Council for review at their March 27, 2012 meeting. The City Council reviewed the report and recommended that it be forwarded to the Housing & Community Development/Housing Policy Division.

Should you have any questions regarding this report, please direct them to me.

Sincerely,

Karen Mantele
Principal Planner
City of Willows

Cc; Steve Holsinger, City Manager
City Council Members

Enclosures

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: CITY OF WILLOWS

Mailing Address: 201 North Lassen Street

Willows, CA 95988

Contact Person: Karen Mantele Title: Principal Planner

Phone: 530-934-7041 FAX: 530-934-7402 E-mail: kmantele@cityofwillows.org

Reporting Period by Calendar Year: from April 1, 2011 to March 31, 2012

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

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

Jurisdiction City of Willows

Reporting Period 4/1/2011 to 3/31/2012

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: Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development: See Instructions	Deed Restricted Units: See Instructions	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.
005-260-033	SF	O	1				1				1
005-260-031	SF	O	1				1				1
005-182-016	SF	O		1			1				1
005-187-017	SF	O		1			1				1
005-182-015	SF	O		1			1				1
005-187-016	SF	O		1			1				1
005-182-014	SF	O		1			1				1
005-187-015	SF	O		1			1				1
(9) Total of Moderate and Above Moderate from Table A3 ► ►					0	0	8				
(10) Total by income Table A/A3 ► ►			2	6						N	
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

* continued report

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Reporting Period 4/1/2011 to 3/31/2012

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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: Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development: See Instructions	Deed Restricted Units: See Instructions	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.
005-182-013	SF	O		1			1				1
005-182-014	SF	O		1			1				1
005-182-012	SF	O		1			1				1
005-187-013	SF	O		1			1				1
005-182-010	SF	O		1			1				1
005-187-011	SF	O		1			1				1
											see attached explanation
(9) Total of Moderate and Above Moderate from Table A3 ► ►					0	0	0				
(10) Total by income Table A/A3 ► ►				6			6				
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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Reporting Period 4/1/2011 to 3/31/2012

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	
(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)

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

* Note: This field is voluntary

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Jurisdiction City of Willows

Reporting Period 4/1/2011 to 3/31/2012

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.													Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	2007	2008	2009	2010	2011	2012	2013	2014	2015			
Very Low	Deed Restricted	104												85
	Non-deed restricted				3		14	2					19	
Low	Deed Restricted	82												67
	Non-deed restricted				3			12					15	
Moderate	Deed Restricted	103												103
	Non-deed restricted													
Above Moderate		198	12	3		1							16	182
Total RHNA by COG. Enter allocation number:		487	12	3	6	1	14	14					36 (7.3%)	437
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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Jurisdiction City of Willows

Reporting Period 4/1/2011 to 3/31/2012

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**
HD-1.1.1	Increase densities in MF Res (R-3 zone) from max of 14 UPA to 16-	1yr from cert	City Council adopted GPA on June 29, 2011
	Increase densities in RP zone to 30 UPA	1 yr from cert	City Council adopted GPA on June 29, 2011
	Increase densities in R-2 zone to 30 UPA	1 yr from cert	City Council adopted GPA on June 29, 2011
	Allow res uses in CC/CG districts w/out a CUP	1 yr from cert	City Council adopted ZO amendments on June 29, 2011
	Add MDR designation allowing 7-15 UPA; increase MFR	1 yr from cert	City Council adopted GPA on June 29, 2011
	Rezone 001-330-017 from R-1 to R-3	1 yr from cert	Verified in ltr to State Aug. 24 2011 no need for rezone to meet RHNA
H.D. 1.1.4	Add second unit dwelling ordinance to Muni Code	1 yr from cert	City Council adopted ZO amendments on June 29, 2011
HD-1.1.5	Amend ZO to allow MF homes in SFR zones	1 yr from cert	City Council adopted ZO amendments on June 29, 2011
HD-1.4.1	Amend ZO to allow resid development above comm by right	1 yr from cert	City Council adopted ZO amendments on June 29, 2011
HD-1.5.1	Annually apply for grant funds to include HOME and CDBG		In 2011 City applied for PTA grant for SrHsg Needs Assessment but was not awarded
HD-1.5.3	Apply for homeownership opportunity funds		City has not applied for housing ownership funds
HD-1.5.4	Conduct a Sr Hsg Needs assessment	by Dec 2014	City is applying for PTA funds to conduct an assessment 2012
RC-1.3.1	Amend ZO to allow residential care facilities by right	1 yr from cert	City Council adopted ZO amendments on June 29, 2011

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* continued report

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Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
RC-1.3.2	Amend ZO definition of Family and adopt a permit review process for	1yr from cert	City Council adopted ZO amendments on June 29, 2011
RC-1.3.3	Amend ZO to allow emergency shelters as permitted use in CG	1yr from cert	City Council adopted ZO amendments on June 29, 2011
RC-1.3.4	Amend ZO to include definitions for transistional and supportive	1yr from cert	City Council adopted ZO amendments on June 29, 2011
RC-1.3.5	Amend ZO to allow SRO's	1yr from cert	City Council adopted ZO amendments on June 29, 2011
RC-1.3.6	Amend ZO to include employee housing in Ag Gen zone	1yr from cert	City Council adopted ZO amendments on June 29, 2011

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General Comments:

The city of Willows has complied with all of the conditions of the Housing Element certification letter (dated September 9, 2010) from the State HPD department and documented all pertinent information in a letter and packet to the State on August 24, 2011.