



March 6, 2013

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

Housing Policy Department  
Received on:

MAR 11 2013

**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, 2012 through March 31, 2013. The report was presented to the Planning Commission at their February 6, 2013 meeting and to the City Council for review at their February 26, 2013 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

Enclosures

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

CITY OF WILLOWS

City or County Name: \_\_\_\_\_

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, 2012 to March 31, 2013

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 4/1/2012 3/31/2013

**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 Income				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						
<b>(9) Total of Moderate and Above Moderate from Table A3</b>			0	0	0	0	0					
<b>(10) Total by income Table A/A3</b>			0	0	0	0	0					
<b>(11) Total Extremely Low-Income Units*</b>			0				0					

\* Note: These fields are voluntary

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

Jurisdiction City of Willows  
Reporting Period 4/1/2012 3/31/2013

**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				TOTAL UNITS	(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			
(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

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Willows  
 Reporting Period 4/1/2012 3/31/2013

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.																		
Income Level	RHNA Allocation by Income Level	2007	2008	2009	2010	2011	2012	2013	2014	2014	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level					
	Very Low	Deed Restricted																
Non-deed restricted		104		3			2					5	99					
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																
Total Units		12	3	6	1	0	14	0				36 (7%)	451					
Remaining Need for RHNA Period																		

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

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Willows  
 Reporting Period 4/1/2012 3/31/2013

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
HD-1.1	Increase densities in MF-Res (R-3 zone) from max of 14 UPA to 16-30 UPA Increase densities in RP zone to 30 UPA Increase densities in R-2 zone to 30 UPA allow res uses in CC/CG zones	year from cel year from cel 1 year from cel 1 year from cel	City Council adopted GPA on June 29, 2011 City Council adopted GPA on June 29, 2011 City Council adopted GPA on June 29, 2011 City Council adopted GPA on June 29, 2011
	add MDR designation allowing 15 UPA; increase MFR to allow 16-30 R zones 001-30-017 from R-1 to R-3	1 year from cel 1 year from cel	City Council adopted GPA on June 29, 2011 Verified in letter to state Aug 24, 2011 no need for reason to meet RHNA
HD-1.1.4	Add second unit dwelling ord to Muni Code	1 year from cel	City council adopted ZO amendments on June 29, 2011
HD-1.1.5	Amend ZO to allow MF- homes in SFR zones	1 year from cel	City council adopted ZO amendments on June 29, 2011
HD-1.3.1	amend ZO to allow resid deve above comm by right	1 year from cel	City council adopted ZO amendments on June 29, 2011
HD-1.5.1	Annually apply for grant funds to include HOME and CDBG		In 2012 City applied for HOME funds for a 49 unit senior housing project. Initially awarded \$4.5 million. Awaiting Standard Acmt.
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 12/2014	City applied in 2011 for a PTA to conduct a study however was not awarded. City will use City of Glenn Sr Hsg Study prepared in 2012
RC-1.3.1	Amend ZO to allow resid care facilities by right	1 year from cel	City council adopted ZO amendments on June 29, 2011
RD-1.3.2	Amend ZO der of Family & adopt a permit review process for persons	1 year from cel	City council adopted ZO amendments on June 29, 2011

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

Jurisdiction City of Willows  
Reporting Period 4/1/2012 3/31/2013

General Comments:

there were no new housing units in 2012 report period that were issued a Certificate of Occupancy.