

City of Willows

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April 29, 2015

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

**RE: REVISED General Plan Annual Progress Report/City of Willows
January 1, 2014- December 31, 2014**

Dear Ms Myles,

Please find enclosed the **REVISED** City of Willows General Plan Progress Report for the period of January 1, 2014 through December 31, 2014. The report was revised per your email of April 17, 2015 stating that the report is for the calendar year previous and not from April 1 – March 31st as I have previously been reporting.

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

Housing Policy Department
Received on:

MAY 04 2015

Enclosures

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction city of willows
 Reporting Period 1/1/2014 - 12/31/2014

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

* Note: These fields are voluntary

Housing Policy Department
 Received on:
 MAY 04 2015

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

Jurisdiction city of willows
Reporting Period 1/1/2014 - 12/31/2014

**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 in 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	
(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)**

No. of Units Permitted for Moderate	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 Above Moderate						0

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

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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.											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 Non-deed restricted												
												15	
Low	Deed												
	Restricted Non-deed restricted												
												11	
Moderate	Deed												
	Restricted Non-deed restricted												
												11	
Above Moderate													26
Total RHNA by COG. Enter allocation number.													63
Total Units													63
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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General Comments:

2014-2019 Housing Element Update Programs

Program#	Program Action	Timeframe	Status
HD-1.1.1	Continue to monitor the available residential land in the city to ensure adequate sites are available for the development of housing. The City will consider partnering with a developer interested in developing affordable housing and/or housing for seniors or persons with disabilities, to provide financial assistance (as funding is available).	As developers approach the City and as funding is available	
HD-1.1.2	Work in close cooperation with Glenn County to ensure the orderly development of unincorporated lands adjacent to the city and the consistency of land use policies and development standards in those areas	As developers approach the City and as funding is available	
HD-1.1.3	Revise the Zoning Ordinance to provide consistency with the General Plan residential densities by removing the 14 dwelling unit per acre maximum in the density established in the R-3 and R-P zoning districts. In the interim, between Housing Element adoption and the revision of the Zoning Ordinance, the City shall allow a density of 16-30 units in the R-3 and R-P zoning districts in order to be consistent with the General Plan densities for those corresponding land use designations. Additionally, the City will continue to review the General Plan and Zoning Ordinance for consistency on an annual basis as required by state law	Revisions of Zoning Ordinance by October 2015, Review General Plan and Zoning Ordinance for internal consistency annually.	
HD-1.2.1	The City Planning Commission will meet at least twice during the 2014-2019 planning period to review the City zoning map and land use map with consideration of meeting future housing needs. Work in close cooperation with Glenn County to ensure the orderly development of unincorporated lands adjacent to the city and the consistency of land use policies and development standards in those areas. The City will continue to participate in the monthly joint meetings of the Glenn County Board of Supervisors and the two City Councils (Willows and Orland.	Attend monthly meetings and review the zoning and land use maps twice during the planning period.	
HD-1.3.1	*The City's architectural design review process applies to all zoning districts in the city. Two specific areas of the city have overlay design guidelines, the "Historic Downtown" and "Wood Street." There guidelines are used to preserve historic design characteristics and guide future design to create buildings worth preserving. The City will continue to offer pre-application consultations for interested developers and make available public information handouts for each entitlement	Ongoing, as projects are processed through the Planning Department	
HD-1.4.1	Assist in the development of affordable housing by continuing to work with entities such as Self-Help Housing and CHIP Housing in support of the application for funds and the identification of appropriate sites for potential development of units affordable to extremely low-, very low-, and low-income households. Grants that the City will apply for (when available) in the future include HOME and CDBG	Annually apply for funds as NOFAs are released.	

	General Allocation funds	
HD-1.4.2	Continue to support the emergency housing program operated by the Glenn County Human Resource Agency, which provides emergency shelter for all Glenn County residents provided certain requirements are met, and support the provision of transitional housing. The City will continue to facilitate coordination between city residents in need and the services provided through the County program. Specifically, persons needing emergency shelter are provided contact information for the County Office of Emergency Services.	Ongoing, 2014–2019.
HD-1.4.3	Expand homeownership opportunities for very low- and low-income and first-time homebuyers through the use of CDBG General Allocation funds as they become available	Apply for CDBG allocations annually
HD-1.4.4	Glenn County recently conducted a senior housing needs assessment to identify the existing and future housing needs of senior citizens. According to this survey, Willows could support a small project that provides a continuum of care, with a combination of independent housing, assisted living, and memory care. The City will consider providing incentives to builders to provide housing and care choices for seniors of all income levels and levels of independence. Possible incentives may include reduced setbacks, reduced parking requirements, and technical assistance with applications for funding.	2014–2019. Offer incentives on an ongoing basis as developers show interest in developing senior housing
HD-1.4.5	Continue to work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households with children, persons with disabilities and developmental disabilities, extremely low-income households, and homeless individuals and families. The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. The City will promote market-rate and affordable housing sites, housing programs, and financial assistance available from the city, county, state, and federal governments by developing and informational brochures discussing housing opportunities in the City and providing this information at City Hall and City Planning Department. In addition, as appropriate, the City will apply for or support others' applications for funding under state and federal programs designated specifically for special needs groups.	Continue to allow the development of housing for the special needs population in Willows. Apply for at least two funding opportunities to address those with special needs during the planning period. Develop informational brochure by June 2015
HD-1.4.6	Encourage the development of housing affordable to extremely low-income households by continuing to work with the private sector, nonprofit agencies, and to secure funds through state and federal programs for development of new	Monitor the need for housing for extremely low-income households by June 2015, and annually thereafter.

	lower-income housing and rehabilitation of existing lower-income households. The City will monitor the need for housing for extremely low-income households and evaluate opportunities for funding of these households annually. As funding becomes available, the City will prioritize a portion of the funds to encourage the development of housing (i.e., SROs) for extremely low-income households. In addition, the City will consider incentives or regulatory concessions to encourage the development of SROs as new development is proposed in the City.	Prioritize a portion of the funds, based on the monitoring analysis, as funding is available	
EC-1.1.1	Promote and encourage the "weatherization" program administered by the Glenn County Human Resource Agency and funded by Pacific Gas and Electric	Ongoing, 2014–2019, and as funding is available.	
EC-1.1.2	Continue to support the energy audits free to all homes located within the city limits.	Ongoing, 2014–2019, and as funding is available.	
EC-1.2.1	Encourage use of solar energy considerations in new residential construction.	Ongoing, 2014–2019, and as projects are processed through the Planning Department	
MI-1.1.1	Apply for rehabilitation funding as funding becomes available through the CDBG and HOME programs. When funding is obtained, the City will make information regarding the program available at City Hall and at the Glenn County Human Resource Agency.	2014–2019. Annually apply for CDBG, HOME, and other state and federal funding	
MI-1.2.1	Continue code enforcement of the Housing, Electrical, and Fire Prevention Codes and Health and Safety Regulations by appropriate City departments	Ongoing, 2014–2019	
RC-1.1.1	Periodically reexamine the Zoning Ordinance (e.g., every two years) for possible amendments to reduce housing construction costs without sacrificing basic health and safety considerations.	Biannually, 2014-2019.	
RC-1.2.1	Survey other cities in the Glenn County area to ensure that local development fees do not become a constraint on housing production.	Survey by December 2016.	
RC-1.3.1	In order to fully comply with SB 2 (Cedillo), amend the Zoning Ordinance to allow transitional and supportive housing in all zones allowing residential uses and require no conditions other than those conditions identified for residential uses in those zones	Amend Zoning Ordinance by 2015.	4/15/2015 taking ZTA to Planning Commission for review

RC-1.3.2	In order to comply with state housing law, amend the Zoning Ordinance to remove any references limiting household sizes for the definition of "Family."	Amend Zoning Ordinance by June 2015.	4/15/2015 taking ZTA to Planning Commission for review
EO-1.1.1	In coordination with the Glenn County Human Resource Agency, establish an Equal Housing Opportunity Program. This program will disperse information on fair housing laws, refer tenant complaints on discrimination, and act as a tenant advocacy organization. The information will be distributed to and displayed at City Hall, the Glenn County Human Resource Agency, local community and senior centers, the Glenn County Public Works Department, and the public library in Willows. Translators for Hmong, Laotian, and Spanish languages are available to City staff if needed.	Establish Equal Housing Opportunity Program by December 2015.	