

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: WINTERS

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Reporting Period by Calendar Year: from January 1, 2010 to December 31, 2010

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

HOUSING POLICY
DEVELOPMENT, HCD

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

Jurisdiction Winters, CA
Reporting Period 1/1/2010 - 12/31/2010

**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, 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
	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	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.	2.	3.	4.	5.	6.	7.
	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total	Number of Infill units*
No. of Units Permitted for Above Moderate	1					1	1
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: Winters, CA
 Reporting Period: 1/1/2010 - 12/31/2010

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.		2006	2007	2008	2009	2010	2011	2012	2013	Year 9	Total Units Issued to Date (all years)	Total Remaining RHNA by Income Level	
													Year 1
Very Low	Deed Restricted	34	0	0	0	38					72	24	
	Non-deed restricted	0	0	0	0	0					0		
	Deed Restricted	0	0	0	0	35					35	29	
Low	Non-deed restricted	0	0	0	0	0					0		
	Deed Restricted	0	0	0	0	0					0		
	Non-deed restricted	0	0	0	0	1					1	67	
Moderate	Deed Restricted												
	Non-deed restricted												
Above Moderate		2	3	0	0	1					6	169	
Total RHNA by COG:													
Enter allocation number:												403	
Total Units		36	3	0	0	75					114	289	
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

Jurisdiction

Winters, CA

Reporting Period

1/1/2010 - 12/31/2010

Table C

Name of Program	Objective	Timeframe in HE	Status of Program Implementation
II.1 Affordable Housing Steering	maintain committee	ongoing	committee is active
II.2 Inclusionary Housing Ordinance	continue implementation	ongoing	no development triggering inclusionary requirement
II.3 Zoning Ordinance	revise re: density bonus	Jun-09	not completed - revised goal to complete in 2011
II.4 Zoning Ordinance	revise re: secondary units	Dec-09	not completed - revised goal to complete in 2011
II.5 Zoning Ordinance	revise re: manufactured & factory built houses	Jun-09	not completed - revised goal to complete in 2011
II.6 Duplex Construction	promote construction of	ongoing	N/A - no development
II.7 Zoning Ordinance	revise to permit year round emergency shelters	Jun-09	not completed - revised goal to complete in 2011
II.8 Encourage development in upper density range	provide non financial & non financial incentives	ongoing	Orchard Village development was in the upper density range

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Jurisdiction

Winters, CA

Reporting Period

1/1/2010 - 12/31/2010

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Name of Program	Objective	Timeframe in HE	Status of Program Implementation
II.9 State and Federal Funding to support new affordable housing	assist developers with funds and pursue state & federal	ongoing	Redevelopment Agency submitted HOME and CDBG applications in support of Orchard Village development
II.10 Housing Rehabilitation	continue implementation of housing rehab program & revise as needed	ongoing	Program on hold due to lack of funding (lack of loanable Redevelopment funds), goal to revise guidelines in 2011
II.12 Affordable Housing Production	Update AHPP	Sep-08	in compliance - no development
II.13 Energy Conservation & Solar Use	promote energy conservation		
II.14 Housing Voucher rental assistance	continue to cooperate with Yolo Housing on voucher program	ongoing	achieved
II.15 Homeless Services	Continue agreement with Yolo HPAC to provide homeless services	ongoing	approved Homeless Services Coordination Project Agreement on August 4th, 2009

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Name of Program	Objective	Timeframe in HE	Status of Program Implementation
II.16 Equal Opportunity	promote Equal Opportunity	ongoing	achieved
II.17 Local Builders	require 10% of lots to be marketed to local builders	ongoing	no building activity
II.18 At Risk Developments	assist non profit developers on at risk developments	ongoing	achieved creation of database, Agency authorized funding for Almondwood apartments (39 unit acquisition rehab)
II.19 Development Review Committee ("DRC")	Convene DRC to expedite processing and approval of projects	ongoing	committee convened to assist on Orchard Village residential project
II.20 In Lieu Fee Ordinance	Revise In Lieu Fee	Dec-08	not completed - revised goal to complete in 2011
II.21 Universal Design Features	Require new residential subdivisions to incorporate	Dec-08	achieved - included in all existing Development agreements

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1/1/2010 - 12/31/2010

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Name of Program	Objective	Timeframe in HE	Status of Program Implementation
II.22 Homeowner Counseling	Provide pre- & post-purchase counseling	Jun-09	achieved - in contract with NeighborWorks Sacramento to provide services
II.23 Zoning Ordinance	Revise re: transitional and supportive housing	Jun-09	not completed - revised goal to complete in 2011
II.24 Zoning Ordinance	Revise re: SRO's	Jun-09	not completed - revised goal to complete in 2011
II.25 Zoning Ordinance	Revise re: Farmworker Housing by Right	Ongoing	not completed - revised goal to complete in 2011

Annual Element Progress Report

Housing Element Implementation

Jurisdiction **Winters, CA**
Reporting Period **1/1/2010 – 12/31/2010**

General Comments:

It should be noted that attainment of all goals identified in the Housing Element are conditioned on the participation (financial and otherwise) of the Winters Redevelopment Agency. If the Redevelopment Agency is eliminated by the State, it is anticipated the goals will need to be revised or eliminated.

II.3, II.4, II.5, II.7, II.23, II.24, and II.25 Zoning Ordinance – revised goal of completing the revisions to the Zoning Ordinance (revisions to be completed in 2011) was necessitated by a change in the Redevelopment Agency’s outside legal counsel. New legal representation is in place and is working with the Community Development Director to direct the changes.