



**CITY COUNCIL
STAFF REPORT**

Housing Policy Department
Received on:

MAR 09 2012

TO: Honorable Mayor and Council members
DATE: March 6, 2012
THROUGH: John W. Donlevy, Jr., City Manager
FROM: Dan Maguire, Housing Programs Manager *DM*
SUBJECT: Resolution 2012-13 of the City Council of the City of the City of Winters Receiving from the Successor Housing Agency the Annual Housing Element Progress Report to Legislative Body, Governor's Office of Planning and Research and State Department of Housing and Community Development Department for the Calendar Year Ending December 31, 2011 and Authorizing its Submittal

RECOMMENDATIONS:

Approve Resolution 2012-13 authorizing submittal of the Annual Housing Element Progress Report for the Calendar Year ending December 31, 2011 to Legislative Body and direct staff to submit the Annual Report to the State Department of Housing and Community Development and the Governor's Office of Planning and Research.

BACKGROUND:

Government Code Section 65400 establishes the requirement that each city, county, or city and county planning agency prepare an annual report on the housing element of the general plan and progress in its implementation using forms and definitions adopted by the Department of Housing and Community Development. The forms are to be used for reporting on the status of the housing element and implements Sections 6200, 6201, and 6203 of the Department of Housing and Community Development California Code of Regulations, Title 25, Division 1, Chapter 6.5.

FISCAL IMPACTS:

None by this action

ATTACHMENTS:

Resolution 2012-13
2011 Housing Element Progress Report

RESOLUTION No. 2012-13

A RESOLUTION OF THE SUCCESSOR HOUSING AGENCY OF THE CITY OF WINTERS SUBMITTING THE ANNUAL HOUSING ELEMENT PROGRESS REPORT FOR THE CALENDAR YEAR ENDING DECEMBER 31, 2011 TO THE CITY COUNCIL OF WINTERS

WHEREAS, Section 65400 of Government Code of the State of California requires that each city within the State of California present an annual report to its legislative body; and

WHEREAS, the Successor Housing Agency of the City of Winters has prepared the 2011 Annual Report containing performance implementation and goal progress information and has submitted it to the City Council.

NOW, THEREFORE, BE IT RESOLVED by the Successor Housing Agency of the City of Winters that it has submitted the Annual Housing Element Progress Report for the Calendar Year ending December 31, 2011 to the City Council of the City of Winters.

PASSED AND ADOPTED THIS 6th DAY OF MARCH, 2012, BY THE FOLLOWING VOTE:

AYES: Council Members Aguiar-Curry, Anderson, Martin, Stone, Mayor Fridae
NOES: None
ABSTAIN: None
ABSENT: None



Woody Fridae, MAYOR

ATTEST:


Nanci G. Mills, CITY CLERK

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: Winters

Mailing Address: 318 First Street
Winters CA 95694

Contact Person: Dan Maguire Title: Housing Programs Manager

Phone: 530 795 4910 FAX: 530 795 4935 E-mail: daniel.maguire@cityofwinters.org

Reporting Period by Calendar Year: from January 1, 2011 to December 31, 2011

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 Winters, CA
Reporting Period 1/1/2011 - 12/31/2011

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	Almondwood Apartments - Acquisition and Rehabilitation of an At-Risk multi-family
(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 Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction Winters, CA
Reporting Period 1/1/2011 - 12/31/2011

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.		RHNA Allocation by Income Level	2006	2007	2008	2009	2010	2011	2012	2013	Total Units to Date (all years)	Total Remaining RHNA by Income Level
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8		
Very Low	Deed		34	0	0	0	38	0			72	24
	Restricted Non-deed		0	0	0	0	0	0				
	restricted											
Low	Deed		0	0	0	0	35	0			35	29
	Restricted Non-deed		0	0	0	0	0	0				
	restricted											
Moderate	Deed		0	0	0	0	0	0			1	67
	Restricted Non-deed		0	0	0	0	1	0				
Above Moderate	Deed		2	3	0	0	0	0			5	170
	Restricted Non-deed											
Total RHNA by COG. Enter allocation number.		403									113	
Total Units			36	3	0	0	74	0				290
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

1/1/2011 - 12/31/2011

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 2012
II.4 Zoning Ordinance	revise re: secondary units	Dec-09	completed - Ordinance 2011-10 adopted on December 6, 2011
II.5 Zoning Ordinance	revise re: manufactured & factory built houses	Jun-09	completed - Ordinance 2011-09 adopted on December 6, 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	completed - Ordinance 2011-08 adopted on December 6, 2011
II.8 Encourage development in upper density range	provide financial & non financial incentives	ongoing	Orchard Village development was in the upper density range

ANNUAL ELEMENT PROGRESS REPORT

Jurisdiction

Winters, CA

Reporting Period

1/1/2011 - 12/31/2011

Table C - Page 2

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 2012
II.12 Affordable Housing Production	Update AHPP	Sep-08	in compliance - no development
II.13 Energy Conservation & Solar Use	promote energy conservation	ongoing	City promoted availability of Energy Upgrade California Program
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

ANNUAL ELEMENT PROGRESS REPORT

Jurisdiction

Winters, CA

Reporting Period

1/1/2011 - 12/31/2011

Table C - Page 3

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 2012
II.21 Universal Design Features	Require new residential subdivisions to incorporate	Dec-08	achieved - included in all existing Development agreements

ANNUAL ELEMENT PROGRESS REPORT

Jurisdiction

Winters, CA

Reporting Period

1/1/2011 - 12/31/2011

Table C - Page 4

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 2012
II.24 Zoning Ordinance	Revise re: SRO's	Jun-09	completed - Ordinance 2011-07 adopted on December 6, 2011
II.25 Zoning Ordinance	Revise re: Farmworker Housing by Right	Ongoing	not completed - revised goal to complete in 2012