



CALAVERAS COUNTY BOARD OF SUPERVISORS AGENDA SUBMITTAL

ITEM TITLE Receive Calaveras County Housing Element Annual Progress Report for Year 2012		BOARD MEETING DATE April 23, 2013		AGENDA NUMBER
Dept:	Planning Department	Supervisorial District Number Countywide	Consent <input checked="" type="checkbox"/> Regular _____	
Contact:	Brenda Gillarde			
Phone:	209.754.2874			
Published Notice Required? Yes _____ No <input checked="" type="checkbox"/>		Estimated Time:		
Public Hearing Required? Yes _____ No <input checked="" type="checkbox"/>				
() Power Point Presentation				
() Resolution () Ordinance () Minute Order () Agreement				
() Budget Transfer (Must be signed by Auditor)				
() Other (specify) _____				
Dept. Head	Counsel	CAO		

RECOMMENDATION:

Staff recommends the Board of Supervisors receive the attached Annual Progress Report on the Calaveras County Housing Element.

DISCUSSION/SUMMARY:

The California State Department of Housing and Community Development (HCD) requires each jurisdiction in California to submit an annual report on the status of its housing element and implementation of the housing element programs. The purpose of the report is to determine a jurisdiction's progress toward meeting its regional fair share housing need and creating units affordable to lower income groups, as well as progress on implementing the housing element programs. The following paragraphs summarize the information contained in the attached annual report. The reporting period is for calendar year 2012.

The County issued 35 building permits for new residential dwellings in Year 2012 (down from 40 in Year 2011). Twenty-four (24) were for single family residences (including 6 accessory dwelling units) and 5 were for manufactured homes. One unit was facilitated by Habitat for Humanity and is deed restricted thus ensuring the long term affordability of this unit for lower income households.

Action was taken on 21 of the 49 Housing Element implementation programs during the 2012 reporting period. Most notable are approval of revisions to the second unit ordinance and participation by 52 lower income families in the Calaveras County Section 8 program. Refer to Table C in the attached report for the full status report.

FINANCING:

Staff time, which is paid for by the General Fund, was expended compiling data and preparing the report. No outside consultants were used to prepare the Annual Report.

ALTERNATIVES:

The Board could choose not to accept the report.

OTHER AGENCY INVOLVEMENT:

The following departments and agencies contributed data or information for the report:

- Calaveras County Building Department
- Calaveras County CalWorks
- Habitat for Humanity Calaveras
- Stanislaus County Housing Authority
- California State Department of Housing and Community Development

ATTACHMENTS:

Housing Element Annual Progress Report, April 23, 2013

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

Jurisdiction Calaveras County
Reporting Period 01/01/2012 - 12/31/2012

**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 RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1) 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					A manufactured unit was purchased by Habitat for Humanity Calaveras and placed on a site in West Point. Unit will be deed restricted for 45 years and
(2) Preservation of Units At-Risk					
(3) Acquisition of Units		1			
(5) Total Units by Income	0	1	0	0	

* Note: This field is voluntary

**Table A3
Annual building Activity Report Summary for Moderate and 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	24			6	5	35	
No. of Units Permitted for Above Moderate						0	

* Note: This field is voluntary

Table C
Program Implementation Status
January to December 2012

<p>Program Description (By Housing Element Program Names)</p> <p>Name of Program</p>	<p>Objective</p>	<p>Timeframe in H.E.</p>	<p>Status of Program Implementation</p>
<p>H-1.1: Inventory of Vacant and Underutilized Land The County shall maintain an updated inventory of vacant and underutilized land that is designated for residential uses. In addition, the County shall identify parcels that are considered available for infill development. As part of its annual review of progress in implementing the Housing Element, the County shall update the inventory, if necessary, to maintain an adequate supply of land consistent with California Government Code Section 65863. The County shall make this information available to the public by providing the inventory at the Planning Department counter and on the County's website.</p>		<p>Annually</p>	<p>Action Taken. Staff revised its 2012 data base of vacant parcels that could develop with a residential use. The data was transferred to a GIS data base layer and made accessible to planners for dissemination to the public on a request basis. Once the GP is adopted, it will be made available to the public at large via the County's website.</p>
<p>H-1.2: Development Standards The County shall amend land use regulations, development standards, permitting procedures, and fees where feasible to remove unnecessary impediments to and reduce the cost of residential development</p>		<p>Ongoing</p>	<p>Action Taken. The County's Accessory Dwelling Unit Ordinance was revised to streamline the process.</p>
<p>H-1.3: Infill Incentive Program To facilitate development of infill projects, the County shall adopt an Infill Incentive Ordinance to assist developers in addressing barriers to infill development. Incentives could include, but are not limited to: modifications of development standards, such as reduced parking, increased building height, reduced street width, and relaxed setback requirements to accommodate smaller or odd-shaped parcels; waivers or deferrals of certain development fees, helping to decrease or defer the costs of development; or direct grants from the County. The County will post this information on its website.</p>	<p>50 low 60 moderate 50 above moderate</p>	<p>FY 2012/2013</p>	<p>No Action. Available staff resources allocated to completion of the general plan update and EIR, FEMA issues, current planning backlogs and special projects assigned by the Board of Supervisors.</p>

<p>Program Description (By Housing Element Program Names)</p>	<p>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.</p>		
<p>Name of Program</p>	<p>Objective</p>	<p>Timeframe in H.E.</p>	<p>Status of Program Implementation</p>
<p>H-1-4: Minimum Density Standard The County shall amend the Zoning Code to eliminate single-family houses as permitted uses in the Two-family (R-2) and Multi-family (R-3) zoning districts, unless built to at least 60 percent of the maximum density for those zones.</p>		Dec 2010	<p>No Action. Available staff resources allocated to completion of the general plan update and EIR, FEMA issues, current planning backlogs and special projects assigned by the Board of Supervisors.</p>
<p>H-1-5: Encourage 2nd Floor Housing Units The County shall amend the Zoning Code to allow second-floor housing units as a permitted use above commercial establishments</p>	10 very low to low	Dec 2010	<p>No Action. Available staff resources allocated to completion of the general plan update and EIR, FEMA issues, current planning backlogs and special projects assigned by the Board of Supervisors.</p>
<p>H-1-6: Parking for Multi-Family Development The County shall amend the zoning ordinance to reduce parking standards for multi-family uses in multi-family zones as follows:</p> <ul style="list-style-type: none"> • studio to one bedroom: one onsite parking space per dwelling unit; and • two bedroom or larger: two onsite parking spaces. 		Dec 2010	<p>No Action. Available staff resources allocated to completion of the general plan update and EIR, FEMA issues, current planning backlogs and special projects assigned by the Board of Supervisors.</p>
<p>H-1-7: Planning for Large Sites The County shall encourage further lot subdivision or development of specific plans for large sites (i.e., 15 acres or larger) that are identified in the Housing Element sites inventory if it facilitates development at the expected affordability level for the sites.</p>		Ongoing	<p>No Action. Due to depressed market, no significant development applications were submitted to the Planning Department.</p>
<p>H-1-8: Design Review Revisions The County shall amend Chapter 17.84 (Design Permits) to reflect current practices.</p>		Dec 2010	<p>No Action. Available staff resources allocated to completion of the general plan update and EIR, FEMA issues, current planning backlogs and special projects assigned by the Board of Supervisors.</p>

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<p>H-1-9: Additional Infrastructure Capacity The County shall initiate partnerships with water and wastewater districts to ensure capacity for a diversity of new housing types. The County shall provide technical assistance to the water and waste water districts for the development of long-range infrastructure plans. The County shall also work cooperatively with the water and wastewater districts to identify additional funding to support priority projects.</p>	<p>The County shall update the Zoning Code to include density bonus provisions that are consistent with State law, including statewide parking standards for affordable housing.</p>	<p>2X by 2014/ ongoing</p>	<p>Action Taken. County staff continues to collaborate with the County's multiple water districts in preparing a water element that will be part of the updated General Plan. Collaboration includes identifying areas of the county that can/cannot support development based on water availability/constraints. Staff also provides water districts with data to support grant/funding applications for water/wastewater projects.</p>
<p>H-2.1: Density Bonus The County shall update the Zoning Code to include density bonus provisions that are consistent with State law, including statewide parking standards for affordable housing.</p>	<p>H-2.2: Second units The County shall amend the Zoning Code to allow second units, or accessory units, by right within all residential zones to provide another source of affordable housing. The amendments will ensure that the County's Zoning Code is consistent with State law requirements for second units.</p>	<p>Dec 2010</p>	<p>No Action. Available staff resources allocated to completion of the general plan update and EIR, FEMA issues, current planning backlogs and special projects assigned by the Board of Supervisors.</p>
<p>H-2.3: State and Federal Funding The County shall pursue appropriate State and Federal funding sources, including HOME, CDBG, and Proposition 1-C funds, to support the efforts of non-profit and for-profit developers to meet new construction and rehabilitation needs of extremely low-, very low-, low- and moderate-income households. The County shall periodically update and review available housing programs to identify additional funding sources.</p>	<p>25 extremely low 75 very low 100 low</p>	<p>Dec 2010</p>	<p>Action Taken. Zoning Amendment approved by the Board of Supervisors and revised ordinance in effect. Six accessory dwelling units were constructed in Year 2012 and two applications have been submitted for Year 2013.</p>
<p>H-2.4: First-Time Homebuyer Assistance Program The County shall continue to support and fund its First-Time Homebuyer Assistance Program to help make housing affordable for low- and moderate-income residents.</p>	<p>15 extremely low 20 very low 30 low 30 moderate</p>	<p>Annually</p>	<p>Action Taken. The CDBG application cycle is now for two years. In 2012 the county hired two consultants for CDBG and began the process of notification to the community of its intent to apply for the 2014 funding cycle. It conducted the necessary public hearings and community forums as well as doing a mass mailing to individuals and service providers who may be interested in being considered for funding for both services and housing.</p>
<p>H-2.4: First-Time Homebuyer Assistance Program The County shall continue to support and fund its First-Time Homebuyer Assistance Program to help make housing affordable for low- and moderate-income residents.</p>	<p>15 low 15 moderate</p>	<p>Ongoing</p>	<p>No Action. The County no longer has funds for this activity.</p>

<p>Program Description (By Housing Element Program Names)</p> <p>Name of Program</p>	<p>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.</p> <p>Objective</p>	<p>Timeframe in H.E.</p>	<p>Status of Program Implementation</p>
<p>H-2-5: Surplus County Land The County shall evaluate all County-owned surplus land to determine its suitability for affordable housing and identify appropriate entities to hold or acquire such land. The County shall also develop a process for transferring the properties to these entities, including procedures for land exchanges if sites more suitable for affordable housing are identified. Affordable housing developed under this program shall have 55-year affordability covenants for multi-family rental units and 45-year affordability covenants for ownership units.</p>	<p>15 low to moderate</p>	<p>2012/2013</p>	<p>No Action. There are no County-owned surplus properties.</p>
<p>H-2-6: Assist Affordable Housing Developers The County shall provide technical and/or financial assistance to affordable housing developers, such as site identification, site acquisition, and identification of subsidy sources including HOME funds and CDBG monies. The County will post this information on its website.</p>		<p>Ongoing</p>	<p>Action Taken. The County provided financial assistance to Habitat for Humanity (see program below). One new unit affordable to a very low income household was acquired. The unit is deed restricted for 45 years.</p> <p>County staff continues to support developers of a project that would convert a 26-unit apartment building for mental health clients and low income families. Visionary Home Builders is the developer. The County Department of Mental Health would fund 5 of the apartments and the remainder would be available as rental units for low income households. The developer plans to remodel the units resulting in 4 additional units, for a total of 30 units. The units would be available to lower income working families.</p>
<p>H-2-7: Incentives for Affordable Housing The County shall provide fee reductions, fee waivers, deferral payments, or installment payments for development and building fees on projects with an affordable housing component.</p>	<p>10 extremely low 10 very low 15 low</p>	<p>Ongoing</p>	<p>Action Taken. The County waived building fees associated with the Habitat for Humanity project. The fee waivers contributed 1 new unit affordable to a very low income household.</p>

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<p>Name of Program</p>	<p>Objective</p>	<p>Timeframe in H.E.</p>	<p>Status of Program Implementation</p>
<p>H-2.8: Water/Sewer for Affordable Housing The County shall implement the provisions of Government Code Section 65589.7 which requires the granting of priority for the provision of water and sewer facilities for affordable housing projects. The County will initiate discussions with water and sewer agencies to obtain a written policy from each jurisdiction describing how each agency does or will grant priority for the provision of water and sewer facilities for affordable housing projects; or provide written verification indicating that sufficient water and sewer capacity and infrastructure exist to serve all parcels which have been identified in the Housing Element sites inventory. The County shall request that water and sewer agencies notify the county of changes in the status of water and sewer capacity or infrastructure.</p>	<p>15 very low low</p>	<p>2010/2011</p>	<p>No Action. Calaveras County Water District (CCWD) did not waive any fees. Per the District they are precluded from waiving fees by state law.</p>
<p>H-2.9: Affordable Housing Program Study The County shall conduct a study to identify an affordable housing strategy to increase the supply of owner and renter occupied housing for persons with extremely low-to moderate-incomes. Components of the strategy may include, but are not limited to: 1) mandatory construction of a fixed percentage or number of affordable housing units as a requirement for approval of proposed housing projects; 2) payment of fee(s) in-lieu of the construction of part or all of the required affordable housing units; or 3) other affordable housing fee collection mechanisms such as a per-project fee; 4) other methods for the private sector to assist ongoing efforts to meet the county's affordable housing need; or 5) feasibility of a housing trust fund. The study could include an analysis of potential requirements such as the appropriate percentage of affordable units and/or appropriate fee levels, minimum project size, income eligibility criteria, methods by which developers could meet the requirements, appropriate</p>		<p>2010/2011</p>	<p>No Action. Available staff resources allocated to completion of the general plan update and EIR, FEMA issues, current planning backlogs and special projects assigned by the Board of Supervisors.</p>

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<p>resale restrictions on ownership units, and time frame for affordability of units. The study will result in the adoption of County policy on affordable housing for extremely low- to moderate-income units.</p>			
<p>H-2.10: Manufactured Housing The County shall amend the County Code to remove the Mobile Home Combining Zone (MHP) and comply with the provisions of California Government Code Section 65852.3 to allow manufactured homes on single-family residential lots.</p>	<p>No Action. Available staff resources allocated to completion of the general plan update and EIR, FEMA issues, current planning backlogs and special projects assigned by the Board of Supervisors.</p>	<p>Dec 2010</p>	
<p>H-2.11: Land Supply The County shall review land use patterns, existing densities, location of job centers, and availability of services as a part of the General Plan Update to identify additional areas that may be suitable for higher-density residential development to ensure that a sufficient supply of land is available to achieve the County's housing objectives for lower-income households.</p>	<p>Action Taken. General Plan update underway; areas where new development would be concentrated identified on land use map.</p>	<p>2010/2011</p>	
<p>H-2.12: Encourage Co-/Cooperative Housing The County shall amend the Zoning Code to include Co-Housing (Cooperative Housing) as a permitted or conditional use in residential and/or other zoning districts. Co-Housing encourages homeownership in developments containing clusters of small homes generally near services, and including at least one common building where residents can meet, eat, gather.</p>	<p>No Action. Available staff resources allocated to completion of the general plan update and EIR, FEMA issues, current planning backlogs and special projects assigned by the Board of Supervisors.</p>	<p>Dec 2010</p>	
<p>H-2.13: Self-Help Housing Programs The County shall support self-help programs assisting in the construction of affordable housing (e.g., Habitat for Humanity) extending the fee resolution amendment to waive building permit and planning application fees for the construction of affordable housing sponsored by these programs until June 30, 2014.</p>	<p>Action Taken. See response for program H-2.7.</p>	<p>2010/2011</p>	

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<p>Name of Program</p>	<p>Objective</p>	<p>Timeframe in H.E.</p>	<p>Status of Program Implementation</p>
<p>H-3-1: Reasonable Accommodation The County shall adopt a reasonable accommodation program to provide individuals, family members, caregivers, and/or anyone acting on behalf of the person with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing.</p>		<p>2010/2011</p>	<p>Action Taken. The County and its two consultants met with one nonprofit housing provider who recently purchased a complex scheduled for low income housing and a second architectural firm and financier who is researching the feasibility of developing a senior citizen housing project in the West Point area. Both potential housing providers mentioned applying for CDBG and HOME funds in the future.</p> <p>Calaveras Works and Human Services worked with ATCAA on a grant to obtain some rental assistance funds for low income households as previous funds through CDBG were no longer available in 2012.</p>
<p>H-3-2: Publicizing Reasonable Accommodation The County shall create a public information brochure on reasonable accommodation for disabled persons and provide that information at the counter and on the County's website.</p>		<p>2010/2011</p>	<p>Action Taken. The Adult Services division of the County's CalWorks Department continues to refer persons needing special housing accommodations to Disability Resource Agency for Independent Living (a non-profit organization funded by Community Services Block Grant funding).</p> <p>No Action. Available staff resources allocated to completion of the general plan update and EIR, FEMA issues, current planning backlogs and special projects assigned by the Board of Supervisors.</p>
<p>H-3-3: Zoning for Farmworker Housing The County shall amend the Zoning Code to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code Sections 17021.5 and 17021.6 which states that: "Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation, and no conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone.... Any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use designation for the purposes of this section. For the purpose of all local ordinances, employee</p>		<p>Dec 2010</p>	

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<p>housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone." The County shall also ensure that such procedures encourage and facilitate the development of housing for farmworkers.</p> <p>H-3-4: Funding for Emergency Shelters The County shall pursue funding for emergency shelter programs to be developed through inter-jurisdictional cooperation.</p>		Ongoing	<p>Action Taken. There is no emergency shelter in Calaveras County. However the County continues to assist those needing such housing through the Salvation Army voucher program for temporary emergency housing at the Frog Jump or Black Bart hotels in San Andreas. The Resource Connection also provides services including a Domestic Violence Shelter. Amador and Tuolumne Counties accept Calaveras referrals to their emergency or temporary shelters.</p>
<p>H-3-5: Zoning for Transitional/Supportive Housing The County shall update the Zoning Code to explicitly state that transitional and supportive housing are considered residential uses subject only to those restrictions that apply to other residential uses of the same type in the same zone.</p>		Dec 2010	<p>No Action. Available staff resources allocated to completion of the general plan update and EIR, FEMA issues, current planning backlogs and special projects assigned by the Board of Supervisors.</p>
<p>H-3-6: Zoning for Emergency Shelters The County shall amend the Zoning Ordinance to allow emergency shelters "by right" (i.e., as a permitted use, without a conditional use permit or other discretionary review process) in at least one of the following zones: Professional Offices (C-P); Local Commercial (C-1); or General Commercial (C-2). Additionally, the County shall adopt development standards for emergency shelters that encourage and facilitate the development of emergency shelters, and only subject emergency shelters to the same development and management standards that apply to other allowed uses within the same zone.</p>		Dec 2010	<p>No Action. Available staff resources allocated to completion of the general plan update and EIR, FEMA issues, current planning backlogs and special projects assigned by the Board of Supervisors.</p>

<p>Program Description (By Housing Element Program Names)</p> <p>Name of Program</p>	<p>Objective</p>	<p>Timeframe in H.E.</p>	<p>Status of Program Implementation</p>
<p>H-3-7: Single Room Occupancy Units The County shall amend the Zoning Code to define Single Room Occupancy (SRO) units and explicitly allow SROs as a residential use in residential zones where water and sewer is available.</p>	<p>10 very low 5 low</p>	<p>Dec 2010</p>	<p>No Action. Available staff resources allocated to completion of the general plan update and EIR, FEMA issues, current planning backlogs and special projects assigned by the Board of Supervisors.</p>
<p>H-3-8: Definition of Family The County shall amend Section 17.06.0800 of the Calaveras County Ordinance Code to re-define "family" as: One or more persons living together in a dwelling unit, with common access to and common use of all facilities.</p>		<p>Dec 2010</p>	<p>No Action. Available staff resources allocated to completion of the general plan update and EIR, FEMA issues, current planning backlogs and special projects assigned by the Board of Supervisors.</p>
<p>H-3-9: Processing Procedures for Group Homes The County shall amend the Zoning Ordinance to allow group homes of seven or more as a permitted use in Two-Family Residential (R-2) and Multiple Family Residential (R-3).</p>		<p>Dec 2010</p>	<p>No Action. Available staff resources allocated to completion of the general plan update and EIR, FEMA issues, current planning backlogs and special projects assigned by the Board of Supervisors.</p>
<p>H-3-10: Funding for Extremely Low Income Households The County shall pursue public-private partnerships and funding sources to facilitate the development of housing for extremely low-income households in the county.</p>		<p>2011/2012; ongoing</p>	<p>Action Taken. See responses to Programs H-2-6, 2-7.</p>
<p>H-4-1: CDBG Rehabilitation Funds The County shall apply annually for CDBG rehabilitation funds to provide down-payment assistance, rehabilitation services, and rental assistance to very low- and low-income households. The County shall promote the availability of funding and resources through public outreach and collaboration with non-profits, local realtors, lenders, and escrow companies.</p>	<p>5 very low 5 low</p>	<p>Annually</p>	<p>Action Taken. CDBG grant cycles are now two years not annually. The 2013 CDBG application for Calaveras County prepared in 2012 was not funded by HCD.</p>
<p>H-4-2: Housing Rehabilitation Funding/Revolving Funds The County shall continue to administer the Calaveras County Housing Rehabilitation Revolving Loan Program to improve housing conditions in targeted locations in the county.</p>	<p>10 very low 5 low</p>	<p>Ongoing</p>	<p>No Action. There were no funds available in the Housing Rehabilitation loan fund to lend out.</p>

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
H-4-3: Housing Choice Voucher Program The County shall continue to work with Central Sierra Planning Council to administer the Housing Choice Voucher Program (Section 8 assistance).	54 vouchers for extremely and very low	Ongoing	Action Taken. This program continues to be administered by Stanislaus County Housing Authority (Michele Gonzales, Section 8 Director, 209-557-2025). For year 2012 there were 77 vouchers allocated to Calaveras and 52 lower income families participating in the Calaveras County Section 8 program.
H-4-4: Program H-4-4 Preservation of At-Risk Properties The County shall work with property owners and public or private organizations to ensure continued availability and affordability of subsidized units, and shall provide technical and financial assistance for the acquisition and rehabilitation of at-risk properties.		Ongoing	Action Taken. A unit meeting the criteria in Program 4-4 was readied for occupancy; however the client decided not to accept the home two days prior to the date occupancy was to begin.
H-4-5: Housing Condition Survey and Rehabilitation Study The County shall conduct a housing survey to assess the condition of existing housing stock in targeted communities and determine the need for County-supported rehabilitation programs.		9/30/2012	No Action. Available staff resources allocated to completion of the general plan update and EIR, FEMA issues, current planning backlogs and special projects assigned by the Board of Supervisors. Note that in the prior cycle (Year 2011) a local non-profit offered to conduct a study for the County using CDBG funding. However the funding for that activity was removed from the County's CDBG grant application.
H-4-6: Water/Sewer Connections and Replacement The County shall continue to provide financing to qualified lower-income households, currently on well and septic to connect their homes to new or existing water and sewer systems.		Ongoing	No Action. No specific group/area or grant/loan was identified to fund this program.
H-5-1: Fair Housing The County shall continue to be the local contact point for the California Department of Fair Employment and Housing, and provide resource and referral information regarding housing and tenant rights through the Human Resources Council, and other local social services agencies. The County shall post this information in a variety of County buildings and other public places and on the County website.		Ongoing	No Action. The program references the Human Resources Council as the contact agency. This agency is now the Resource Connection (209.754-3114) but they are not responsible for referrals. There is no agency/department at the County that is responsible for such referrals. If the Resource Connection is contacted regarding a housing or tenant right issue they refer them to Legal Services of Northern California.

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<p>Name of Program</p>	<p>Objective</p>	<p>Status of Program Implementation</p>
	<p>Timeframe in H.E.</p>	
<p>H-5-2: Legal Assistance for Fair Housing Since Calaveras County does not have a fair employment and housing board, the County shall refer people who suspect discrimination in housing to Legal Services of Northern California.</p>	<p>No Action.</p>	<p>No Action. See response above.</p>
<p>H-6-1: Energy Efficiency Opportunities The County shall continue to post and distribute information on currently available weatherization programs. The County shall also produce and distribute information regarding Title 24, green building, durable materials and designs, innovative building construction techniques and materials, land use and circulation patterns, water conservation, and renewable energy opportunities.</p>	<p>Ongoing</p>	<p>Action Taken. County Building Department collaborates with green builders groups at the monthly meetings held locally. The group shares information on new green building codes, requirements, standards, techniques. The County Building Department posts links on their website, including information on green building codes/regulations.</p>
<p>H-6-2: Green Building Code The County shall enforce green building standards in accordance with the Building Energy Efficiency Standards, Part 11 of Title 24 (effective January 1, 2010) and the Green Building Standards (CALGreen) Code (effective January 1, 2011).</p>	<p>Ongoing</p>	<p>Action Taken. The County adopted the mandatory requirements of the Green Building Code in November 2010, effective January 1, 2011.</p>
<p>H-6-3: Green Building Incentives The County shall periodically assess the implementation of the CALGreen Code (and subsequent State mandates) and revise the County programs to further promote green building practices through additional incentives such as priority processing, density bonuses, and a waiver or reduction in application and development fees.</p>	<p>2012/2013; ongoing</p>	<p>No Action. Due to low volume of building permit activity, the County does not have adequate data to assess implementation of the Green Code. As building permit activity increases the County will be better able to assess the effectiveness of the code.</p>
<p>H-6-4: Promote Green Building The County shall continue to work with community groups and local developers to actively promote LEED certification for new residential and mixed-use commercial buildings. The County will post links and information on their website about LEED Certification.</p>	<p>2010/2011; ongoing</p>	<p>No Action. Due to reduced construction activity staff resources were not allocated to this task. LEED certified builders are sought by the county for large commercial or government projects. However, smaller commercial and residential projects in the County do not attract LEED certified developers.</p>

<p>Program Description (By Housing Element Program Names)</p>	<p>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.</p>			<p>Status of Program Implementation</p>
<p>Name of Program</p>	<p>Objective</p>	<p>Timeframe in H.E.</p>	<p>Status of Program Implementation</p>	
<p>H-6-5: PG&E Energy Conservation Programs/ Workshops The County shall work with PG&E to take a more active role in the county by scheduling training programs on energy efficiency, conducting home energy efficiency audits, and providing funds for energy-efficiency home improvements for moderate- and lower-income households.</p>		<p>2010/2011; ongoing</p>	<p>Action Taken. Staff attended trainings in 2012 though the number of trainings was limited by budget constraints. No county funds were available in 2012 to assist moderate and lower income households with energy-efficiency home improvements.</p>	
<p>H-7-1: Housing Coordinator The County shall either hire or designate a Housing Coordinator who will be responsible for: monitoring and implementing the Housing Element; pursuing funding sources and grant opportunities; identifying updates or revisions to policy or ordinances; and working with the Housing Advisory Committee and other partners.</p>		<p>2010/2011</p>	<p>Action Taken. Through the efforts of the Planning Director two Planner IV positions were funded for the Department. Once on board the Director will evaluate staff resources and availability to assume this duty.</p>	
<p>H-7-2: Annual Reporting The County shall review and report on the implementation of Housing Element programs to the Department of Housing and Community Development consistent with State requirements.</p>		<p>Annually</p>	<p>Action Taken. The County will submit the APR to HCD as prescribed by state law.</p>	
<p>H-7-3: Housing Advisory Committee The County shall appoint a seven-member Housing Advisory Committee to assist with the implementation of the Housing Element.</p>		<p>2010/2011</p>	<p>Pending. Once a Housing Coordinator is selected formation of the committee can occur.</p>	
<p>H-7-4: Annual Reporting on Manufactured Housing/Accessory Dwelling Units The County shall monitor the affordability of manufactured housing and accessory units. The County shall provide this information in the annual report to the Department of Housing and Community Development. If necessary, the County shall revise policies and programs to ensure that these housing units are meeting the needs of lower income residents.</p>		<p>Annually</p>	<p>No Action. Permits issued for manufactured homes in the County are for private property owners. Procuring this data would be staff and time intensive and occupants may not be forthcoming with information regarding personal finances. The County believes scarce staff resources are better directed on other housing programs.</p>	

GENERAL COMMENTS:

Despite continued staffing challenges the County, in collaboration with several partner agencies, took action on 21 of 49 Housing Element implementation programs. Most notable are: one (1) new unit affordable to a very low income household was acquired and will be deed restricted for 45 years; and fifty-two (52) lower income families are participating in the Calaveras County Section 8 program. One affordable project is pending submission by the applicants: a 26 unit apartment complex in San Andreas proposed for conversion as rental housing affordable to lower income households with 4-5 units specifically for individuals with mental disabilities.