

TO: TOWN COUNCIL

FROM: PLANNING DIRECTOR

RE: STATUS OF TOWN OF LOOMIS HOUSING ELEMENT 2006-2013 AND
PROPOSED PROGRAMS FROM DRAFT ELEMENT

ISSUE

In March, Councilmember Liss requested that affordable housing be placed on the agenda for Council to consider giving direction to the Planning Commission to study the needs for affordable housing within Loomis itself. Concurrent with this discussion, staff requests direction from the Council for working on the draft Housing Element 2006-2013, reviewed, but not certified, by the California Department of Housing and Community Development (HCD).

RECOMMENDATION

Give Commission and/or staff direction for any further action on the 2006-2013 Housing Element and for each of the proposed programs, starting on page 3.

CEQA

There are no CEQA issues at this time; however there may be when the programs or Loomis housing needs are further reviewed.

MONEY

Given the Town's financial status, staff anticipates that the programs will need to be worked upon inhouse and thus will not require additional monies.

DISCUSSION

Consideration of the Status of the Town's 2006-2013 Housing Element: This Housing Element requires that the Town rezone for 165 affordable units from the previous housing element; and 63 affordable units for the 2006-2013 Element. The Town has been holding off on the rezoning of the Village at Loomis property necessary for the 165 units (at a default of 20 units per acre) because it can be done more cost-effectively, and efficiently, with the project development application. However, the economy, is continuing to delay the project. Without the rezoning, HCD cannot certify the Town's Housing Element although HCD staff has given approval for the draft as currently modified- and therefore staff has not brought it back for final approval by the Town Council at a public hearing as an element in the Town's General Plan. (It had been recommended by the Planning Commission and reviewed by the Town Council before it was sent off to HCD). The rezoning for the additional 63 affordable units needs to be accomplished prior to completion of the housing element period- or within two years after adoption of the Housing Element (staff believes the latest date would be June 30, 2013). However, this strategy may result in an additional penalty or concerns for the Town, as explained below.

There are numerous State laws that set up the Housing Element process and limit local authority because the State has determined that there is a housing crisis in California. Housing policy is enforced by the Department of Housing and Community Development. Their web page provides substantial information on housing laws and policies: <http://www.hcd.ca.gov/hpd/>. While HCD enforces the laws, suits can be brought by others. The most active group in this capacity in the region is Northern California Legal Services which also provides information on the numerous California housing laws from their perspective: <http://www.lsnr.net/housing-law-issues/>. Rural Legal Services is also involved with legal work on this issue.

For further consideration, the attached HCD list shows there are approximately 5% of the jurisdictions in California that do not have certified Housing Elements. There are two broad risks from not having an adequate housing element:

1. Land use decisions that need findings of consistency with the general plan might conceivably be subject to challenge on the grounds that the decision can not be found "consistent" with an inadequate general plan.
2. If the general plan itself is challenged after adoption, and the court finds that it is not adequate, the court is authorized to take any of several actions until the general plan is brought into compliance:
 - a. Suspend the town's authority to issue building permits;
 - b. Suspend the town's authority to approve zoning changes and variances;
 - c. Suspend the town's authority to grant subdivision map approvals
 - d. In some circumstances mandate that certain building permits, tentative maps, or final maps be approved.

A more concrete issue for the Town is the penalty set up by Government Code 65584.09 (see Application Memorandum from HCD attached) which requires that, for jurisdictions that fail, within a Housing Element planning period, to make available adequate sites to accommodate a portion of the regional housing need, the unaccommodated housing need for the previous planning period is ADDED to the requirement to identify other specific sites to accommodate the RHNA for the new planning period. In the draft 2006-2013 Housing Element, since the Town had not done the rezoning for the 165 units, this State law required the Town to rezone for the 165 units (from the previous housing element), AND the new 63 units (from the 2006-2013 RHNA numbers). The next Housing Element cycle for the Town will start on July 1, 2013, and the new RHNA number of units will then be added to the 165 and 63 units from previous Housing Element planning periods- unless the Town completes the rezoning prior to July 1, 2013.

Last month, SACOG formally began the RHNA process (Regional Housing Needs Assessment). This involves SACOG's early involvement with the State regarding the numbers that Department of Finance projects for the Sacramento region; and then a methodology, determined by SACOG, as to how those numbers are allocated to all of the

jurisdictions. They are currently meeting with staff representatives within each County to discuss the methodology. Given the downturn in the economy and the lack of growth in the area compared to what DOF originally projected for the last Housing Element round, there probably will be some substantial discussions going on- and timing for the State to give any numbers to the regional agency is now uncertain. As well, there is usually some discussion between numbers given to northern versus southern California. The deadline for the 2013 Element to the State will be June 30, 2013 unless there is additional legislation. As the date draws closer, and more information is available, staff will be coming back to the Council for approval of a consultant and contract- it is probable that it will be included in the 2012-2013 budget- unless the Council is interested in proceeding earlier.

Draft Loomis Housing Element 2006-2013 Programs requiring Council direction:
The following programs are listed in the 2006-2013 Draft Housing Element for completion by the Town. In the last column, the impetus behind the program is listed. Staff requests further direction from the Council on these policies before work is begun.

Hsg 11	<p>In order to meet State law requirements (Government Code Sections 65583(c)(1) (A) and 65583(c)(1) (B)) to address the 2006 – 2013 RHNA, the Town shall amend the General Plan and the Zoning Ordinance to provide adequate sites for 63 very low and low-income units at a minimum of 20 dwelling units per acre “by right” (without conditional use permit or other discretionary action) at the “Village at Loomis” properties or another suitable site(s). The sites rezoned must be able to accommodate a minimum of 16 units per site. At least half (50%) of these sites shall be zoned for residential uses only. The Town of Loomis recognizes that parcels of 2 to 9 acres in size are best suited for facilitation the development of affordable housing. The Town will work with the property owner to subdivide property into sites between 2 and 9 acres in size.</p> <p>Desired Result: Encourage higher density residential development and meet State law requirements for the 2006-2013 very low income and low income RHNA Objective: 63 units</p>	Within two years after adoption of the Housing Element.	Rezoning of parcels to comply with this Program to be placed on Council agenda for direction.	Required by HCD
Hsg12	<p>Under limited circumstances, State law allows local governments to count existing units toward meeting their regional housing need. Under the alternative sites analysis, a local government may take credit for existing units that will be: (1) substantially rehabilitated, (2) converted from non-affordable to affordable</p>	Two years after adoption of the Housing Element	Will be on Council agenda for direction.	Not required by HCD/Consultant and staff felt may provide more flexibility in meeting RHNA numbers

	<p>(multifamily rental housing of 4 or more units), or (3) preserved at affordable housing costs to low or very low-income households. As new projects, code enforcement actions, and other opportunities arise, the Town will investigate ways to meet their housing needs through rehabilitation and preservation of existing units.</p> <p>Desired Result: Rehabilitation and preservation of the existing affordable housing stock.</p> <p>Objective: 5 units</p>			
Hsg13	<p>The Town will amend Section 13.32.070 (Density Bonus Agreement) of the Zoning Ordinance to comply with changes in the State Density Bonus law (Government Code Section 65915).</p> <p>Desired Result: Provide additional housing opportunities and to ensure that the Zoning Ordinance is in compliance with State law</p> <p>Objective: 10 units.</p>	<p>Within one year after the adoption of the Housing Element</p>	<p>Under review.</p>	<p>Required by State law</p>
Hsg14	<p>The Town will provide incentives for smaller, more affordable secondary dwelling units. Such incentives can include reduced fees, permit streamlining, smaller lot size requirements for second units, and standardized building plans.</p> <p>Desired Result: Provide incentives to homeowners and encourage smaller, more affordable secondary dwelling units.</p> <p>Objective: 15 units</p>	<p>Within one year after adoption of the Housing Element</p>	<p>To be placed on Council agenda for direction.</p>	<p>If Town wants to count on second units, the Town needs to provide incentives. PC was concerned that second units were large and not affordable (and HCD has questioned this too)</p>
Hsg15	<p>The Town shall consider an affordable housing linkage fee on nonresidential development to support the development of affordable housing. This ordinance will consider alternatives to paying the fee such as construction of housing on-site, construction of housing off-site, and/or dedication of land for housing..</p> <p>Desired Result: Promote affordable housing.</p> <p>Objective: 5 units</p>	<p>Within two years after the adoption of the Housing Element.</p>	<p>To be placed on Council agenda for direction.</p>	<p>Consultant idea and recommendation/ has been mentioned by at least one Town official</p>
Hsg17	<p>In order to encourage housing for extremely low, very low, and low income households, the Town shall allow single-room occupancy units (SROs) in the RH (High Density Residential), RM-3.5 (Medium Density Residential), RM-5 (Medium Density Residential), and CG (General Commercial) zoning districts with a conditional use permit. Standards and procedures shall be developed to encourage and</p>	<p>Within two years of Housing Element adoption</p>	<p>To be placed on Council agenda for direction.</p>	<p>HCD required</p>

	<p>facilitate development of SROs. Parking needs will be analyzed during development of the standards and procedures.</p> <p>Desired Result: Five extremely low-income units</p>			
Hsg18	<p>The Town shall adopt a resolution waiving 100 percent of the application processing fees for developments in which 5 percent of units are affordable to extremely low-income households. To be eligible for fee waiver, the units shall be affordable by affordability covenant. The waiving or reduction of service mitigation fees may also be considered when an alternative funding source is identified to pay these fees. The Town may use the Local Housing Trust Fund Program (LHTF) to subsidize the service and mitigation fees for housing affordable to extremely low-income households. The Town shall promote the benefits of this program to the development community by creating a handout to be distributed with land development applications.</p> <p>Desired Result: Increase incentives for construction of Extremely Low-Income Housing</p>	<p>Within two years of Housing Element adoption; promotional material will be prepared and utilized within six months after adoption of the Housing Element.</p>	<p>Under review.</p>	<p>Required by HCD</p>
Hsg19	<p>The Town will develop reasonable design guidelines that are responsive to changing markets and desired amenities and allow for a range of well-designed housing choices compatible with smart growth principles. Promotion and facilitation of affordable multifamily housing will be a primary focus of the guidelines. Standards should be predictable and have no adverse impact on the cost or supply of housing. These guidelines will expand on the standards set forth in Zoning Ordinance Section 13.42.250 addressing multifamily residential housing.</p> <p>Desired Result: Ensure that developers have clear guidelines for designs that preserve community values without suppressing creativity.</p>	<p>Within the planning period.</p>	<p>To be placed on council agenda for direction.</p>	<p>Consultant proposed this program to give some direction to multi-family housing that will be permitted by right.</p>
Hsg26	<p>SB 2 considerably strengthened the requirements on zoning for emergency shelters and transitional housing. Emergency shelters must now be permitted without a conditional use permit (CUP) or other discretionary permits, and transitional housing and supportive housing are considered residential uses and must only be subject to the same</p>	<p>Within one year of adoption of the Housing Element</p>	<p>Need direction prior to placement on Commission agenda.</p>	<p>Required by State law</p>

	<p>restrictions that apply to the same housing types in the same zone. Regardless of the need, all jurisdictions must have a zone in place to permit at least one year-round emergency shelter without a CUP or any discretionary permit requirements.</p> <p>The Town shall amend the Zoning Ordinance to comply with SB 2 and permit emergency shelters without a conditional use permit (CUP) or other discretionary permits and shall define transitional and supportive housing as residential uses subject to the same restrictions that apply to other housing.</p> <p>Desired Result: Compliance with State law and increased housing choices for the homeless.</p>			
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Source: Town of Loomis

1 – How does the Council wish to begin the process to select the sites for the additional 63 units? With the Planning Commission – or with direction from the Council to the Planning Commission? Any requirements on the sites to be reviewed? Attached is the map given from the Planning Commission at the meeting during which the Council agreed for the 165 units to rezoned on the Village at Loomis property behind Raley’s. Does the Council wish to begin any rezoning applications?

2 - Are there alternative ways for preservation and rehabilitation to meet the Town’s housing needs that you wish to have considered? Without a certified housing element, it will be difficult, if not impossible, for the Town to receive any grant funds to help with this program.

3 – How does the Council wish to consider incentives for smaller second units? Fees, regulations in the zoning code, other? Do you want to the Planning Commission to first make a recommendation?

4 - Do you have any direction regarding a linkage fee for non-residential development to provide affordable housing fees?

5- Do you have any specific direction before staff and the Commission begin working on Single Room Occupancy units (SROs)? It appears that a Priory cell could be considered an SRO.

6- Do you wish to give direction to the Planning Commission on the emergency shelter requirement – such as placing the use in the industrial district? At least Roseville, Lincoln and Rocklin have considered the issue- so that their experiences can provide information to the Town for its consideration of the State requirement.

6- Any specific direction regarding the design guidelines for affordable multi-family housing?

7- Councilmember Liss suggested at the March meeting that the Planning Commission work on a Housing Element that would determine housing needs for Loomis – different than the numbers provided through the State process and SACOG. Does the Town Council

wish for staff and the Commission to begin such a process? Staff has the following concerns with the proposal: 1) what is the thought for the basis of the "Loomis numbers" (housing is usually considered in a regional context, if not a statewide context) and 2) does the Council wish to have staff working on an alternative Housing Element in addition to that required by the State?

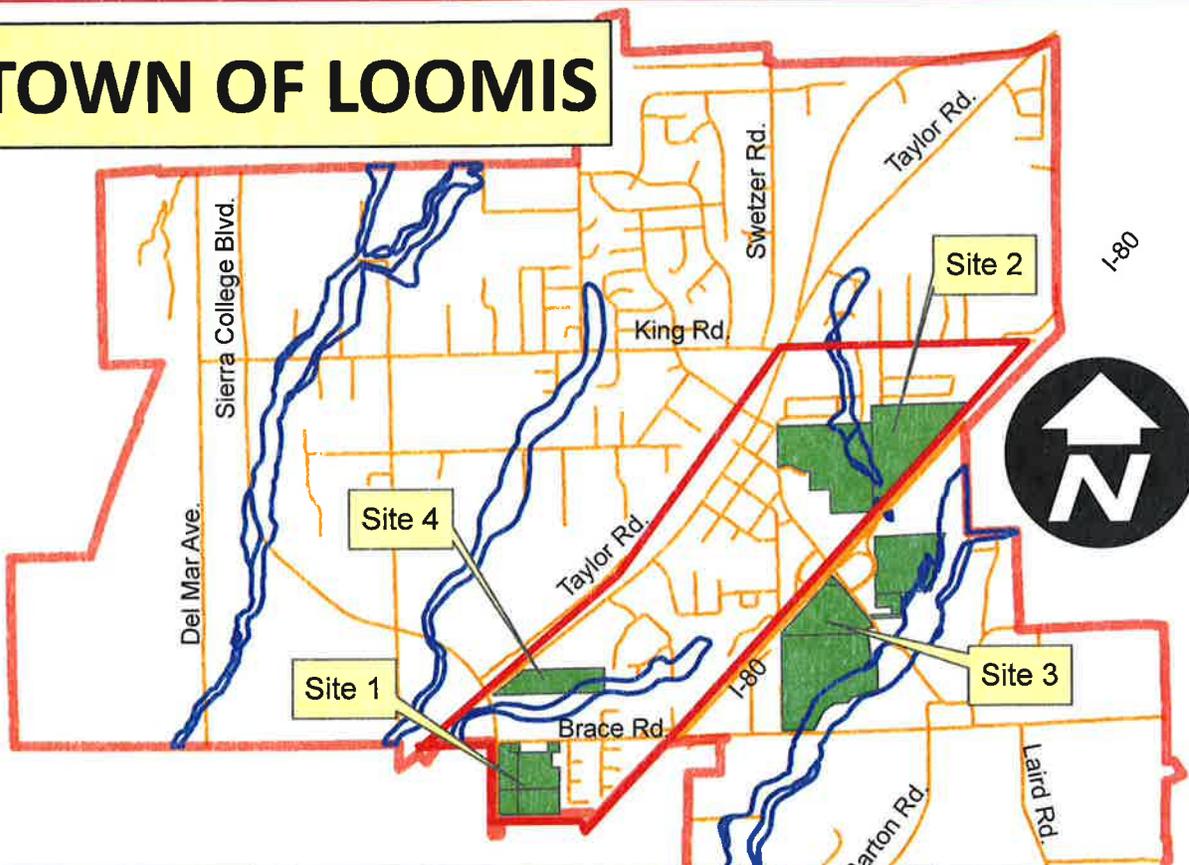
ATTACHMENTS:

- 1) Background Potential Site Information from 2009-2010
- 2) HCD list of the status of Housing Elements throughout the State
- 3) June 20, 2007 Memorandum from HCD on Application of Government Code Section 65584.09

Attachment # 1

Town of Loomis					
Town Council Housing Element Comments					
3-Oct-09					
	Property	Location	Zoning	Size	Maximum Affordable Housing Development Potential at State-required 20 Units per acre
1	Patterson property	Sierra College Boulevard	RM-5 and CG	17 acres (6 ac proposed for senior affordable, 100 units is PC recommended goal)	100 verbally proposed; 340 absolute max
2	The Village at Loomis	Horseshoe Bar Road	CG, RS-5, and CC	50+ acres (Pending application proposes 9.7 acres at 20 units/acre and 3.1 acres at 25 units per acre.) (100 is PC recommended goal)	271 proposed on application; 1,000 absolute max
3	Former Loomis Marketplace or Turtle Island site	Horseshoe Bar Road at I-80	CT	63 acres (substantial wetlands, heritage trees, needs connection to sewer)	1260 if no constraints-allowed for housing at 20 units per acre
4	KOA site	3945 Taylor Road	CG	9.1 acres (Mapping shows a blue line stream and 100' year flood plain running through it. Possible noise from railroad. Sewer and water are available.)	182 if no constraints -all housing at 20 units per acre
5	Site adjacent to former KOA (approved for Loomis Mixed Use Project)	Taylor Road near Sierra College	CG	8.9 acres (trees and berm in front, noise from railroad)	178 if all allowed for housing at 20 units per acre
6	Shadowbrook project site with Lusk property	Near Sierra College, Bankhead and Del Mar	RE	85 acres (sewer will need to be extended, adjacent to creek, wetlands, protected oaks, noise from Sierra College)	1700 if no constraints, all allowed for housing at 20 units per acre
7	Trimm property	Sierra College near railroad - across RR tracks - access would need to be studied	IP	30.77 acres (some protected trees, access issues)	615 if no constraints, all allowed for housing at 20 units per acre
8	Takamoto property	In middle of downtown residential area	RS - 5	5 acres (protected trees, potential wetlands, possible loss of home of over 50 years)	100 if no constraints and all allowed for housing at 20 units per acre
9	Nelthorpe/Morilla's Properties	Webb Street	RR	6 acres (several parcels under different ownerships, will need noise buffer from railroad; some protected trees, loss of home over 50 years old)	120 if no constraints and all allowed for housing at 20 units per acre
10	Indian Creek Golf course	Barton Road	RA	90.08 acres (some wetlands, lack of sewer, protected trees)	1800 if no constraints and all allowed for housing at 20 units per acre

TOWN OF LOOMIS

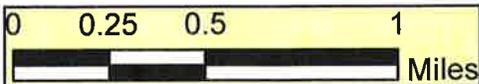


Planning Commission's Four Sites Recommended for Further Consideration

Considerations:

- * Proximity to Transit
- * Proximity to Services (Grocery, Medical, etc.)
- * In Keeping with the Neighborhood Character
- * How Many Units can be Accommodated
- * Does the Site Provide Flexibility/ Multiple Development Options
- * State Looks for 1-Acre Sites or Greater
- * Interested Owner(s)
- * Sewer & Water Availability
- * In Master Plan Area
- * Trees, Wetlands

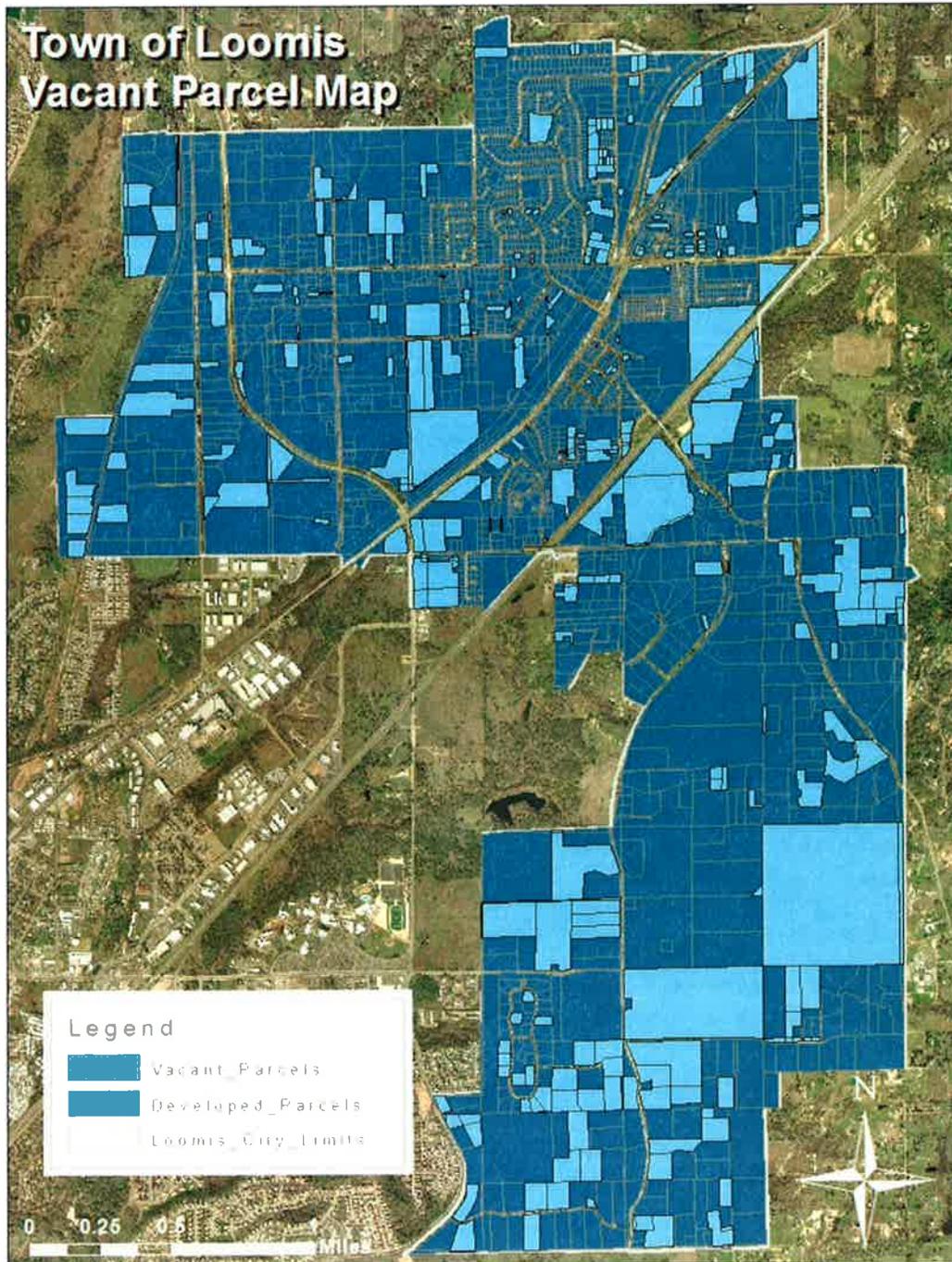
Sites 1, 2, and 3 Have Sewer and Water Service Within 300'.



Information Taken From 2008/2009
Placer County Assessor's Tax Roll

DRAFT 6
August 2009

Figure 13. Vacant and Underutilized Parcels



HOUSING ELEMENT COMPLIANCE REPORT
4/15/2011 9:32 a.m.

1 of 11

County	Jurisdiction	Record Type	Date	Date	Compliance Status	
			Received	Reviewed		
ALAMEDA	ALAMEDA	DRAFT	4/16/2009	6/15/2009	OUT	
	ALAMEDA COUNTY	DRAFT	12/20/2010	2/17/2011	OUT	
	ALBANY	DRAFT	6/24/2002	8/23/2002	DUE	
	BERKELEY	ADOPTED	10/26/2010	1/5/2011	IN	
	DUBLIN	ADOPTED	3/10/2010	5/12/2010	IN	
	EMERYVILLE	ADOPTED	7/29/2010	10/7/2010	IN	
	FREMONT	ADOPTED	7/20/2009	10/15/2009	IN	
	HAYWARD	ADOPTED	6/28/2010	7/9/2010	IN	
	LIVERMORE	ADOPTED	3/15/2010	4/12/2010	IN	
	NEWARK	ADOPTED	3/2/2010	4/12/2010	IN	
	OAKLAND	ADOPTED	12/21/2010	1/28/2011	IN	
	PIEDMONT	DRAFT	8/10/2010	10/7/2010	OUT	
	PLEASANTON	DRAFT	7/23/2010	9/7/2010	OUT	
	SAN LEANDRO	ADOPTED	11/15/2010	2/11/2011	IN	
	UNION CITY	ADOPTED	12/7/2010	2/15/2011	IN	
	ALPINE	ALPINE COUNTY	DRAFT	8/13/2010	10/12/2010	OUT
	AMADOR	AMADOR	DRAFT	10/19/2006	12/15/2006	DUE
AMADOR COUNTY		ADOPTED	11/19/2010	2/17/2011	IN	
IONE		ADOPTED	9/3/2009	12/1/2009	IN	
JACKSON		ADOPTED	6/22/2010	9/20/2010	OUT	
PLYMOUTH		ADOPTED	4/4/2011	-	IN REVIEW	
SUTTER CREEK		ADOPTED	4/8/2008	4/15/2008	DUE	
BUTTE	BIGGS	ADOPTED	5/13/2010	6/29/2010	IN	
	BUTTE COUNTY	ADOPTED	11/10/2010	12/1/2010	IN	
	CHICO	ADOPTED	8/12/2009	8/28/2009	IN	
	GRIDLEY	ADOPTED	1/21/2011	3/4/2011	IN	
	OROVILLE	ADOPTED	6/3/2010	7/7/2010	IN	
	PARADISE	ADOPTED	12/9/2009	2/11/2010	IN	
CALAVERAS	ANGELS CAMP	ADOPTED	12/9/2009	2/11/2010	IN	
	CALAVERAS COUNTY	ADOPTED	6/23/2010	8/18/2010	IN	
COLUSA	COLUSA	ADOPTED	8/10/2009	8/12/2009	IN	
	COLUSA COUNTY	ADOPTED	2/18/2011	-	IN REVIEW	
	WILLIAMS	DRAFT	3/25/2011	-	IN REVIEW	
CONTRA COSTA	ANTIOCH	ADOPTED	10/21/2010	12/9/2010	IN	
	BRENTWOOD	DRAFT	7/18/2005	8/1/2005	DUE	
	CLAYTON	ADOPTED	5/3/2010	7/15/2010	IN	
	CONCORD	ADOPTED	11/29/2010	1/5/2011	OUT	
	CONTRA COSTA COUNTY	ADOPTED	12/14/2009	3/2/2010	IN	
	DANVILLE	ADOPTED	9/23/2010	12/21/2010	IN	
	EL CERRITO	DRAFT	3/3/2011	-	IN REVIEW	
	HERCULES	DRAFT	9/16/2010	11/15/2010	OUT	
	LAFAYETTE	DRAFT	1/18/2011	3/18/2011	OUT	
	MARTINEZ	ADOPTED	3/28/2011	-	IN REVIEW	
	MORAGA	ADOPTED	2/16/2010	5/17/2010	IN	
	OAKLEY	ADOPTED	8/24/2009	9/24/2009	IN	
	ORINDA	DRAFT	10/4/2010	12/3/2010	OUT	
	PINOLE	ADOPTED	7/9/2010	8/2/2010	IN	
	PITTSBURG	ADOPTED	7/23/2010	9/1/2010	IN	
	PLEASANT HILL	DRAFT	2/11/2011	4/7/2011	OUT	
RICHMOND	DRAFT	12/27/2010	2/25/2011	OUT		

Due means a housing element has not yet been submitted for the current planning period.

HOUSING ELEMENT COMPLIANCE REPORT

4/15/2011 9:32 a.m.

County	Jurisdiction	Record Type	Date	Date	Compliance Status
			Received	Reviewed	
	SAN PABLO	DRAFT	11/17/2010	1/14/2011	OUT
	SAN RAMON	ADOPTED	1/12/2010	2/24/2010	IN
	WALNUT CREEK	ADOPTED	12/24/2009	3/2/2010	IN
DEL NORTE	CRESCENT CITY	ADOPTED	6/24/2010	8/2/2010	IN
	DEL NORTE COUNTY	ADOPTED	5/19/2009	7/29/2009	IN
EL DORADO	EL DORADO COUNTY	ADOPTED	5/4/2009	6/11/2009	IN
	PLACERVILLE	ADOPTED	6/23/2010	9/21/2010	OUT
	SOUTH LAKE TAHOE	ADOPTED	12/18/2008	1/26/2009	IN
FRESNO	CLOVIS	ADOPTED	9/20/2010	12/1/2010	IN
	COALINGA	DRAFT	12/6/2010	2/3/2011	OUT
	FIREBAUGH	ADOPTED	11/2/2009	1/19/2010	IN
	FOWLER	DRAFT	7/1/2003	8/29/2003	DUE
	FRESNO	ADOPTED	2/2/2009	2/27/2009	IN
	FRESNO COUNTY	ADOPTED	4/9/2003	5/22/2003	DUE
	HURON	DRAFT	1/31/2011	3/30/2011	OUT
	KERMAN	DRAFT	8/18/2010	10/14/2010	OUT
	KINGSBURG	ADOPTED	7/1/2002	9/26/2002	DUE
	MENDOTA	ADOPTED	7/19/2004	9/10/2004	DUE
	ORANGE COVE	ADOPTED	5/29/2009	6/1/2009	IN
	PARLIER	ADOPTED	6/26/2009	7/15/2009	IN
	REEDLEY	ADOPTED	9/26/2003	12/23/2003	DUE
	SAN JOAQUIN	ADOPTED	1/19/2010	3/22/2010	IN
	SANGER	DRAFT	2/26/2008	4/24/2008	DUE
	SELMA	DRAFT	10/18/2010	12/17/2010	OUT
GLENN	GLENN COUNTY	ADOPTED	11/12/2010	12/9/2010	IN
	ORLAND	ADOPTED	8/4/2010	9/3/2010	IN
	WILLOWS	ADOPTED	6/17/2010	9/9/2010	IN
HUMBOLDT	ARCATA	ADOPTED	12/14/2009	1/12/2010	IN
	BLUE LAKE	ADOPTED	11/9/2009	2/4/2010	OUT
	EUREKA	ADOPTED	9/29/2010	10/19/2010	IN
	FERNDALE	DRAFT	12/31/2010	3/1/2011	OUT
	FORTUNA	ADOPTED	10/14/2010	12/15/2010	IN
	HUMBOLDT COUNTY	ADOPTED	8/24/2010	9/1/2010	IN
	RIO DELL	ADOPTED	4/4/2011	4/12/2011	IN
	TRINIDAD	DRAFT	8/11/1997	9/25/1997	DUE
IMPERIAL	BRAWLEY	ADOPTED	7/14/2008	8/15/2008	IN
	CALEXICO	ADOPTED	4/23/2010	6/25/2010	IN
	CALIPATRIA	ADOPTED	1/15/2009	1/23/2009	IN
	EL CENTRO	ADOPTED	10/19/2009	10/30/2009	IN
	HOLTVILLE	ADOPTED	11/13/2008	12/30/2008	IN
	IMPERIAL	ADOPTED	12/30/2008	1/9/2009	IN
	IMPERIAL COUNTY	ADOPTED	7/9/2008	8/15/2008	IN
	WESTMORLAND	ADOPTED	3/12/2009	4/3/2009	IN
INYO	BISHOP	ADOPTED	5/17/2010	8/12/2010	IN
	INYO COUNTY	ADOPTED	8/25/2009	9/15/2009	IN
KERN	ARVIN	DRAFT	11/29/2010	1/28/2011	OUT
	BAKERSFIELD	ADOPTED	3/16/2009	4/8/2009	IN
	CALIFORNIA CITY	ADOPTED	4/30/2004	7/15/2004	DUE
	DELANO	DRAFT	3/25/2011	-	IN REVIEW
	KERN COUNTY	ADOPTED	2/11/2009	3/16/2009	IN

Due means a housing element has not yet been submitted for the current planning period.

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County	Jurisdiction	Record Type	Date	Date	Compliance Status
			Received	Reviewed	
	MARICOPA	ADOPTED	6/12/2009	9/9/2009	OUT
	MCFARLAND	ADOPTED	8/2/2010	10/29/2010	IN
	RIDGECREST	ADOPTED	10/4/2002	10/24/2002	DUE
	SHAFTER	ADOPTED	4/15/2010	7/14/2010	IN
	TAFT	ADOPTED	7/27/2009	8/13/2009	IN
	TEHACHAPI	ADOPTED	4/9/2004	6/22/2004	DUE
	WASCO	ADOPTED	7/28/2009	8/4/2009	IN
KINGS	AVENAL	ADOPTED	6/9/2010	7/16/2010	IN
	CORCORAN	ADOPTED	6/9/2010	7/16/2010	IN
	HANFORD	ADOPTED	6/9/2010	7/16/2010	IN
	KINGS COUNTY	ADOPTED	6/9/2010	7/16/2010	IN
	LEMOORE	ADOPTED	6/9/2010	7/16/2010	IN
LAKE	CLEARLAKE	ADOPTED	6/8/2010	6/28/2010	IN
	LAKE COUNTY	ADOPTED	12/27/2004	3/25/2005	DUE
	LAKEPORT	ADOPTED	11/16/2009	1/25/2010	IN
LASSEN	LASSEN COUNTY	ADOPTED	4/29/2010	6/24/2010	IN
	SUSANVILLE	DRAFT	6/24/2009	8/20/2009	OUT
LOS ANGELES	AGOURA HILLS	ADOPTED	11/18/2008	1/16/2009	IN
	ALHAMBRA	ADOPTED	7/20/2009	8/4/2009	IN
	ARCADIA	ADOPTED	12/20/2010	3/9/2011	IN
	ARTESIA	ADOPTED	3/14/2011	3/23/2011	IN
	AVALON	ADOPTED	5/8/2006	6/16/2006	DUE
	AZUSA	ADOPTED	12/9/2010	1/5/2011	IN
	BALDWIN PARK	DRAFT	5/11/2009	7/9/2009	OUT
	BELL	ADOPTED	12/13/1996	12/24/1996	DUE
	BELL GARDENS	ADOPTED	11/23/2005	2/21/2006	DUE
	BELLFLOWER	ADOPTED	12/18/2003	2/2/2004	DUE
	BEVERLY HILLS	DRAFT	11/22/2010	1/21/2011	OUT
	BRADBURY	ADOPTED	12/16/2009	1/12/2010	IN
	BURBANK	ADOPTED	10/29/2008	1/9/2009	IN
	CALABASAS	ADOPTED	2/2/2009	4/23/2009	IN
	CARSON	ADOPTED	10/12/2010	12/20/2010	IN
	CERRITOS	ADOPTED	9/29/2010	11/24/2010	IN
	CLAREMONT	ADOPTED	10/26/2009	12/1/2009	IN
	COMMERCE	ADOPTED	5/10/2010	5/28/2010	IN
	COMPTON	DRAFT	2/17/2011	-	IN REVIEW
	COVINA	ADOPTED	12/27/2010	1/11/2011	IN
	CUDAHY	ADOPTED	6/1/1992	9/29/1992	DUE
	CULVER CITY	ADOPTED	6/10/2010	8/11/2010	IN
	DIAMOND BAR	DRAFT	11/19/2010	1/18/2011	OUT
	DOWNEY	ADOPTED	3/15/2010	4/14/2010	IN
	DUARTE	DRAFT	1/24/2011	2/10/2011	OUT
	EL MONTE	ADOPTED	3/25/2009	3/30/2009	IN
	EL SEGUNDO	DRAFT	10/18/2010	12/17/2010	OUT
	GARDENA	DRAFT	12/30/2009	2/26/2010	OUT
	GLENDALE	ADOPTED	2/2/2009	2/24/2009	IN
	GLENDORA	ADOPTED	1/4/2010	3/23/2010	IN
	HAWAIIAN GARDENS	ADOPTED	3/4/2010	4/15/2010	IN
	HAWTHORNE	DRAFT	3/1/2010	4/30/2010	OUT
	HERMOSA BEACH	DRAFT	1/31/2011	4/1/2011	OUT

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County	Jurisdiction	Record Type	Date	Date	Compliance Status
			Received	Reviewed	
	HIDDEN HILLS	ADOPTED	4/28/2005	7/27/2005	DUE
	HUNTINGTON PARK	ADOPTED	2/26/2009	4/7/2009	IN
	INDUSTRY	ADOPTED	12/26/2007	2/20/2008	IN
	INGLEWOOD	DRAFT	5/20/2010	7/19/2010	OUT
	IRWINDALE	DRAFT	4/5/2011	-	IN REVIEW
	LA CANADA FLINTRIDGE	DRAFT	6/8/2009	8/6/2009	OUT
	LA HABRA HEIGHTS	DRAFT	2/16/2010	4/15/2010	OUT
	LA MIRADA	DRAFT	10/25/2010	12/24/2010	OUT
	LA PUENTE	ADOPTED	9/2/2008	10/21/2008	IN
	LA VERNE	ADOPTED	5/10/2010	5/28/2010	IN
	LAKEWOOD	ADOPTED	3/1/2010	3/22/2010	IN
	LANCASTER	DRAFT	2/7/2011	4/5/2011	OUT
	LAWDALE	ADOPTED	1/14/2011	1/31/2011	IN
	LOMITA	ADOPTED	2/18/2011	3/23/2011	IN
	LONG BEACH	ADOPTED	5/27/2009	6/3/2009	IN
	LOS ANGELES	ADOPTED	8/19/2008	11/17/2008	IN
	LOS ANGELES COUNTY	ADOPTED	8/8/2008	11/6/2008	IN
	LYNWOOD	ADOPTED	1/12/2010	3/11/2010	IN
	MALIBU	ADOPTED	3/22/2001	6/20/2001	DUE
	MANHATTAN BEACH	ADOPTED	7/13/2009	10/8/2009	OUT
	MAYWOOD	DRAFT	12/17/2008	2/11/2009	OUT
	MONROVIA	DRAFT	1/7/2009	3/5/2009	OUT
	MONTEBELLO	ADOPTED	5/5/1994	6/24/1994	DUE
	MONTEREY PARK	ADOPTED	3/30/2009	4/24/2009	IN
	NORWALK	DRAFT	4/15/2008	6/13/2008	OUT
	PALMDALE	ADOPTED	4/23/2001	7/19/2001	DUE
	PALOS VERDES ESTATES	ADOPTED	10/12/2010	12/21/2010	OUT
	PARAMOUNT	DRAFT	4/30/2010	6/28/2010	OUT
	PASADENA	ADOPTED	8/6/2010	9/1/2010	IN
	PICO RIVERA	DRAFT	11/10/2009	1/7/2010	OUT
	POMONA	DRAFT	12/3/2010	2/1/2011	OUT
	RANCHO PALOS VERDES	ADOPTED	1/25/2010	3/24/2010	IN
	REDONDO BEACH	DRAFT	12/14/2009	2/10/2010	OUT
	ROLLING HILLS	ADOPTED	1/26/2009	4/23/2009	OUT
	ROLLING HILLS ESTATES	ADOPTED	6/26/2009	7/3/2009	IN
	ROSEMEAD	DRAFT	11/22/2010	1/21/2011	OUT
	SAN DIMAS	ADOPTED	12/4/2008	1/16/2009	IN
	SAN FERNANDO	ADOPTED	4/24/2009	6/12/2009	IN
	SAN GABRIEL	ADOPTED	1/11/2010	3/4/2010	IN
	SAN MARINO	DRAFT	3/10/2009	5/8/2009	OUT
	SANTA CLARITA	DRAFT	5/17/2010	7/16/2010	OUT
	SANTA FE SPRINGS	ADOPTED	1/19/2010	3/17/2010	IN
	SANTA MONICA	ADOPTED	12/5/2008	2/27/2009	IN
	SIERRA MADRE	DRAFT	7/23/2010	9/21/2010	OUT
	SIGNAL HILL	ADOPTED	10/9/2008	1/7/2009	OUT
	SOUTH EL MONTE	ADOPTED	2/26/2010	3/16/2010	IN
	SOUTH GATE	ADOPTED	7/12/2010	7/29/2010	IN
	SOUTH PASADENA	ADOPTED	5/5/2010	8/3/2010	OUT
	TEMPLE CITY	DRAFT	10/19/2009	12/16/2009	OUT
	TORRANCE	ADOPTED	9/22/2010	11/17/2010	IN

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	VERNON	ADOPTED	3/16/2009	4/8/2009	IN
	WALNUT	ADOPTED	2/18/2010	4/12/2010	IN
	WEST COVINA	DRAFT	12/16/2004	2/14/2005	DUE
	WEST HOLLYWOOD	DRAFT	8/13/2010	10/7/2010	OUT
	WESTLAKE VILLAGE	ADOPTED	3/1/2010	5/28/2010	OUT
	WHITTIER	ADOPTED	11/6/2009	1/12/2010	IN
MADERA	CHOWCHILLA	DRAFT	1/28/2011	3/30/2011	OUT
	MADERA	ADOPTED	8/24/2010	8/26/2010	IN
	MADERA COUNTY	DRAFT	1/21/2011	3/22/2011	OUT
MARIN	BELVEDERE	ADOPTED	6/14/2010	6/29/2010	IN
	CORTE MADERA	DRAFT	11/12/2010	1/10/2011	OUT
	FAIRFAX	DRAFT	2/13/2008	4/11/2008	DUE
	LARKSPUR	ADOPTED	3/23/2011	4/8/2011	IN
	MARIN COUNTY	DRAFT	11/10/2009	1/7/2010	OUT
	MILL VALLEY	ADOPTED	11/12/2003	2/10/2004	DUE
	NOVATO	ADOPTED	4/7/2003	7/3/2003	DUE
	ROSS	ADOPTED	11/29/2010	1/21/2011	IN
	SAN ANSELMO	DRAFT	10/20/2010	12/17/2010	OUT
	SAN RAFAEL	DRAFT	3/30/2011	-	IN REVIEW
	SAUSALITO	DRAFT	5/27/2005	7/26/2005	DUE
	TIBURON	DRAFT	2/11/2011	4/12/2011	OUT
MARIPOSA	MARIPOSA COUNTY	ADOPTED	6/29/2010	9/22/2010	IN
MENDOCINO	FORT BRAGG	ADOPTED	9/24/2009	12/7/2009	IN
	MENDOCINO COUNTY	ADOPTED	4/5/2010	4/30/2010	IN
	POINT ARENA	ADOPTED	11/4/2005	11/17/2005	DUE
	UKIAH	ADOPTED	3/25/2011	-	IN REVIEW
	WILLITS	ADOPTED	3/30/2004	5/21/2004	DUE
MERCED	ATWATER	DRAFT	6/21/2010	8/18/2010	OUT
	DOS PALOS	ADOPTED	3/27/2003	3/28/2003	DUE
	GUSTINE	DRAFT	4/6/2011	-	IN REVIEW
	LIVINGSTON	ADOPTED	8/11/2010	10/27/2010	IN
	LOS BANOS	ADOPTED	6/8/2010	6/28/2010	IN
	MERCED	DRAFT	8/31/2009	10/30/2009	OUT
	MERCED COUNTY	ADOPTED	6/23/2010	8/31/2010	IN
MODOC	ALTURAS	ADOPTED	6/22/2005	8/9/2005	DUE
	MODOC COUNTY	ADOPTED	6/3/2010	9/1/2010	OUT
MONO	MAMMOTH LAKES	ADOPTED	6/25/2010	8/26/2010	IN
	MONO COUNTY	ADOPTED	8/31/2009	11/25/2009	IN
MONTEREY	CARMEL	ADOPTED	7/23/2010	10/19/2010	IN
	DEL REY OAKS	DRAFT	8/11/2006	10/4/2006	OUT
	GONZALES	ADOPTED	6/25/2009	8/13/2009	IN
	GREENFIELD	DRAFT	6/29/2010	8/26/2010	OUT
	KING CITY	ADOPTED	6/24/2010	7/15/2010	IN
	MARINA	ADOPTED	9/22/2009	12/16/2009	IN
	MONTEREY	ADOPTED	7/14/2009	10/8/2009	IN
	MONTEREY COUNTY	ADOPTED	6/17/2010	8/18/2010	IN
	PACIFIC GROVE	DRAFT	4/8/2011	-	IN REVIEW
	SALINAS	DRAFT	9/1/2010	10/26/2010	OUT
	SAND CITY	ADOPTED	3/1/2010	4/13/2010	IN
	SEASIDE	ADOPTED	2/22/2011	3/23/2011	IN

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	SOLEDAD	ADOPTED	6/26/2009	9/24/2009	IN
NAPA	AMERICAN CANYON	ADOPTED	1/26/2011	3/9/2011	IN
	CALISTOGA	ADOPTED	3/22/2011	-	IN REVIEW
	NAPA	ADOPTED	7/1/2009	8/13/2009	IN
	NAPA COUNTY	ADOPTED	6/29/2009	9/25/2009	OUT
	SAINT HELENA	ADOPTED	9/8/2009	10/15/2009	IN
	YOUNTVILLE	ADOPTED	8/4/2009	11/2/2009	IN
NEVADA	GRASS VALLEY	ADOPTED	1/21/2010	3/24/2010	IN
	NEVADA CITY	ADOPTED	9/8/2009	9/15/2009	IN
	NEVADA COUNTY	ADOPTED	5/26/2010	7/1/2010	IN
	TRUCKEE	ADOPTED	10/22/2009	12/8/2009	IN
ORANGE	ALISO VIEJO	DRAFT	11/22/2010	1/21/2011	OUT
	ANAHEIM	ADOPTED	8/19/2009	9/2/2009	IN
	BREA	ADOPTED	11/3/2008	1/30/2009	IN
	BUENA PARK	ADOPTED	5/11/2009	7/14/2009	IN
	COSTA MESA	ADOPTED	9/4/2008	9/17/2008	IN
	CYPRESS	ADOPTED	12/2/2008	1/9/2009	IN
	DANA POINT	ADOPTED	6/15/2009	7/1/2009	IN
	FOUNTAIN VALLEY	ADOPTED	1/7/2010	3/3/2010	IN
	FULLERTON	ADOPTED	3/8/2010	4/14/2010	IN
	GARDEN GROVE	ADOPTED	11/19/2009	1/25/2010	IN
	HUNTINGTON BEACH	ADOPTED	6/26/2008	7/29/2008	IN
	IRVINE	ADOPTED	3/13/2002	5/9/2002	DUE
	LA HABRA	DRAFT	10/29/2010	12/28/2010	OUT
	LA PALMA	ADOPTED	5/28/2010	6/29/2010	IN
	LAGUNA BEACH	DRAFT	3/7/2011	-	IN REVIEW
	LAGUNA HILLS	ADOPTED	12/14/2009	2/4/2010	IN
	LAGUNA NIGUEL	DRAFT	3/9/2011	-	IN REVIEW
	LAGUNA WOODS	ADOPTED	2/2/2009	2/27/2009	IN
	LAKE FOREST	ADOPTED	10/12/2010	10/18/2010	IN
	LOS ALAMITOS	ADOPTED	12/24/2009	2/10/2010	IN
	MISSION VIEJO	ADOPTED	7/27/2009	8/10/2009	IN
	NEWPORT BEACH	DRAFT	2/14/2011	-	IN REVIEW
	ORANGE	ADOPTED	4/19/2010	7/16/2010	IN
	ORANGE COUNTY	ADOPTED	4/11/2011	-	IN REVIEW
	PLACENTIA	ADOPTED	3/9/2010	5/19/2010	IN
	RANCHO ST. MARGARITA	ADOPTED	12/22/2009	1/13/2010	IN
	SAN CLEMENTE	DRAFT	10/6/2010	10/14/2010	OUT
	SAN JUAN CAPISTRANO	ADOPTED	10/29/2010	1/10/2011	IN
	SANTA ANA	ADOPTED	4/1/2010	6/3/2010	IN
	SEAL BEACH	DRAFT	6/25/2001	8/23/2001	DUE
	STANTON	ADOPTED	5/22/2009	6/19/2009	IN
	TUSTIN	ADOPTED	6/25/2009	7/9/2009	IN
	VILLA PARK	DRAFT	6/27/2008	8/26/2008	OUT
	WESTMINSTER	ADOPTED	12/1/2008	12/30/2008	IN
	YORBA LINDA	DRAFT	8/31/2010	10/19/2010	OUT
PLACER	AUBURN	ADOPTED	1/7/2009	1/27/2009	IN
	COLFAX	ADOPTED	5/19/2009	7/15/2009	IN
	LINCOLN	ADOPTED	4/30/2010	5/28/2010	IN
	LOOMIS	DRAFT	3/1/2010	4/30/2010	OUT

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<u>County</u>	<u>Jurisdiction</u>	<u>Record Type</u>	<u>Date Received</u>	<u>Date Reviewed</u>	<u>Compliance Status</u>
	PLACER COUNTY	ADOPTED	5/26/2009	6/10/2009	IN
	ROCKLIN	ADOPTED	3/22/2010	4/12/2010	IN
	ROSEVILLE	ADOPTED	8/10/2009	8/13/2009	IN
PLUMAS	PLUMAS COUNTY	ADOPTED	3/2/2010	3/22/2010	IN
	PORTOLA	ADOPTED	5/3/2010	7/16/2010	IN
RIVERSIDE	BANNING	DRAFT	10/7/2009	12/7/2009	OUT
	BEAUMONT	ADOPTED	3/21/2011	-	IN REVIEW
	BLYTHE	ADOPTED	11/23/2009	2/16/2010	IN
	CALIMESA	DRAFT	12/30/2010	2/28/2011	OUT
	CANYON LAKE	DRAFT	8/23/2010	10/21/2010	OUT
	CATHEDRAL	ADOPTED	11/30/2009	1/6/2010	IN
	COACHELLA	ADOPTED	8/19/2009	9/14/2009	IN
	CORONA	ADOPTED	11/16/2009	12/23/2009	IN
	DESERT HOT SPRINGS	ADOPTED	8/13/2009	8/24/2009	IN
	HEMET	DRAFT	7/2/2008	8/29/2008	OUT
	INDIAN WELLS	ADOPTED	10/28/2009	1/12/2010	IN
	INDIO	ADOPTED	3/23/2009	4/23/2009	IN
	LA QUINTA	DRAFT	3/18/2011	-	IN REVIEW
	LAKE ELSINORE	DRAFT	3/22/2010	5/20/2010	OUT
	MORENO VALLEY	ADOPTED	3/2/2011	-	IN REVIEW
	MURRIETA	DRAFT	9/7/2010	10/29/2010	OUT
	NORCO	DRAFT	3/3/2011	-	IN REVIEW
	PALM DESERT	DRAFT	2/14/2011	3/3/2011	OUT
	PALM SPRINGS	ADOPTED	3/4/2010	5/3/2010	IN
	PERRIS	ADOPTED	7/6/2010	7/26/2010	IN
	RANCHO MIRAGE	ADOPTED	9/30/2010	10/7/2010	IN
	RIVERSIDE	DRAFT	9/22/2010	11/19/2010	OUT
	RIVERSIDE COUNTY	DRAFT	11/5/2010	1/4/2011	OUT
	SAN JACINTO	DRAFT	12/9/2010	2/7/2011	OUT
	TEMECULA	ADOPTED	8/5/2010	10/19/2010	IN
SACRAMENTO	CITRUS HEIGHTS	ADOPTED	10/22/2008	1/6/2009	IN
	ELK GROVE	ADOPTED	8/18/2009	9/15/2009	IN
	FOLSOM	ADOPTED	7/28/2009	8/9/2009	IN
	GALT	DRAFT	1/14/2011	3/10/2011	OUT
	ISLETON	DRAFT	6/28/2007	8/28/2007	OUT
	RANCHO CORDOVA	ADOPTED	12/10/2009	1/13/2010	IN
	SACRAMENTO	ADOPTED	11/20/2008	2/3/2009	IN
	SACRAMENTO COUNTY	ADOPTED	12/19/2008	1/27/2009	IN
SAN BENITO	HOLLISTER	ADOPTED	12/10/2009	1/12/2010	IN
	SAN BENITO COUNTY	ADOPTED	5/18/2010	6/22/2010	IN
	SAN JUAN BAUTISTA	DRAFT	1/24/2011	3/25/2011	OUT
SAN BERNARDINO	ADELANTO	DRAFT	1/14/2011	3/10/2011	OUT
	APPLE VALLEY	ADOPTED	8/19/2009	9/15/2009	IN
	BARSTOW	ADOPTED	8/25/2010	10/26/2010	IN
	BIG BEAR LAKE	DRAFT	10/28/2010	12/21/2010	OUT
	CHINO	ADOPTED	1/8/2009	2/27/2009	IN
	CHINO HILLS	DRAFT	2/1/2010	3/24/2010	OUT
	COLTON	DRAFT	10/1/2009	11/30/2009	OUT
	FONTANA	ADOPTED	12/10/2010	12/20/2010	IN
	GRAND TERRACE	ADOPTED	5/17/2010	5/28/2010	IN

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<u>County</u>	<u>Jurisdiction</u>	<u>Record Type</u>	<u>Date Received</u>	<u>Date Reviewed</u>	<u>Compliance Status</u>
	HESPERIA	ADOPTED	9/14/2010	12/7/2010	OUT
	HIGHLAND	ADOPTED	2/24/2011	3/23/2011	OUT
	LOMA LINDA	DRAFT	6/2/2010	7/29/2010	OUT
	MONTCLAIR	DRAFT	3/3/2011	4/7/2011	OUT
	NEEDLES	DRAFT	11/1/2004	12/28/2004	DUE
	ONTARIO	ADOPTED	4/12/2010	5/12/2010	IN
	RANCHO CUCAMONGA	ADOPTED	11/5/2010	12/7/2010	IN
	REDLANDS	ADOPTED	5/13/2010	5/25/2010	IN
	RIALTO	DRAFT	10/11/2010	12/10/2010	OUT
	SAN BERNARDINO	DRAFT	12/10/2010	2/8/2011	OUT
	SAN BERNARDINO COUNTY	ADOPTED	5/3/2007	6/5/2007	DUE
	TWENTYNINE PALMS	DRAFT	8/18/2010	10/14/2010	OUT
	UPLAND	ADOPTED	7/30/2009	8/10/2009	IN
	VICTORVILLE	ADOPTED	12/23/2010	1/28/2011	IN
	YUCAIPA	ADOPTED	3/9/2009	4/17/2009	IN
	YUCCA VALLEY	ADOPTED	9/21/2009	10/22/2009	IN
SAN DIEGO	CARLSBAD	ADOPTED	1/11/2010	3/30/2010	IN
	CHULA VISTA	ADOPTED	11/22/2006	1/3/2007	IN
	CORONADO	ADOPTED	12/10/2007	2/28/2008	IN
	DEL MAR	ADOPTED	6/29/2007	9/27/2007	OUT
	EL CAJON	ADOPTED	5/24/2007	8/22/2007	IN
	ENCINITAS	DRAFT	8/10/2007	10/9/2007	OUT
	ESCONDIDO	ADOPTED	12/29/2005	3/8/2006	IN
	IMPERIAL BEACH	ADOPTED	9/8/2009	12/3/2009	IN
	LA MESA	ADOPTED	7/15/2005	8/10/2005	IN
	LEMON GROVE	ADOPTED	12/19/2006	1/3/2007	IN
	NATIONAL CITY	ADOPTED	12/14/2007	1/24/2008	IN
	OCEANSIDE	ADOPTED	8/12/2009	9/8/2009	IN
	POWAY	ADOPTED	8/26/2008	9/17/2008	IN
	SAN DIEGO	ADOPTED	12/21/2006	2/5/2007	IN
	SAN DIEGO COUNTY	DRAFT	10/6/2010	12/3/2010	OUT
	SAN MARCOS	ADOPTED	12/28/2005	3/10/2006	IN
	SANTEE	ADOPTED	3/26/2010	3/29/2010	IN
	SOLANA BEACH	ADOPTED	12/18/2006	1/10/2007	IN
	VISTA	ADOPTED	3/25/2010	3/25/2010	IN
SAN FRANCISCO	SAN FRANCISCO	DRAFT	2/9/2011	4/8/2011	OUT
SAN JOAQUIN	ESCALON	ADOPTED	3/9/2010	4/19/2010	IN
	LATHROP	ADOPTED	8/31/2010	10/25/2010	IN
	LODI	DRAFT	7/1/2010	8/30/2010	OUT
	MANTECA	ADOPTED	6/21/2010	9/13/2010	IN
	RIPON	ADOPTED	11/20/2006	2/16/2007	DUE
	SAN JOAQUIN COUNTY	ADOPTED	1/25/2010	3/17/2010	IN
	STOCKTON	ADOPTED	5/26/2010	6/29/2010	IN
	TRACY	DRAFT	6/22/2010	8/19/2010	OUT
SAN LUIS OBISPO	ARROYO GRANDE	ADOPTED	3/30/2005	6/22/2005	DUE
	ATASCADERO	ADOPTED	3/30/2011	-	IN REVIEW
	GROVER BEACH	ADOPTED	11/9/2009	11/19/2009	IN
	MORRO BAY	ADOPTED	11/12/2009	11/12/2009	IN
	PASO ROBLES	DRAFT	5/21/2009	7/16/2009	OUT
	PISMO BEACH	ADOPTED	4/29/2010	7/15/2010	IN

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	SAN LUIS OBISPO	ADOPTED	6/14/2010	7/14/2010	IN
	SAN LUIS OBISPO CO.	ADOPTED	12/30/2009	1/13/2010	IN
SAN MATEO	ATHERTON	ADOPTED	8/26/2010	10/20/2010	IN
	BELMONT	ADOPTED	1/26/2011	2/4/2011	IN
	BRISBANE	ADOPTED	1/24/2011	4/14/2011	IN
	BURLINGAME	ADOPTED	3/10/2010	4/30/2010	IN
	COLMA	DRAFT	6/30/2009	8/26/2009	OUT
	DALY CITY	DRAFT	3/22/2011	-	IN REVIEW
	EAST PALO ALTO	DRAFT	1/20/2011	1/26/2011	OUT
	FOSTER CITY	ADOPTED	2/8/2010	4/6/2010	IN
	HALF MOON BAY	ADOPTED	5/26/2010	6/25/2010	IN
	HILLSBOROUGH	ADOPTED	6/10/2009	7/1/2009	IN
	MENLO PARK	ADOPTED	9/8/1992	12/22/1992	DUE
	MILLBRAE	ADOPTED	2/10/2009	3/3/2009	OUT
	PACIFICA	DRAFT	3/3/2010	4/30/2010	OUT
	PORTOLA VALLEY	ADOPTED	12/14/2009	2/10/2010	IN
	REDWOOD CITY	ADOPTED	10/14/2010	12/13/2010	IN
	SAN BRUNO	ADOPTED	4/1/2010	6/15/2010	IN
	SAN CARLOS	ADOPTED	11/5/2009	1/28/2010	IN
	SAN MATEO	ADOPTED	2/8/2010	3/11/2010	IN
	SAN MATEO COUNTY	DRAFT	12/20/2010	2/17/2011	OUT
	SOUTH SAN FRANCISCO	ADOPTED	2/26/2010	3/16/2010	IN
	WOODSIDE	ADOPTED	12/21/2010	1/10/2011	IN
SANTA BARBARA	BUELLTON	ADOPTED	11/16/2009	1/20/2010	IN
	CARPINTERIA	DRAFT	7/30/2010	9/28/2010	OUT
	GOLETA	ADOPTED	1/14/2011	4/14/2011	OUT
	GUADALUPE	DRAFT	2/15/2011	4/11/2011	OUT
	LOMPOC	ADOPTED	11/12/2010	2/10/2011	IN
	SANTA BARBARA	DRAFT	4/12/2010	6/10/2010	OUT
	SANTA BARBARA COUNTY	ADOPTED	11/12/2010	2/9/2011	IN
	SANTA MARIA	ADOPTED	11/23/2010	12/6/2010	IN
	SOLVANG	ADOPTED	12/21/2009	3/2/2010	IN
SANTA CLARA	CAMPBELL	ADOPTED	9/3/2009	10/15/2009	IN
	CUPERTINO	ADOPTED	4/27/2010	6/24/2010	IN
	GILROY	DRAFT	8/19/2010	10/18/2010	OUT
	LOS ALTOS	DRAFT	1/6/2011	1/19/2011	OUT
	LOS ALTOS HILLS	ADOPTED	11/30/2010	2/15/2011	IN
	LOS GATOS	DRAFT	2/16/2011	4/8/2011	OUT
	MILPITAS	ADOPTED	6/17/2010	9/7/2010	IN
	MONTE SERENO	ADOPTED	6/9/2010	9/7/2010	IN
	MORGAN HILL	ADOPTED	9/7/2010	10/25/2010	IN
	MOUNTAIN VIEW	DRAFT	3/15/2011	-	IN REVIEW
	PALO ALTO	ADOPTED	2/28/2003	5/23/2003	DUE
	SAN JOSE	ADOPTED	6/29/2009	7/23/2009	IN
	SANTA CLARA	ADOPTED	1/3/2011	4/1/2011	OUT
	SANTA CLARA COUNTY	ADOPTED	9/9/2010	11/5/2010	IN
	SARATOGA	ADOPTED	4/23/2010	6/22/2010	IN
	SUNNYVALE	ADOPTED	9/16/2009	11/5/2009	IN
SANTA CRUZ	CAPITOLA	ADOPTED	2/26/2010	4/6/2010	IN
	SANTA CRUZ	ADOPTED	4/8/2011	-	IN REVIEW

Due means a housing element has not yet been submitted for the current planning period.

HOUSING ELEMENT COMPLIANCE REPORT
4/15/2011 9:32 a.m.

<u>County</u>	<u>Jurisdiction</u>	<u>Record Type</u>	<u>Date</u>	<u>Date</u>	<u>Compliance Status</u>
			<u>Received</u>	<u>Reviewed</u>	
	SANTA CRUZ COUNTY	ADOPTED	2/3/2010	5/4/2010	IN
	SCOTTS VALLEY	ADOPTED	12/9/2009	3/9/2010	IN
	WATSONVILLE	ADOPTED	2/25/2010	4/30/2010	IN
SHASTA	ANDERSON	ADOPTED	12/21/2009	1/12/2010	IN
	REDDING	ADOPTED	2/8/2010	5/3/2010	IN
	SHASTA COUNTY	ADOPTED	3/28/2011	-	IN REVIEW
	SHASTA LAKE	ADOPTED	6/17/2010	7/7/2010	IN
SIERRA	LOYALTON	ADOPTED	10/30/2009	11/19/2009	IN
	SIERRA COUNTY	DRAFT	8/24/2009	10/21/2009	OUT
SISKIYOU	DORRIS	ADOPTED	11/8/2010	12/20/2010	IN
	DUNSMUIR	ADOPTED	6/7/2010	8/5/2010	IN
	ETNA	ADOPTED	3/22/2010	5/12/2010	IN
	FORT JONES	ADOPTED	3/26/2004	4/9/2004	DUE
	MONTAGUE	ADOPTED	5/17/2010	7/26/2010	IN
	MOUNT SHASTA	ADOPTED	2/16/2010	3/24/2010	IN
	SISKIYOU COUNTY	ADOPTED	5/17/2010	7/6/2010	IN
	TULELAKE	DRAFT	1/26/2011	3/24/2011	OUT
	WEED	ADOPTED	1/18/2011	-	IN REVIEW
	YREKA	ADOPTED	11/30/2009	2/23/2010	IN
SOLANO	BENICIA	DRAFT	8/10/2009	10/8/2009	OUT
	DIXON	ADOPTED	7/27/2009	8/19/2009	IN
	FAIRFIELD	ADOPTED	6/19/2009	7/2/2009	IN
	RIO VISTA	DRAFT	10/15/2009	12/14/2009	OUT
	SOLANO COUNTY	ADOPTED	8/23/2010	9/1/2010	IN
	SUISUN CITY	ADOPTED	7/9/2009	10/7/2009	IN
	VACAVILLE	ADOPTED	4/30/2010	7/21/2010	IN
	VALLEJO	DRAFT	7/7/2010	9/1/2010	OUT
SONOMA	CLOVERDALE	ADOPTED	10/5/2009	10/19/2009	IN
	COTATI	ADOPTED	8/14/2003	9/12/2003	DUE
	HEALDSBURG	ADOPTED	2/4/2010	2/23/2010	IN
	PETALUMA	ADOPTED	6/22/2009	7/31/2009	IN
	ROHNERT PARK	ADOPTED	6/9/2010	9/7/2010	IN
	SANTA ROSA	ADOPTED	12/14/2009	3/4/2010	IN
	SEBASTOPOL	ADOPTED	10/25/2010	12/20/2010	IN
	SONOMA	DRAFT	3/15/2010	5/12/2010	OUT
	SONOMA COUNTY	ADOPTED	6/24/2009	6/26/2009	IN
	WINDSOR	ADOPTED	7/27/2009	10/23/2009	IN
STANISLAUS	CERES	DRAFT	9/29/2010	11/24/2010	OUT
	HUGHSON	ADOPTED	8/27/2009	9/28/2009	IN
	MODESTO	DRAFT	10/29/2010	12/28/2010	OUT
	NEWMAN	ADOPTED	3/18/2010	6/16/2010	IN
	OAKDALE	ADOPTED	9/13/2010	12/7/2010	IN
	PATTERSON	ADOPTED	4/26/2010	7/21/2010	OUT
	RIVERBANK	ADOPTED	9/21/2009	10/19/2009	IN
	STANISLAUS COUNTY	ADOPTED	4/26/2010	7/21/2010	OUT
	TURLOCK	DRAFT	3/18/2010	5/17/2010	OUT
	WATERFORD	DRAFT	11/16/2004	1/14/2005	OUT
SUTTER	LIVE OAK	ADOPTED	6/26/2009	8/13/2009	IN
	SUTTER COUNTY	DRAFT	7/1/2010	8/30/2010	OUT
	YUBA CITY	ADOPTED	8/6/2009	8/12/2009	IN

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HOUSING ELEMENT COMPLIANCE REPORT
4/15/2011 9:32 a.m.

<u>County</u>	<u>Jurisdiction</u>	<u>Record Type</u>	<u>Date Received</u>	<u>Date Reviewed</u>	<u>Compliance Status</u>
TEHAMA	CORNING	ADOPTED	7/20/2010	8/26/2010	IN
	RED BLUFF	ADOPTED	9/23/2009	11/10/2009	IN
	TEHAMA	ADOPTED	5/24/2010	8/19/2010	OUT
	TEHAMA COUNTY	ADOPTED	11/2/2010	1/13/2011	OUT
TRINITY	TRINITY COUNTY	ADOPTED	6/25/2010	9/23/2010	OUT
TULARE	DINUBA	ADOPTED	6/25/2010	9/23/2010	OUT
	EXETER	ADOPTED	2/17/2010	4/19/2010	IN
	FARMERSVILLE	ADOPTED	4/1/2010	5/25/2010	IN
	LINDSAY	ADOPTED	6/14/2010	8/5/2010	IN
	PORTERVILLE	ADOPTED	6/2/2010	6/28/2010	IN
	TULARE	ADOPTED	4/5/2010	6/29/2010	IN
	TULARE COUNTY	ADOPTED	4/1/2010	6/30/2010	OUT
	VISALIA	ADOPTED	3/17/2010	5/25/2010	IN
	WOODLAKE	ADOPTED	12/21/2009	2/24/2010	IN
	TUOLUMNE	SONORA	ADOPTED	11/19/2010	1/5/2011
TUOLUMNE COUNTY		ADOPTED	7/9/2010	8/26/2010	IN
VENTURA	CAMARILLO	ADOPTED	5/18/2009	8/13/2009	IN
	FILLMORE	DRAFT	10/30/2008	12/29/2008	OUT
	MOORPARK	DRAFT	12/24/2010	2/18/2011	OUT
	OJAI	DRAFT	4/3/2009	6/1/2009	OUT
	OXNARD	DRAFT	1/31/2011	4/1/2011	OUT
	PORT HUENEME	ADOPTED	7/23/2009	10/21/2009	IN
	SAN BUENAVENTURA	DRAFT	10/3/2008	12/2/2008	OUT
	SANTA PAULA	DRAFT	8/23/2010	10/21/2010	OUT
	SIMI VALLEY	DRAFT	9/13/2010	11/10/2010	OUT
	THOUSAND OAKS	ADOPTED	4/19/2010	5/24/2010	IN
YOLO	VENTURA COUNTY	DRAFT	8/10/2009	10/8/2009	OUT
	DAVIS	ADOPTED	6/14/2010	8/11/2010	IN
	WEST SACRAMENTO	ADOPTED	10/10/2008	12/24/2008	IN
	WINTERS	ADOPTED	9/9/2009	10/29/2009	IN
	WOODLAND	ADOPTED	3/25/2009	6/3/2009	IN
YUBA	YOLO COUNTY	ADOPTED	11/24/2009	2/22/2010	IN
	MARYSVILLE	ADOPTED	4/4/2003	7/1/2003	DUE
	WHEATLAND	ADOPTED	4/26/2005	6/27/2005	DUE
	YUBA COUNTY	ADOPTED	12/30/2009	3/30/2010	IN

Due means a housing element has not yet been submitted for the current planning period.

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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Updated: June 3, 2010

June 20, 2007

MEMORANDUM FOR: Planning Directors
Interested Parties

Cathy E. Creswell

FROM: Cathy E. Creswell, Deputy Director
Division of Housing Policy Development

SUBJECT: **Application of Government Code Section 65584.09
(Chapter 614, Statutes of 2005 [AB 1233])**

Chapter 614, Statutes of 2005 (AB 1233), amended State housing element law to promote effective and timely implementation of local housing elements. This bill requires sites to be rezoned by prescribed deadlines when a jurisdiction fails to adopt a housing element that identifies adequate sites or fails to timely implement programs in its housing element to identify adequate sites pursuant to Government Code Section 65583(c)(1). Government Code Section 65584.09, took effect on January 1, 2006, requires local governments to zone or rezone adequate sites, within the first year of the new planning period, to address any portion of the Regional Housing Needs Allocation (RHNA) for which the jurisdiction failed to identify or make available sites in the prior planning period. This memorandum is provided to assist local government in addressing the new requirement.

Government Code Section 65584.09 generally will not apply to local governments where the current element was found in compliance by the Department and either:

- the inventory of sites required by Section 65583(a)(3) identified adequate sites; or
- the program actions in the element to rezone or provide adequate sites were fully implemented and made available adequate sites.

Government Code Section 65584.09 will apply to local governments that:

- failed to adopt an updated housing element for the prior planning period;
- adopted a housing element found out of compliance by the Department due to failure to substantially comply with the adequate sites requirement;
- failed to implement the adequate sites programs to make sites available within the planning period; or
- failed to identify or make available adequate sites to accommodate a portion of the regional housing need.

Key Provisions of Government Code Section 65584.09:

- Where a local government failed to identify or make adequate sites available in the prior planning period, the jurisdiction must zone or rezone adequate sites to address the unaccommodated housing need within the first year of the new planning period. In addition to demonstrating adequate sites for the new planning period, the updated housing element must identify the unaccommodated housing need by income level. To determine the unaccommodated need, jurisdictions could take the following steps:
 - Subtract the number of units approved or constructed (by income) since the beginning of the previous planning period’s RHNA baseline date.
 - Subtract the number of units that could be accommodated on any appropriately zoned sites specifically identified in the element adopted for the previous planning period (not counted above).
 - Subtract the number of units accommodated on sites that have been rezoned for residential development pursuant to the site identification programs in the element adopted for the prior planning period.
 - Subtract the number of units accommodated on sites rezoned for residential development independent of the sites rezoned in conjunction with the element’s site identification programs as described above.

Equals (=) the “unaccommodated housing need”

Example:

City “A” had a RHNA of 1,000 housing units. While the element demonstrated it had sufficient sites to accommodate 850 units, it contained a rezone program to accommodate the 150 unit remaining need for lower-income households. By the time of the next housing element update, the City had not completed the rezoning as described in the housing element program action. Over the previous 5 years, 1,025 units were constructed (including 175 units affordable to lower-income households). Although the rezoning program was not completed using sites described in the element, the City was able to rezone a smaller 2-acre parcel to high density residential, which could accommodate 40 lower-income units.

	<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above Moderate</i>
<i>RHNA</i>	<i>150</i>	<i>250</i>	<i>200</i>	<i>400</i>
<i>1) Units constructed</i>	<i>50</i>	<i>125</i>	<i>100</i>	<i>750</i>
<i>2) Previously identified sites currently available (Capacity)</i>	<i>25</i>	<i>50</i>	<i>100</i>	<i>N/A</i>
<i>3) Sites rezoned pursuant to Housing Element Program</i>	<i>0</i>	<i>0</i>	<i>N/A</i>	<i>N/A</i>
<i>4) Sites rezoned (other)</i>	<i>20</i>	<i>20</i>	<i>0</i>	<i>N/A</i>
<i>Remaining Need</i>	<i>55</i>	<i>55</i>	<i>0</i>	<i>N/A</i>
<i>Total Remaining Need = 110</i>				

As a result, City “A” has an unaccommodated need of 110 units for lower-income households and must identify or rezone sufficient sites to address this need within the first year of the new planning period.

- Once a determination has been made that an unaccommodated housing need exists, cities and counties must identify sites that are appropriately zoned or adopt and complete program to zone and/or rezone sites within the first year of the new planning period, to meet the unaccommodated housing need pursuant to Government Code 65584.09 and 65583(c)(1). For example, for local governments within the Southern California Association of Governments (SCAG) region, whose housing element updates were due June 30, 2008, rezones must be complete by June 30, 2009. **Please note, once this timeframe has lapsed, the Department cannot find a jurisdiction's element in compliance until the required zoning or rezoning is complete and the element is amended to reflect conformance with the requirement.**
- The sites "made available" as part of the rezone program must comply with the site suitability requirements set forth in Government Code Section 65583.2 (Chapter 724, Statutes of 2004 [AB 2348]). Specifically, the sites must permit owner-occupied and rental multifamily uses by-right during the planning period and be zoned with minimum density and development standards that permit at least 16 units per site at the specified minimum density. Also, at least 50 percent of the remaining need must be planned on sites that exclusively allow residential uses. Refer to the Department's AB 2348 technical assistance publication (dated June 9, 2005).
<http://www.hcd.ca.gov/hpd/hrc/plan/he/ab2348stat04ch724.pdf>
- The requirement to address the unaccommodated housing need for the previous planning period is **in addition** to the requirement to identify other specific sites to accommodate the RHNA for the new planning period. To address this requirement, the jurisdiction may not count capacity on the same sites for both planning periods. This requirement is set forth in Government Code Section 65584.09(b) which states, *"the requirements under subdivision (a) shall be in addition to any zoning or rezoning required to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584 for the new planning period"*.
- The jurisdiction should report on the completion of the program to zone and/or rezone sites through the Housing Element Annual Progress Report, required pursuant to Government Code Section 65400.

The Department hopes this information is helpful. For your assistance, the specific language of Government Code Section 65584.09 is attached. If you have any questions or would like additional information or technical assistance, please contact Melinda Benson or Paul McDougall, of our staff, at (916) 445-4728.

Government Code Section 65584.09

- (a) For housing elements due pursuant to Section 65588 on or after January 1, 2006, if a city or county in the prior planning period failed to identify or make available adequate sites to accommodate that portion of the regional housing need allocated pursuant to Section 65584, then the city or county shall, within the first year of the planning period of the new housing element, zone or rezone adequate sites to accommodate the unaccommodated portion of the regional housing need allocation from the prior planning period.**
- (b) The requirements under subdivision (a) shall be in addition to any zoning or rezoning required to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584 for the new planning period.**
- (c) Nothing in this section shall be construed to diminish the requirement of a city or county to accommodate its share of the regional housing need for each income level during the planning period set forth in Section 65588, including the obligations to (1) implement programs included pursuant to Section 65583 to achieve the goals and objectives, including programs to zone or rezone land, and (2) timely adopt a housing element with an inventory described in paragraph (3) of subdivision (a) of Section 65583 and a program to make sites available pursuant to paragraph (1) of subdivision (c) of Section 65583, which can accommodate the jurisdiction's share of the regional housing need.**