CITY OF SONORA

CITY COUNCIL AGENDA REPORT

DATE: MARCH 16, 2020

TO: CITY COUNCIL

FROM: RACHELLE KELLOGG, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: 2019 GENERAL PLAN ANNUAL PROGRESS REPORT

RECOMMENDATION:

Accept the 2019 Sonora General Plan Annual Report.

DISCUSSION:

Pursuant to the requirements under Government Code Section 65400, the Community Development Department has prepared the Annual Progress Report (APR) for the City of Sonora's General Plan 2020. The report is required to be accepted by the Council. It must also be submitted to the Governor's Office of Planning and Research and to the State Department of Housing and Community Development (HCD) by April 1st.

The purpose of the APR is to inform legislative bodies regarding the implementation of the General Plan for the City and must be presented to the City Council at a regular meeting. The APR is to describe how land use decisions were made during the preceding year related to adopted goals, policies and implementation programs of the General Plan. The Government Code Section stipulates that the report "should provide enough information to identify necessary course adjustments or modifications to the General Plan, and means to improve local implementation". Additionally, the APR is required to include the Annual Housing Element Progress Report on the form prescribed by HCD. The Low and Moderate Income Housing Asset Report for the Housing Successor for the former Sonora Redevelopment Agency (City of Sonora) is also required to be attached to the Housing Element Progress Report.

FISCAL IMPACT:

No fiscal impact to the General Fund.

ATTACHMENTS:

1) 2019 Sonora General Plan Annual Report

City of Sonora
Sonora General Plan
2019 General Plan Annual Report

General Plan 2020: Adopted by the City Council on May 30, 2007

General Plan amendments in 2019:

1) **On July 1, 2019 the City Council approved Resolution No. 07-01-2019-A approving land use designations changes on the parcels identified below to address inconsistencies between the General Plan Land Use Map and the Zoning Map.**

APN	Current General Plan	Proposed General Plan
056-570-62	HC	LM
056-101-07	MDR	SFR
056-101-06	MDR	SFR
056-102-01	C	SFR
056-103-01	C	LM
056-102-04	MDR	LM
056-090-32	C	LM
056-150-11	SFR	HC

2) **On December 16, 2019 the City Council approved Resolution No. 12-16-2019-A adopting the Sonora General Plan's Housing Element 2019-2024 and updated Safety Element**

General Plan in compliance with state (OPR) general plan guidelines? Yes

Background:

Pursuant to Government Code Section 65400(a)(2), a General Plan Annual Progress Report (APR) must be accepted by the City Council and additionally submitted to the Governor's Office of Planning and Research State Clearinghouse (OPR), on or before April 1st, of each year reporting on the preceding calendar year. In addition, the Annual Housing Element Progress Report (Attachment A) must be submitted to the California Department of Housing and Community Development and also to OPR prior to April 1st.

There is not a standardized format for the General Plan APR but there is one for the Housing Element Progress Report. The purpose of the APR is to inform the Sonora City Council regarding activities related to the implementation of the Sonora General Plan 2020. Per State Clearinghouse Guidelines, the APR should describe land use decisions related to adopted goals, policies and implementation measures of the General Plan 2020 and should provide enough information to identify necessary course adjustments or modifications to the General Plan and means to improve local implementation.

The following provides a summary of projects implemented in 2018 relevant to the Sonora General Plan 2020:

1) **Use Permits.**
   a. **The Sonora Planning Commission approved the following Use Permits:**
      1) **19 & 27 S. Stewart Street, indoor self-storage**
      2) **901, Sanguinetti Road, wireless telecommunications equipment installation**
      3) **10 Calaveras Street, medicinal cannabis dispensary**
      4) **495 S. Washington Street, return property within the Commercial Zone to residential use**

Project related General Plan Goals, Policies and/or Implementation Programs:

Goal 1.A - Provide a well-organized and orderly development pattern that maintains and enhances the City of Sonora's social, economic, cultural, environmental, and aesthetic resources while managing growth so that adequate facilities and services can be provided in pace with development.

Goal 1.B - Balance the social, environmental, economic, cultural, and aesthetic elements of the City of Sonora to provide a quality living environment and to maintain the city as a distinct community with a buffer between the unincorporated County.

~ *1.B.1 – Minimize conflicts between adjacent land uses.*

Goal 1.C – Maintain and enhance the character and diversity of the City's historic neighborhoods and downtown.

~ *1.C.1 – Encourage the retention, rehabilitation and restoration of historic structures.*
~ *1.C.2 – Preserve the contextual setting of the City's historic neighborhoods and historic districts.*

Goal 1.E – Maintain and enhance the present and future needs of the City and county residents and visitors while maintaining and enhancing the City's economic base and conserving the City's social, economic, cultural, environmental, and aesthetic resources.

2) **Design Review.**
   a. **The Sonora Planning Commission approved the following Design Review Permits:**
      1) **304 Stockton Street, exterior building renovations**
      2) **901 Sanguinetti Rd., wireless telecommunications equipment installation**
      3) **28 S. Washington Street, mural design approval**
      4) **13 S. Washington Street, new steel awning**
      5) **750 Mono Way, new building facades for the Sonora Plaza Shopping Center**
      6) **900 Mono Way & 1000 Greenley Road, solar shade structures**
      7) **549 S. Washington Street, new Bank of Stockton building**
      8) **824 Mono Way, remodel of existing enclosure area**

Project related General Plan Goals, Policies and/or Implementation Programs:

Goal 1.B - Balance the social, environmental, economic, cultural, and aesthetic elements of the City of Sonora to provide a quality living environment and to maintain the city as a distinct community with a buffer between the unincorporated County.

- ~ *1.B.2 – Encourage development which complements and blends in with its surroundings.*
- ~ *1.B.3 – Consider aesthetics when reviewing development proposals.*

Goal 1.C – Maintain and enhance the character and diversity of the City's historic neighborhoods and downtown.

- ~ *1.C.1 – Encourage the retention, rehabilitation and restoration of historic structures.*
- ~ *1.C.2 – Preserve the contextual setting of the City's historic neighborhoods and historic districts.*

3) **Site Plans.**
   a. **The Sonora Planning Commission approved the following Site Plans:**
      1. **852 Mono Way, small office building**
      2. **17 Pesce Way, site plan revision for new Dairy Queen**
      3. **900 Mono Way & 1000 Greenley Road, solar shade structures**
      4. **549 S. Washington Street, new Bank of Stockton building**

Goal 1.A - Provide a well-organized and orderly development pattern that maintains and enhances the City of Sonora's social, economic, cultural, environmental, and aesthetic resources while managing growth so that adequate facilities and services can be provided in pace with development.

- ~ *1.A.2 – Make efficient use of land and promote a functional development pattern with varied and compatible land uses.*
- ~ *1.A.3 – Ensure that the extent of development shall be related to the property's environmental constraints.*

Goal 1.B - Balance the social, environmental, economic, cultural, and aesthetic elements of the City of Sonora to provide a quality living environment and to maintain the city as a distinct community with a buffer between the unincorporated County.

- ~ *1.B.1 – Minimize conflicts between adjacent land uses.*
- ~ *1.B.2 – Encourage development which complements and blends in with its surroundings.*
- ~ *1.B.3 – Consider aesthetics when reviewing development proposals.*

Goal 1.E - Maintain and enhance the present and future needs of the City and county residents and visitors while maintaining and enhancing the City's economic base and conserving the City's social, economic, cultural, environmental, and aesthetic resources.

4) **Cannabis Business.**
   a. Development Agreement – On July 15, 2019 the City Council adopted Ordinance No. 858 approving a Development Agreement by and between the City of Sonora and The Bract House LLC relating to medical dispensary operations located at 10 Calaveras Street.

b. Use Permit – On July 8, 2019 the Sonora Planning Commission approved a Use Permit for The Bract House LLC's medical cannabis dispensary located at 10 Calaveras Street.

Project related General Plan Goals, Policies and/or Implementation Programs:

Goal 1.A - Provide a well-organized and orderly development pattern that maintains and enhances the City of Sonora's social, economic, cultural, environmental, and aesthetic resources while managing growth so that adequate facilities and services can be provided in pace with development.

Goal 1.B - Balance the social, environmental, economic, cultural, and aesthetic elements of the City of Sonora to provide a quality living environment and to maintain the city as a distinct community with a buffer between the unincorporated County.

~ *1.B.1 – Minimize conflicts between adjacent land uses.*

Goal 1.E – Maintain and enhance the present and future needs of the City and county residents and visitors while maintaining and enhancing the City's economic base and conserving the City's social, economic, cultural, environmental, and aesthetic resources.

5) Text Amendment – Self-Storage.

a. On March 4, 2019 the City Council adopted Ordinance No. 855 amending Sonora Municipal Code (SMC) Chapter 17.04, Definitions, adding Section 17.04.284, Self-Storage, Indoor, and amending Section 17.28.020, Uses allowed by right, to permit Self- Storage, Indoor in the ML Zone, and amending Section 17.60.040, Uses permitted in specific zones, to permit Self-Storage, Indoor in the C and CG zones.

Project related General Plan Goals, Policies and/or Implementation Programs:

Goal 1.A - Provide a well-organized and orderly development pattern that maintains and enhances the City of Sonora's social, economic, cultural, environmental, and aesthetic resources while managing growth so that adequate facilities and services can be provided in pace with development.

~ *1.A.2 – Make efficient use of land and promote a functional development pattern with varied and compatible land uses.*

Goal 1.B - Balance the social, environmental, economic, cultural, and aesthetic elements of the City of Sonora to provide a quality living environment and to maintain the city as a distinct community with a buffer between the unincorporated County.

~ *1.B.1 – Minimize conflicts between adjacent land uses.*

Goal 1.C – Maintain and enhance the character and diversity of the City's historic neighborhoods and downtown.

Goal 1.E – Maintain and enhance the present and future needs of the City and county residents and visitors while maintaining and enhancing the City's economic base and conserving the City's social, economic, cultural, environmental, and aesthetic resources.

~ *1.E.5 – Encourage a mixture of uses and activities that will maintain the vitality of the downtown area.*

Goal 10.A – Maintain and enhance the City's economic vitality while conserving the City's social, cultural, environmental, and aesthetic resources.

~ *10.A.1 – Encourage a mixture of uses and activities that will maintain the vitality of the downtown area.*

6) **Text Amendment – Commercial Uses Text Amendment.**
   a. **On July 15, 2019 the City Council adopted Ordinance No. 857 amending SMC Chapter 17.22, CO – Tourist and Administrative Zone, Chapter 17.24, C – Commercial Zone, Chapter 17.26, CG –General Commercial Zone, and Chapter 17.60, Uses permitted by Use Permit, to add and delete various commercial uses.**

Project related General Plan Goals, Policies and/or Implementation Programs:

Goal 1.A - Provide a well-organized and orderly development pattern that maintains and enhances the City of Sonora's social, economic, cultural, environmental, and aesthetic resources while managing growth so that adequate facilities and services can be provided in pace with development.

~ *1.A.2 – Make efficient use of land and promote a functional development pattern with varied and compatible land uses.*

Goal 1.B - Balance the social, environmental, economic, cultural, and aesthetic elements of the City of Sonora to provide a quality living environment and to maintain the city as a distinct community with a buffer between the unincorporated County.

~ *1.B.1 – Minimize conflicts between adjacent land uses.*

Goal 1.E – Maintain and enhance the present and future needs of the City and county residents and visitors while maintaining and enhancing the City's economic base and conserving the City's social, economic, cultural, environmental, and aesthetic resources

~ *1.E.5 – Encourage a mixture of uses and activities that will maintain the vitality of the downtown area.*

Goal 10.A – Maintain and enhance the City's economic vitality while conserving the City's social, cultural, environmental, and aesthetic resources.

~ *10.A.1 – Encourage a mixture of uses and activities that will maintain the vitality of the downtown area.*

7) **Text Amendment - Code Enforcement Ordinances.**
   a. **On May 20, 2019 the City Council adopted Ordinance No. 852, deleting Chapter 1.08, General Penalty, and adding, Chapter 1.20, Administrative Citations, and adding, Chapter 1.24, Appeals, and amending, Section 1.04.010, Definitions, and deleting, Title 11, Administrative Procedures, within the SMC.**

b. **On May 20, 2019 the City Council adopted Ordinance No. 853, deleting Sections 15.08.310.2, Proof and Service, and 15.08.400.4, Proof of Service, and adding, Section 15.08.310.2, Recordation of Notice and Order, and 15.l08.400.4, Restoration, and deleting, Sections 15.08.310.3, Recordation of Notice and Order, and 15.08.400.5, Restoration, and amending, Sections 15.08.310.1, Method of Service, and 15.08.400.3, Method of Service, and amending Section 15.10.100, Expiration, and adding, Chapter 15.13, post Disaster Assessment, and adding, Chapter 15.14, Dangerous Building Code, within the SMC.**

c. **On June 3, 2019 the City Council adopted Ordinance No. 854, adding Chapter 14.01, Property Maintenance Code, within the SMC.**

Project related General Plan Goals, Policies and/or Implementation Programs:

Goal 1.A - Provide a well-organized and orderly development pattern that maintains and enhances the City of Sonora's social, economic, cultural, environmental, and aesthetic resources while managing growth so that adequate facilities and services can be provided in pace with development.

~ *1.A.4 – Protect the public, existing and planned land uses, and the environment from natural and development hazards.*

Goal 1.B - Balance the social, environmental, economic, cultural, and aesthetic elements of the City of Sonora to provide a quality living environment and to maintain the city as a distinct community with a buffer between the unincorporated County.

~ *1.B.1 – Minimize conflicts between adjacent land uses.*

Goal 1.E – Maintain and enhance the present and future needs of the City and county residents and visitors while maintaining and enhancing the City's economic base and conserving the City's social, economic, cultural, environmental, and aesthetic resources.

8) Text Amendment – Design Review.

a. On October 7, 2019 the City Council adopted Ordinance No. 855, Design Review, amending SMC Chapter 17.32, Design Review/Historic Zone, Chapter 17.75, Demolition of Buildings and Structures, Chapter 17.66 Administration, and Chapter 17.70, Enforcement and Penalty.

Project related General Plan Goals, Policies and/or Implementation Programs:

Goal 1.A - Provide a well-organized and orderly development pattern that maintains and enhances the City of Sonora's social, economic, cultural, environmental, and aesthetic resources while managing growth so that adequate facilities and services can be provided in pace with development.

Goal 1.B - Balance the social, environmental, economic, cultural, and aesthetic elements of the City of Sonora to provide a quality living environment and to maintain the city as a distinct community with a buffer between the unincorporated County.

~ *1.B.1 – Minimize conflicts between adjacent land uses.*

~ *1.B.2 – Encourage development which complements and blends in with its surroundings.*

~ *1.B.3 – Consider aesthetics when reviewing development proposals.*

Goal 1.C – Maintain and enhance the character and diversity of the City's historic neighborhoods and downtown.

~ *1.C.1 – Encourage the retention, rehabilitation and restoration of historic structures.*

~ *1.C.2 – Preserve the contextual setting of the City's historic neighborhoods and historic districts.*

Goal 1.E – Maintain and enhance the present and future needs of the City and county residents and visitors while maintaining and enhancing the City's economic base and conserving the City's social, economic, cultural, environmental, and aesthetic resources.

~ *1.E.5 – Encourage a mixture of uses and activities that will maintain the vitality of the downtown area.*

Goal 9.B – Maintain the City of Sonora's cultural heritage, through the enlightened management, preservation, use, enhancement, restoration, and study of its cultural resources.

9) **SMC Zoning Map – property rezoning.**
   a. **On July 15, 2019 the City Council adopted Ordinance No. 856 amending SMC Section 17.10.010, providing for the zoning map of the City of Sonora, rezoning Assessor's Parcel Numbers 056-640-26, 27, 28, & 29 from Limited Manufacturing (ML) to General Commercial (CG) and 056-650-16 from General Commercial (CG) to Limited Manufacturing (ML).**

Project related General Plan Goals, Policies and/or Implementation Programs:

Goal 1.A - Provide a well-organized and orderly development pattern that maintains and enhances the City of Sonora's social, economic, cultural, environmental, and aesthetic resources while managing growth so that adequate facilities and services can be provided in pace with development.

~ *1.A.2 – Make efficient use of land and promote a functional development pattern with varied and compatible land uses.*

Goal 1.B - Balance the social, environmental, economic, cultural, and aesthetic elements of the City of Sonora to provide a quality living environment and to maintain the city as a distinct community with a buffer between the unincorporated County.

~ *1.B.1 – Minimize conflicts between adjacent land uses.*

Goal 1.E – Maintain and enhance the present and future needs of the City and county residents and visitors while maintaining and enhancing the City's economic base and conserving the City's social, economic, cultural, environmental, and aesthetic resources

The following zoning ordinances were adopted in 2019:

- No. 852 Title 1 – General Provisions
- No. 853 Title 15 – Buildings & Construction
- No. 854 Property Maintenance Code
- No. 855 Self-Storage, Indoor
- No. 856 Amendment to the Zoning Map
- No. 857 Commercial Use Text Amendment
- No. 858 Bract House LLC Development Agreement
- No. 859 Video Franchises
- No. 860 Design Review
- No. 861 Sidewalk Vending/Motorized Food Venders/Intermittent Vendors
- No. 862 Loading Zones
- No. 863 Trespass on Private Property or Business Premises Prohibited
- No. 864 Administrative Dismissal.

Housing Element:

On June 2, 2014 the City Council adopted the 2014-2019 Housing Element which was subsequently found to be in full compliance with State Housing Element Law by the State Department of Housing and Community Development (HCD). The State Department of Housing and Community Development 2019 Annual Element Progress Report – Housing Element Implementation Report is attached hereto for the 2014 – 2019 Housing Element. In 2019, the City's Housing Element 2019 – 2024 was prepared by City staff, reviewed by HCD and adopted by the City Council on December 16, 2019. The City's 2019 – 2024 Housing Element will be found to be in full compliance and certified by HCD upon the City's compliance with emergency shelter requirements.

Identified Needs:

a. Adoption of an ordinance which provides for emergency shelters as a use allowed by right in a zoning district.
b. Obtain HCD's final approval and certification of the City's 2019-2024 Housing Element.
c. Identify inconsistencies between the General Plan Land Use Designation Map and Zoning Map for all residential properties and recommend adjustments as needed.
d. Update the City's Accessory Unit requirements to reflect changes to State regulations.
e. Update the City's Daycare requirements to reflect changes to State regulations.
f. Review all of the new State Housing Laws and update the Sonora Municipal Code, as needed.

Attachments:

A) Annual Housing Element Progress Report
B) Housing Successor Annual Report

Rachelle Kellogg, Community Development Director — March 16, 2019 Date

ATTACHMENTS

Annual Housing Element Progress Report

Housing Successor Annual Report

City of Sonora

Community Development Department
94 N. Washington Street
Sonora, CA 95370
(209) 532-3508
(209) 532-3511 *fax*
sonoraca.com

Rachelle Kellogg, Community Development Director
rkellogg@sonoraca.com

March 12, 2020

Carol Doud
PO Box 5220
Sonora, CA 95370

RE: 765 Arbona Circle – Permit to repair Fire Damages

Dear Ms. Doud:

We have tried reaching you via text messaging on March 10th with no response. The plans for your fire damage repairs are pending approval but need action by you. The following information is needed before we can issue a permit:

1. Provide name, address and phone number of your contractor
2. Plans need to be wet signed by the engineer or record; Land and Structure has been notified but need for you to contact them, prior to their signature on the plans
3. Provide valuation of construction so that we may calculate permit fees

Once we have the above information we can continue to process your permit. If you have any additional questions or concerns, please reach out to this office at 532-3508.

Respectfully,

Daren Wardell

Daren Wardell,
Building Inspector

cc: Rachelle Kellogg, Community Development Director

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table A2

| Project Identifier | | | | | Unit Type | | Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units | | | | |

Jurisdiction	Sonora	
Reporting Year	2019	(Jan. 1 - Dec. 31)

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

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	2									3	4
Income Level		RHNA Allocation by Income Level	2014	2015	2016	2017	2018	2019				Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	23											23
	Non-Deed Restricted												
Low	Deed Restricted	15			8							10	5
	Non-Deed Restricted		1	1									
Moderate	Deed Restricted	19										9	10
	Non-Deed Restricted		2	2	2	1	1	1					
Above Moderate		42			4		1	1				6	36
Total RHNA		100											
Total Units			3	3	14	1	2	2				25	75

Note: units serving extremely low-income households are included in the very low-income permitted units totals

Cells in grey contain auto-calculation formulas

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

Jurisdiction	Sonora	
Reporting Year	2019	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
12/30/1999	Encourage the Establishment of Small, affordabel housing units distributed throughout the City.	Ongoing	The City has reported accomplishments under this program on previous APRs and has approved a parcel map that includes 4 small lots under this period.
12/30/1999	Rezone esiting parcels to provide additional housing opportunites	Ongoing	Progress was reported on previous APRs.
12/30/1999	Prepare a vacant parcel map for parcels identified zoning districts	By 12/31/14	Completed
12/30/1999	Reduced parking requirements for developments that include low-income housing with long-term affordability covenants	By 6/30/15	Completed
12/30/1999	Consider using CDBG funding for the purchase of homes within the City.	Ongoing	City has an active CDBG grant to fund the City's Homebuyers Assistance Loan Program.
12/30/1999	Continue to pursue grant funding in support of affordable housing	Ongoing	See above.
12/30/1999	Include information about housing programs on City's website and at the CDD public counter.	Ongoing	Completed and is currently available.
12/30/1999	Continue to offer City employees home ownership incentives in conjunction with City employment.	Ongoing	Program is still available.

3.B.1	Continue to provide flexible standards for on and off-site improvements for extremely low-to-moderate income housing projects.	Ongoing	No applications for projects were received over this period.
3.B.2	Waive or reduce fees for extremely low, very low and low income housing projects.	Ongoing	No applications for projects were received over this period.
3.B.3	Update, maintain, and promote the City's density bonus program.	By 12/31/15	Completed
3.B.4	Encourage the establishment of single-room occupancy housing	by 12/31/15	Completed
3.C.1	Continue to apply the State Historic Building Code for qualified buildings.	Ongoing	Program is still available.
3.C.2	Maintain priorities for rehabilitation	Ongoing	The City's rehabilitation program no longer exists due to the loss of Redevelopment funding.
3.C.3	Continue to pursue projects promoting neighborhood improvements in conjunction with housing rehabilitation.	Ongoing	The City's rehabilitation program no longer exists due to the loss of Redevelopment funding.
3.C.4	Continue to monitor at-risk housing developments within the City.	Ongoing	This is periodically done by the Community Development Department.
3.C.5	Continue to implement the City's CDBG Reuse Plan.	Ongoing	City continues to comply with State requirements regarding CDBG Program Income.
3.C.6	Update and maintain the City's Condominium Conversion Ordinance.	Prior to 12/2015	There are no, nor has there ever been, any owner occupied condominiums within the City so the current ordinance remains as originally adopted.
3.C.7	Consider adopting the Mills Act.	Prior to 12/2015	The City has not taken action on adopting the Mills Act.
3.C.8	Continue to expand funding for the City's Houisng Rehabilitation Loan Program.	Ongoing	The City's rehabilitation program no longer exists due to the loss of Redevelopment funding.
3.C.9	Continue to coordinate with A-TCAA to promote energy conservation for housing rehabilitation projects.	Ongoing	Information about A-TCAA's housing programs is provided at the Community Development Department counter.
3.C.10	Continue to enforce state energy efficiency standards for residential buildings.	Ongoing	The City enforces all energy efficiency standards required under the applicable California Building Codes.
3.C.12	Continue to publicize the City's Rehabilitation Program	Ongoing	The City's rehabilitation program no longer exists due to the loss of Redevelopment funding.

3.C.13	Implement the California Green Building Codes.	Ongoing	City is enforcing the applicable California Green Building Codes.
3.D.1	Support Senior Housing	By 12/31/15	Completed
3.D.2	Continue to coordinate with CNVC to maintain an emergency shelter within the City.	Ongoing	Shelter is still available.
3.D.3	Coordinate with various agencies to maintain a transitional shelter within the City.	Ongoing	Various shelters exists with the City.
3.D.4	Maintain a homeless shelter	Continue to coordinate with A-TCAA and other agencies to maintain a homeless shelter.	A homeless shelter is still available.
3.D.5	Amend various sections of the SMC to allow transitiional shelters or housing, supportive housing, emergency and homeless shelters.	By 12/2015	This has not been completed.
3.D.6	Enforce provisions of the federal and state Fair Housing Act. Amend SMC to accommodate shared and congregate housing and group homes in various zones.	By 12/2015	Through the California Building Codes the City enforces all applicable requirements. City also complies with all applicable State requirements related to this type of housing.
3.D.7	Continue to make Fair Housing information available.	Ongoing	The Community Development Department provides Fair Housing information both on the City's website and at the counter.
3.D.8	Facilitate cooperative City/County efforts to achieve housing goals.	Ongoing	City and County housing staff meet regularly and also participate together at various housing related meetings and events.
3.D.9	Implement various code changes within the SMC related to Farm Worker Housing.	By 12/2015	This has not been completed.
3.D.10	Incorporate Housing Education Programs	At least once every three years or new staff orientation	The City has a stable staff who have working in the Community Development Department for many years. City staff meet on a regular basis to discuss any housing issues that arise and provide training as needed.
3.D.11	Submit RENA numbers to TUD and keep apprised of TUD's policies and procedures for granting priority or reducing approvals for low-income housing projects.	Ongoing	RENA was submitted to TUD following adoption of the the 2014/15 Housing Element. There has been only one low-income housing project within the City since its adoption and water/sewer services were provided with no issues.

3.D.12	Adopt a reasonable accommodation procedure.	By 12/2015	Completed
3.D.13	Support the efforts of A-TCAA and the Central Sierra continuum of Care to plan and develop supportive housing facilities for people with develomental disabilities in Tuolumne County.	Ongoing	The City continues to support the efforts of these agencies and assist them as needed.

Jurisdiction	Sonora	
Reporting Year	2019	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		1
Total Units		2

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Housing Applications Summary	
Total Housing Applications Submitted:	0
Number of Proposed Units in All Applications Received:	0
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

CITY OF SONORA
HOUSING SUCCESSOR ANNUAL REPORT
FOR THE
LOW AND MODERATE INCOME HOUSING ASSET FUND
FISCAL YEAR 2019

This Housing Successor Annual Report (Report) regarding the Low and Moderate Income Housing Asset Fund (LMIHAF) has been prepared pursuant to California Health and Safety Code Section 34176.1(f). This Report sets forth certain details of the City of Sonora (Housing Successor) activities during Fiscal Year 2018 (Fiscal Year). The purpose of this Report is to provide the governing body of the Housing Successor an annual report on the housing assets and activities of the Housing Successor under Part 1.85, Division 24 of the California Health and Safety Code, in particular sections 34176 and 34176.1 (Dissolution Law).

Amount Deposited into LMIHAF:		**$ 20,986.46**
Ending Balance of LMIHAF:		**$ 176,730.41**
Description of Expenditures from LMIHAF:		
1) Monitoring & Administration Expenditures		**$ 23,337.58**
2) Rental Housing Property Maintenance		**$ 6,210.57**
3) Housing Element Planning Document		**$ 19.153.16**
	Total	**$ 48,701.31**
Statutory Value of Assets Owned by Housing Successor:		**$2,505,171.53**
Transfers to any other housing successor agency:		**None**
Housing projects receiving tax revenue pursuant to the ROPS :		**None**
Status of Compliance with Section 33334.16 : (Real Property acquired for development)		**N/A**
Description of Outstanding Obligations under Section 33413: (Replacement of units destroyed or removed by Redevelopment Agency/ Outstanding Inclusionary/Production Housing Obligations)		**None**
Description of expenditures for housing development(s) by income restriction, for five-year period, with the time period beginning January 1, 2014.		**None**

The percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the Housing Successor, Sonora Redevelopment Agency, and City of Sonora, for the period of January 1, 2004 to January 1, 2014, in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the Housing Successor, Sonora Redevelopment Agency and City of Sonora within the same time period.

None

Excess Surplus: **The LMIHAF does not have Excess Surplus**

Excess Surplus is defined in Section 34176.1(d) as an unencumbered amount in the account that exceeds the greater of one million dollars ($1,000,000) or the aggregate amount deposited into the account during the Housing Successor's preceding four Fiscal Years, whichever is greater.

The following provides the Excess Surplus test for the preceding four Fiscal Years:

	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
Beginning Balance	N/A	0.00	75,098.21	39,804.96	18,371.00	27,900.85	96,462.11	132,161.25	204,445.26
Add: Deposits	N/A	76,364.44	12,842.44	13,208.16	18,520.81	74,247.90	48,372.25	91,685.63	20,986.46
(Less) Expenditures	N/A	1,266.23	48,135.69	34,642.12	8,990.96	5,686.64	12,673.11	19,401.62	48,701.31
Ending Balance	N/A	75,098.21	39,804.96	18,371.00	27,900.85	96,462.11	132,161.25	204,445.26	176,730.41

Provide an inventory of homeownership units assisted by the Sonora Redevelopment Agency subject to covenants & restrictions pursuant to subdivision (f) of Section HSC Section 33334.3.

None