



## City of Sonora

Community Development Department  
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# MEMORANDUM

**DATE:** March 18, 2019  
**TO:** Honorable Mayor and Council Members  
**FROM:** Rachelle Kellogg, Community Development Director  
**SUBJECT:** 2018 General Plan Annual Progress Report

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### RECOMMENDATION:

City Staff recommends approval of the following:

- 1) Acceptance by the City Council of the 2018 General Plan 2020 Annual Report.

### BACKGROUND:

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 1<sup>st</sup>.

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. AB 879 and SB 35 included within the 2017 State Housing Package instituted new data requirements that must be included within the City's Housing Element Report.

Senate Bill No. 341, signed into law on October 13, 2013, added additional reporting requirements. The City of Sonora as the Housing Successor for former Sonora Redevelopment Agency is required to submit the Low and Moderate Income Housing Asset Report to the Department of Housing and Community Development as an attachment to the Housing Element Progress Report.

# City of Sonora

## Sonora General Plan 2020

### 2018 General Plan Annual Report

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**General Plan 2020:** Adopted May 30, 2007

**General Plan 2020 amendments in 2018:** None

**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 1<sup>st</sup>, 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 1<sup>st</sup>.

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) 688 Stockton Rd., Use Permit for outdoor storage
- 2) 518 S. and 530 S. Washington Street, use returned to residential in a C zone
- 3) 28 S. Washington Street, small craft microbrewery

***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) 800 Delnero Drive, enclose existing porch**
- 2) 74 – 76 S. Washington Street, remove existing windows and replace with roll- up door**
- 3) 905 Mono Way and 688 Stockton Street, modification to exterior elevation**
- 4) 64 S Washington Street, change existing windows and doors**
- 5) 46 N. Stewart Street and 385 S. Washington Street, replace exterior siding with new material**
- 6) 42 Snell Street and 480 W. Stockton Street, replace existing roof with new material**

### ***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) Cannabis Business Regulations.**

- a. Text Amendment - On January 16, 2018, the City Council adopted Ordinance No. 848 amending SMC Chapter 8.36, Cannabis Business Regulation, regulating cannabis business operations within the City.**
- b. Text Amendment – On May 21, 2018, the City Council adopted Ordinance No. 849 amending SMC Section 17.60.040, Uses permitted in specific zones, relating to cannabis businesses.**
- c. Development Agreement – On November 5, 2018 the City Council adopted Ordinance No. 850 approving a Development Agreement by and between the City of Sonora and Hazy Bulldog Farms LLC relating to medical dispensary operations located at 1243 Mono Way.**
- d. Use Permit – On October 9, 2018 the Sonora Planning Commission approved a Use Permit for Hazy Bulldog Farms LLC’s medical cannabis dispensary located at 1243 Mono Way.**

***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.*

**4) Text Amendment – Microbrewery.**

- a. On December 17, 2018 the City Council adopted Ordinance No. 851 amending SMC Section 17.60.040, Uses permitted in specific zones and SMC Chapter 17.04, Definitions, related to permitting microbreweries within the City.**

***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.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.*

*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.*

**5) KFC Project.**

**a. On September 10, 2018 the Sonora Planning Commission approved a Design Review Permit to construct a new building for a KFC Restaurant, with a drive-thru, to be located at 1001 Mono Way.**

***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.*

*~ 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.*

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

**6) Dairy Queen Restaurant Project.**

**a. On November 13, 2018 the Sonora Planning Commission approved the site plan to construct a new building for a Dairy Queen Restaurant, with a drive-thru, to be located at 17 Pesce Way.**

***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.B.1 – Minimize conflicts between adjacent 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.*

*~ 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.*

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

**7) Parcel Map.**

**a. On September 10, 2018, the Sonora Planning Commission approved a Tentative Parcel Map to create 4 small residential lots on S. Washington Street near the intersection Highway 108 (APN's 056-108-013 & 014).**

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

*Housing Element Goal 2 – Facilitate the provision of a range of housing types to meet the diverse needs of the community.*

*~ Policy 2.1 – Provide quality housing opportunities for current and future residents with a diverse range of income levels.*

*~ Policy 2.2 – Provide expanded housing opportunities for the community's workforce.*

*Housing Element Goal 2 – Facilitate the provision of a range of housing types to meet the diverse needs of the community.*

*~ Policy 2.1 – Provide quality housing opportunities for current and future residents with a diverse range of income levels.*

*~ 10.A.9 – Promote the development of housing for all income levels within the City.*

**8) Dragoon Gulch Trail Expansion.**

- a. The City received \$26,500 in grant funds through the Sonora Area Foundation which was combined with \$14,513 donated through the Dragoon Gulch Run to build approximately 1.5 miles of new recreational trails at the City's Dragoon Gulch Trail.**

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

*Goal 11.A - Preserve and enhance the natural, scenic and cultural resources and rural character of Sonora.*

*Goal 12.A – Provide an adequate supply and equitable distribution of park and recreation facilities providing multiple benefits to the City's residents and non-residents while enhancing the City's economy, community design, visual quality, jobs/housing balance, conservation of natural and cultural resources and circulation as funding permits for maintenance and acquisition opportunities.*

- ~ 12.A.1 – Pursue multiple funding sources for ongoing funding, acquisition, construction and maintenance of park and recreation facilities.*
- ~ 12.C.f – Encourage visitor access to the regional trail system.*

**9) Energy Action Plan.**

- a. On March 5, 2018 the City Council accepted the City's Energy Action Plan prepared by the Sierra Business Council. The Plan is the City's roadmap for expanding energy-efficiency, renewable energy and the associated cost savings.**

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

*Goal 4.B - Conserve energy resources in a manner which maintains or enhances air quality, water quality, scenic values and other natural resources.*

- ~ 4.B.1 – Reduce the consumption of energy, products and resources through increased recycling, reuse and alternative use of products.*

**10) Stockton-Washington Transit Project.**

- a. On June 18, 2018 the City Council awarded the engineering services contract to Kimley-Horn and Associates, Inc. for the Stockton-Washington Corridor – Downtown Transit & Accessibility Improvement Project.**

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

*Goal 2.C – Reduce impacts on the City's roadways and provide a wide variety of alternative methods of transportation for the City's residents and visitors of all income levels.*

- ~ 2.C.1 – Encourage the maintenance and expansion of public transportation opportunities for the citizens of the City of Sonora and Tuolumne County.*
- ~ 2.C.3 – Reduce impacts to the City's roadways by encouraging alternative means of transportation.*

- ~ 2.C.6 – Pursue transit stop design, locations, and scheduling that encourage safe, clean, and punctual transportation services.
- ~ 2.C.h – Improve transit stop facilities.

**11) Red Church Pedestrian and Circulation Improvement Project.**

**a. On October 15, 2018 the City Council awarded the engineering services contract to Willdan Engineering for the Red Church Pedestrian and Circulation Improvement Project.**

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

*Goal 2.B – Pursue establishment and encourage use of an integrated system of bicycle, pedestrian and other non-motorized transportation routes.*

- ~ 2.B.1 – Support the development and use of non-motorized transportation facilities within the City.
- ~ 2.B.4 - Maintain existing non-motorized transportation facilities.
- ~ 2.B.5 - Promote and encourage pedestrian-oriented development.
- ~ 2.B.a – Encourage non-motorized modes of transportation.

**The following zoning ordinances were adopted in 2018:**

- No. 847          Personal Cannabis Cultivation
- No. 848          Cannabis Business Regulations
- No. 849          Cannabis Businesses – Use Permits
- No. 850          Development Agreement – Hazy Bulldog Farms LLC
- No. 851          Microbrewery

**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. The State Department of Housing and Community Development 2018 Annual Element Progress Report – Housing Element Implementation Report is attached hereto.

**Identified Needs:**

- 1) City staff is currently evaluating the General Plan Land Use Designations and Zoning on all parcels within the City for inconsistencies and will recommend adjustments as needed. The Housing Element update is currently underway as required under State regulations. Staff will also continue to recommend, as needed, changes to the Zoning Ordinance to address any additional inconsistencies or amendments related to the implementation of policies and/or programs identified within the 2020 General Plan.



**Attachments:**

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

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Rachelle Kellogg, Community Development Director

March 18, 2019  
Date

## **ATTACHMENTS**

**Annual Housing Element Progress Report**

**Housing Successor Annual Report**

Please Start Here

General Information	
Jurisdiction Name	Sonora
Reporting Calendar Year	2018
Contact Information	
First Name	Rachelle
Last Name	Kellogg
Title	Community Development Director
Email	rkellogg@sonoraca.com
Phone	(209) 532-3508
Mailing Address	
Street Address	94 N Washington Street
City	Sonora
Zipcode	95370

### Submittal Instructions

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. **Online Annual Progress Reporting System (Preferred)** - This enters your information directly into HCD's database limiting the risk of errors. If you would like to use the online system, email [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov).*
2. **Email** - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and to OPR at [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov). Please send the Excel workbook, not a scanned or PDF copy of the tables.

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Table A2  
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier	Affordability by Household Income - Completed Entitlement					Affordability by Household Income - Building Permits														
	Unit Types	1	2	3	4	5	6	7	8	9	10									
	Units	Very Low Income Dead Restricted	Very Low Income Non-Dead Restricted	Low Income Dead Restricted	Low Income Non-Dead Restricted	Moderate Income Dead Restricted	Moderate Income Non-Dead Restricted	Above Moderate Income	Entitlement Date Approved	# of Units Based on Entitlements	Very Low Income Dead Restricted	Very Low Income Non-Dead Restricted	Low Income Dead Restricted	Low Income Non-Dead Restricted	Moderate Income Dead Restricted	Moderate Income Non-Dead Restricted	Above Moderate Income	Building Permits Date Approved	# of Units Based on Building Permits	Very Low Income Dead Restricted
001-17-295	338 Units	0	0	0	0	1	1	1	8/10/2018	2	0	0	0	0	0	0	1	8/7/2018	1	0
005-08-17	1133 Units	0	0	0	0	1	1	1	8/10/2018	2	0	0	0	0	0	0	1	3/26/2018	2	0
001-17-295	338 Units	0	0	0	0	1	1	1	8/10/2018	2	0	0	0	0	0	0	1	8/7/2018	1	0
005-08-17	1133 Units	0	0	0	0	1	1	1	8/10/2018	2	0	0	0	0	0	0	1	3/26/2018	2	0



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

Income Level	RHNA Allocation by Income Level	Permitted Units Issued by Affordability							Total Units to Date (all years)	Total Remaining RHNA by Income Level
		2014	2015	2016	2017	2018	2019			
Very Low	Dead Restricted									
	Non-Dead Restricted									
Low	Dead Restricted	1	1	8				10	6	
	Non-Dead Restricted									
Moderate Above Moderate	Dead Restricted	2	2	2	1	1		8	11	
	Non-Dead Restricted			4				5	57	
<b>Total RHNA</b>		<b>3</b>	<b>3</b>	<b>14</b>	<b>1</b>	<b>2</b>		<b>23</b>	<b>77</b>	

Note: units serving extremely low-income households are included in the very low-income permitted units totals  
Cells in grey contain auto-calculation formulas





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
3.A.1	Encourage the Establishment of Small, affordable 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.
3.A.1	Rezone existing parcels to provide additional housing opportunities	Ongoing	Progress was reported on previous APRs.
3.A.1	Prepare a vacant parcel map for parcels identified zoning districts	By 12/31/14	Completed
3.A.2	Reduced parking requirements for developments that include low-income housing with long-term affordability covenants	By 6/30/15	Completed
3.A.3	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.
3.A.4	Continue to pursue grant funding in support of affordable housing	Ongoing	See above.
3.A.5	Include information about housing programs on City's website and at the COD public counter.	Ongoing	Completed and is currently available.
3.A.6	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 Housing 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 transitional 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 developmental disabilities in Tuolumne County.	Ongoing	The City continues to support the efforts of these agencies and assist them as needed.



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

Jurisdiction	Sonora
Reporting Period	2018 (Jan. 1 - Dec. 31)

Note: + Optional field  
 Cells in grey contain auto-calculation formulas

**Table F**  
**Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)**

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at AP@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).

Activity Type	Units that Do Not Count Towards RHNA Listed for Informational Purposes Only				Units that Count Towards RHNA Note: Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				TOTAL UNITS*	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	Extremely Low-Income	Very Low-Income	Low-Income	TOTAL UNITS		
Rehabilitation Activity										
Preservation of Units At-Risk										
Acquisition of Units										
Total Units by Income										

Jurisdiction:	Sonora	
Reporting Year:	2018	(Jan. 1 - Dec. 31)

Entitled Units 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

Submitted Applications Summary	
Total Housing Applications Submitted:	1
Number of Proposed Units in All Applications Received:	4
Total Housing Units Approved:	4
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 2018**

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:** **\$ 91,685.63**

**Ending Balance of LMIHAF:** **\$ 204,445.26**

**Description of Expenditures from LMIHAF:**

**2) Monitoring & Administration Expenditures** **\$ 17,039.64**

**3) Rental Housing Property Maintenance** **\$ 2,361.98**

**Total** **\$ 19,401.62**

**Statutory Value of Assets Owned by Housing Successor:** **\$2,534,063.54**

**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 :** **N/A**  
**(Real Property acquired for development)**

**Description of Outstanding Obligations under Section 33413:** **None**  
**(Replacement of units destroyed or removed by Redevelopment Agency/  
Outstanding Inclusionary/Production Housing Obligations)**

**Description of expenditures for housing development(s)** **None**  
**by income restriction, for five-year period, with the time period  
beginning January 1, 2014.**

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
<b>Beginning Balance</b>	N/A	0.00	75,098.21	39,804.96	18,371.00	27,900.85	96,462.11	132,161.25
<b>Add: Deposits</b>	N/A	76,364.44	12,842.44	13,208.16	18,520.81	74,247.90	48,372.25	91,685.63
<b>(Less) Expenditures</b>	N/A	1,266.23	48,135.69	34,642.12	8,990.96	5,686.64	12,673.11	19,401.62
<b>Ending Balance</b>	N/A	75,098.21	39,804.96	18,371.00	27,900.85	96,462.11	132,161.25	204,445.26

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