

**Appendix A to the 2023-2031 Greenfield Housing Element:
Evaluation of Previous Housing Element Programs**

Program	Progress	Effectiveness	Continue/Modify/Delete
<p>Goal 6.1</p> <p>Housing sites for all income levels.</p>			
<p>Objective 6.1</p> <p>Sites for construction of at least 363 new housing units in Greenfield from January 2014 through December 2033, including 87 units for very-low income households, 57 units for low income households, 66 units for moderate income households and 153 units for above moderate income households.</p>			
<p>Policy 6.1.1</p> <p>Provide appropriate General Plan land use designations and zoning designations to accommodate the City's regional share of new housing for all income groups.</p>			
<p><u>Program 6.1.A</u> GP MC Annually CD For each housing status report, confirm that adequate land is available to accommodate 144 low and very low-income housing units, comprised of a combination of nine acres of vacant land designated at 21 units per acre (16 units per acre gross) or higher; and/or specific sites within the Mixed Use Overlay. These requirements may be adjusted based on remaining RHNA targets. (General Fund)</p>	<p>Progress: The City far exceeded its requirements for low- and very low-income housing units, and adequate land was available at all times to ensure housing production.</p>	<p>Effectiveness: The City produced nearly twice the required very low-units (164 built, 87 required) and over three times the required low-income units (197 built, 57 required) for the period.</p>	<p>Modify to Incorporate 6th Cycle RHNA (66 Low, 101 Very Low)</p>
<p><u>Program 6.1.B</u> MC → Each application CD Prior to re-designation of land with a General Plan land use designation of High Density Residential or located in the Downtown area, or re-zoning of land with a R-H or MUO overlay, confirm that the necessary inventory of vacant land for low and very low-income housing is maintained. (General Fund, Developers)</p>	<p>Progress: No re-zoning applications within the City were considered during the planning period that impacted HRD or Downtown parcels.</p>	<p>Effectiveness: By ensuring that housing sites remained available, the City far exceeded its RHNA targets in producing housing over the 5th cycle.</p>	<p>Continue</p>
<p><u>Program 6.1.C</u> GP 2023 → CD Maintain the City's General Plan high density land use designation and the City's R-H zoning district development standards that allow development up to 21 units per acre (16 units per acre net). The minimum density standard within the R-H zoning district shall be no fewer than 10 units per acre.</p>	<p>Progress: The City did not make changes to its R-H zoning district. No applications were filed in this district that impacted minimum density requirements.</p>	<p>Effectiveness: This was a status quo program where no action was taken or required. The City still maintains an R-H district, providing for higher density development opportunities should the market warrant it.</p>	<p>Continue</p>

<p>Policy 6.1.2 Maintain adequate supplies of residentially zoned land.</p>			
<p><u>Program 6.1.D</u> → Each application CD Maintain a database of vacant and underutilized residential properties, and update as development applications are received, approved, and building permits issued. (General Fund, Developers)</p>	<p>Progress: Due to staffing and funding constraints, the City did not create a database available to the public during the previous housing cycle. However, given the limited size of the City, staff is typically well versed in all available housing sites at a given time within the city limits.</p>	<p>Effectiveness: While the database was not completed, it had no impact on the City being able to achieve reaching over 100% of its RHNA targets during the previous planning period.</p>	<p>Continue</p>
<p><u>Program 6.1.E</u> GP → CD LAFCO Work with the Local Agency Formation Commission to annex lands in accordance with the Sphere of Influence as necessary to ensure an adequate supply of residential land, and especially vacant land for low and very low-income housing per Programs 6.1.A and 6.1.B. Timing on this program will be dependent on market conditions and the rate of residential development. (General Fund, Developers)</p>	<p>Progress: During the planning period, the City of Greenfield had three annexation projects approved by Monterey County LAFCO. These annexations provide for over 300 already anticipated housing units, including low-income housing opportunities. One of the annexation areas provides the City with the potential option to consider additional low and very low-income multi-family housing opportunities should proposed commercial or industrial development opportunities not materialize.</p>	<p>Effectiveness: While annexing property in Monterey County remains difficult due to the complexity of significant local anti-growth political movements centered in the portion of the County classified as Racially Concentrated Areas of Affluence (RCAA), the accomplishments in the last planning period were significant and will ensure that the City of Greenfield will be able to adequately provide sites for the 730 units required in the 6th Cycle.</p>	<p>Continue</p>

		projects of this type is well understood. While the City of Greenfield remains committed to reducing the burdens for affordable housing, it is unlikely given current market conditions that this type of use will be considered in the near future.	
<p><u>Program 6.2.C</u> 2016 → CD</p> <p>Promote acquisition of sites for affordable housing by maintaining ongoing meetings and communications with non-profit affordable housing builders such as CHISPA and Habitat for Humanity, and actively promote their investment in the City. (General Fund, Grants)</p>	<p>Progress: The City staff has ongoing conversations with affordable housing providers and has encouraged the purchase of sites for the construction of housing. While not all projects envisioned are eventually built, these communications have supported the understanding among the affordable housing community that the City of Greenfield local government supports and will effectively promote affordable housing projects.</p>	<p>Effectiveness: The City was extremely effective in accomplishing this program as it supported the purchase, development and construction of five sites throughout the City during the previous planning period that resulted in the actual construction of 361 low and very-low income units, well over the RHNA for the period.</p>	Continue
<p><u>Program 6.2.D</u> 2016 → CD</p> <p>Utilize program information from the Monterey County Housing Authority and other sources to compile and make available a comprehensive matrix of homebuyer and rental assistance programs, social services assistance programs, and affordable housing construction and incentive programs. Promote and market programs to prospective homebuyers or tenants through direct</p>	<p>Progress: While the City highlighted programs from time to time on the City's website and through the distribution of materials at City Hall, it lacked staff resources to complete the</p>	<p>Effectiveness: While this program was only partially completed, the City managed to meet all of its affordable housing construction goals. The City continues to work with residents to increase</p>	Continue

<p>mailings as utility bill inserts, City representation at public events (such as the Greenfield Harvest Festival), distribution of material at key sites in the city (City Hall, library, social services providers), and by posting on the City's website. Promote programs to developers and builders by including information with application forms. (General Fund)</p>	<p>more comprehensive programs envisioned by this program during the 5th Cycle.</p>	<p>homebuyer and rental assistance programs and social service assistance programs, although it is not the main provider of those resources.</p>	
<p><u>Program 6.2.E 2016</u> → CD Expand or designate City staff, as funding permits, to provide for grant writing and grant administration activities, specifically to obtain funding for homebuyer, rental, or maintenance assistance for affordable housing or for supporting public improvements, including utility or mobility improvements. Quantified goal: rehabilitate 12 low units and fund 20 percent down payment on six units. (General Fund, Grants)</p>	<p>Progress: The City hired a contract firm out of the Sacramento area that handles grant writing and grant administration activities for all City functions, not specifically related to housing. The City did not meet the goal to rehabilitate 12 units or issue six down payment loans.</p>	<p>Effectiveness: While having staff dedicated specifically to address housing issues is a strong desire of the City, funding constraints continue to make that difficult to achieve. However, with significant additional efforts by the State in providing needed grant funding to communities for these types of activities, the City will continue to pursue similar programming into the 6th cycle.</p>	<p>Continue</p>
<p><u>Policy 6.2.2</u> Reduce housing constraints imposed by zoning regulations and approval processes.</p>			
<p><u>Program 6.2.F</u> → Each application CD For each residential development application received that includes low or very low income housing, consider the feasibility of waiving, reducing, subsidizing, or deferring development fees or providing other incentives (i.e., adjustments to lot size, parking, and open space requirements) to facilitate the provision of affordable housing, and present these potential incentives to the Planning Commission and/or City Council when project</p>	<p>Progress: The City Council, Planning Commission and City staff have worked diligently with low-income housing providers to provide incentives that are required under State law and other practical incentives where available</p>	<p>Effectiveness: These programs have been extremely effective in realizing the actual construction of affordable units in Greenfield, as evidenced by the numbers well over the RHNA allocation for the last cycle.</p>	<p>Continue</p>

<p>approvals are considered. (General Fund, Grants, Non-profit Organizations)</p>	<p>to ensure the production of affordable housing in Greenfield. Incentives given during the planning period to affordable projects have included parking reductions, reduction in lot sizes, exceptions to setbacks, and monetary deferment and reductions in fees.</p>		
<p><u>Program 6.2.G</u> → Each application CD Utilize California Environmental Quality Act exemptions for affordable housing and infill housing projects to the extent allowable. (General Fund)</p>	<p>Progress: Where the opportunity allows, City staff has consistently considered and used California Environmental Quality Act exemptions for affordable housing and infill projects, and these determinations are handled on a site-specific basis.</p>	<p>Effectiveness: CEQA exemptions are a valuable tool in encouraging the development of affordable housing, and the City will continue to implement and support the State in any legislation that streamlines affordable housing opportunities in existing urban areas where environmental impacts are already well known and defined.</p>	<p>Continue</p>
<p><u>Policy 6.2.3</u> Implement the City's density bonus/inclusionary housing program.</p>			
<p><u>Program 6.2.H</u> MC → Each application CD Make subdivision applicants aware of the City's Density Bonus/Inclusionary Housing program by providing information with application forms, and encourage participation in the City's Density Bonus/Inclusionary housing program by also allowing reductions in development standards for affordable units</p>	<p>Progress: The City has not completed this task in terms of providing written materials, but has open conversations with developers about the potential for Density</p>	<p>Effectiveness: The City has been successful in implementing density bonuses to affordable projects that qualify, but has not seen any success in Inclusionary Housing programs</p>	<p>Continue</p>

<p>associated with the density bonus/inclusionary housing program. Quantified Objective: 6 new very low units (General Fund)</p>	<p>Bonuses along with the City's Inclusionary Housing requirements.</p>		
<p><u>Program 6.2.I</u> MC 2016 → CD Review the City's inclusionary housing and density bonus ordinance and update as necessary to ensure it is consistent with changes directed by AB 2222. Allow density bonuses up to 35 percent with the provision of low, very low, or moderate housing and up to 20 percent for senior housing, and require 55-year affordability, and replacement of any existing affordable housing that is eliminated. (General Fund)</p>	<p>Progress: The City completed this program by adopting Ordinance #533 in June of 2018.</p>	<p>Effectiveness: While helpful, the updated ordinances had little to no impact on the ability of the City to provide its required RHNA during the planning period.</p>	<p>Complete / Modify To Be Current</p>
<p><u>Program 6.2.J</u> MC → Each application CD Require affordable housing units be income-restricted for the initial 55 years of occupancy through deed restriction or other legally binding instruments. (General Fund)</p>	<p>Progress: The City adopted Ordinance #533 in 2018 that required the 55-year term of affordability, and has worked with affordable housing providers to ensure that new affordable housing is income-restricted by recorded deed restriction.</p>	<p>Effectiveness: Ensuring that affordable housing stays affordable into the future is of utmost importance to the City of Greenfield and the City has been effective in continuing to monitor and enforce deed restrictions. This remains an effective and essential tool to maintain an affordable housing stock, and will continue into future years.</p>	<p>Continue</p>

<p><u>Program 6.2.K</u> MC 2016 → CD</p> <p>Require dispersal of affordable units throughout development projects, so that they are visually indistinguishable from market rate units. Add this requirement to the City's application completeness checklist.</p> <p>(General Fund)</p>	<p>Progress: This item was added to the application completeness checklist. No integrated housing was built in Greenfield during the 5th Cycle period.</p>	<p>Effectiveness: Dispersing affordable units within for-sale subdivisions continues to be a challenge as it is considered by the development community to be a constraint to construction of housing. Given that market-rate housing prices in Greenfield continue to lag behind the rest of Monterey County and the AMBAG region, market-rate developers are reluctant to move forward with projects that have such a requirement given reduced profit margins. Since the implementation of the inclusionary housing ordinance in the early 2000s, no market-rate single-family developments have been completed with any inclusionary housing included in the project. All of the affordable for-sale units built in Greenfield to date have been full subdivisions built by nonprofit organizations as moderate rate or self-help housing.</p>	<p>Modify</p>
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<p><u>Program 6.2.N</u> GP → Each application CD Review proposed annexations to ensure that General Plan land use designations and zoning districts allow for a compatible mixture of different types of residential units. When annexation applications include general plan amendments, ensure that the availability of land designated for high density residential use is not reduced. (General Fund, Developers)</p>	<p>Progress: The City processed three annexation applications during the planning period and none of the annexations resulted in a general plan amendment or loss of high density residential lands.</p>	<p>Effectiveness: The City continues to monitor annexation activity and demand for housing and will ensure that future annexations allow for a compatible mixture of different types of residential units.</p>	<p>Continue</p>
<p><u>Program 6.2.O</u> MC 2016 CD Amend the zoning ordinance to allow or conditionally allow single resident occupancy units in appropriate residential zoning districts. (General Fund)</p>	<p>Progress: The City completed this program by amending the Zoning Code in 2018 through adoption of Ordinance #533.</p>	<p>Effectiveness: There have not been any requests or inquiries into the construction of SRO units within Greenfield during the planning period. However, this is an issue that continues to be talked about regionally, especially considering “tiny homes” and the desire for more studio-type units.</p>	<p>Delete (Completed)</p>
<p>Policy 6.2.6 Accommodate the provision of shelter and services for the homeless in accordance with Zoning Code section 17.80.</p>			
<p><u>Program 6.2.P</u> 2017 → CD Work together with places of worship and non-profit organizations that propose the establishment of transitional or supportive housing or shelters. Provide zoning information and assist in understanding housing opportunities and constraints to assist the entities in successfully establishing the housing. Extend assistance to local agencies, non-profit organizations, and other organizations providing homeless assistance, including places of worship, the Salvation Army, Goodwill, and the Housing Authority of Monterey County. (General Fund, Non-profit Organizations)</p>	<p>Progress: The City did not permit any transitional or supportive housing or shelters during the 5th Cycle. While previously the City lacked staff to take on duties to assist in the coordination with local agencies, in 2023 the City hired its first Community Engagement Coordinator. Among the duties of the</p>	<p>Effectiveness: With the addition of in-house staff to take on these types of assignments, the City of Greenfield will be able to expand outreach to work on issues related to the eventual establishment of transitional or supportive housing or shelters as the need arises and funding is made available for such uses.</p>	<p>Continue</p>

	office, advocacy to resident groups and non-profit agencies is a vital role of the position to assist underprivileged groups and entities that provide services within the community.		
<p><u>Program 6.2.Q</u> → Each application CD In order to expand transportation options for those in transitional or supportive housing or shelters, encourage placement of transitional or supportive housing or shelters in locations near transit and services. (General Fund)</p>	<p>Progress: The City did not receive any applications for transitional or supportive housing during the planning period.</p>	<p>Effectiveness: The City will encourage placement of such uses in locations near public transit and services. These are generally locations near the El Camino Real corridor.</p>	<p>Continue</p>
<p><u>Program 6.2.R</u> MC Annually → CD Maintain the current Emergency Shelters and Transitional Housing Facilities zoning ordinance (Chapter 17.80) that allows transitional housing, supportive housing, and shelters in appropriate zoning districts as required by the State Government Code and continue to review the capacity of those districts to ensure the capacity for those uses is adequate to meet the demands of those populations within the City. (General Fund)</p>	<p>Progress: The City continues to maintain the current section of the Zoning Ordinance and made amendments in 2018 to facilitate these uses.</p>	<p>Effectiveness: The City had no applications during the planning period for an emergency shelter or transitional housing. As such opportunities arise in the future, the City will ensure the capacity for those uses is adequate to meet the demands within the City.</p>	<p>Continue</p>
<p>Goal 6.3 Fair housing opportunity available to all.</p>			

Objective 6.3
 Eliminate illegal discrimination in the sale and rental of housing units, and ensure fair housing opportunities for all residents regardless of race, color, religion, sex, disability, familial status, national origin, ancestry, marital status, sexual orientation, source of income, age, or other factors.

Policy 6.3.1
 Promote understanding of fair housing law.

<p><u>Program 6.3.A 2016</u> → CD Utilize the standards of the Fair Employment and Housing Act and Unruh Civil Rights Act as the City’s “Fair Housing Program,” providing an information program to educate residents of their rights under the fair housing laws, and information regarding the roles of the California Department of Fair Employment & Housing, the Housing Authority of Monterey County, the California Rural Assistance League, and the Housing Resource Center of Monterey County in accepting complaints and assisting in resolution of fair housing violations. Advise the State Department of Fair Employment and Housing of any complaints regarding housing discrimination received by the City. (General Fund, Grants)</p>	<p>Progress: The City did not receive any complaints regarding housing discrimination during the planning period. The City referred individuals to other agencies as needed based on information received and did not adopt a specific program due to a lack of dedicated staffing.</p>	<p>Effectiveness: As long as the information is available to the public to utilize available resources even if not provided by the City, then this goal of furthering fair housing is maintained. With an emphasis on Affirmatively Furthering Fair Housing in the 6th Cycle of the Housing Element, the City will continue to make steps to ensure that information is provided to residents on a timely basis and that the City take proactive measures to ensure the information is shared with residents.</p>	<p>Continue</p>
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<p><u>Program 6.3.B 2017</u> → CD Support efforts of community groups that provide counseling, investigatory, legal, or referral services to victims of discrimination by providing contact information on the City’s website and at City Hall. Provide free or low-cost meeting facilities to accommodate outreach and educational efforts of these groups. (General Fund, Grants)</p>	<p>Progress: The City has not directly acted on this specific program; however the City of Greenfield created a Community Engagement Department that is working on these issues and specifically strengthening partnerships between the City and the</p>	<p>Effectiveness: The City of Greenfield is committed to increasing its engagement efforts to residents, especially with those in need of services and matching them to non-profit organizations that provide these services and will continue to expand on these programs.</p>	<p>Continue Rental Business License and Monitoring/Inspection</p>
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	various service providers through the City website, social media outlets, and use of City facilities.		
<p><u>Program 6.3.C</u> 2017 → CD Provide information on state and federal fair housing laws on the City's website and at City Hall. Seek the cooperation of the local homebuilders association, real estate association, and lenders in disseminating fair housing information. (General Fund)</p>	<p>Progress: This has not yet occurred due to lack of staffing to add to the website.</p>	<p>Effectiveness: While the City has not seen any fair housing issues within the community over the last cycle and the proposed program likely hasn't has a significant impact, the City of Greenfield is fully committed to Affirmatively Furthering Fair Housing.</p>	<p>Continue</p>
<p><u>Program 6.3.D</u> 2017 → CD Train City staff at the public counter to refer victims of housing discrimination to the appropriate local organization or to the State Fair Employment and Housing Commission. (General Fund)</p>	<p>Progress: This training did not take place during the planning period.</p>	<p>Effectiveness: The City did not receive any official housing discrimination complaints over the planning period; however it is unknown to what extent these issues would exist were the City to be more proactive in identifying unreported housing discrimination in the community as part of its commitment to Affirmatively Furthering Fair Housing.</p>	<p>Continue</p>
<p>Policy 6.3.2 Ensure housing providers abide by fair housing law.</p>			

<p><u>Program 6.3.E</u> → Each application CD</p> <p>Ensure all new, multi-family housing meets the accessibility requirements of the Americans with Disabilities Act and provisions of federal and State fair housing acts through the City’s permitting and approval processes. (General Fund)</p>	<p>Progress: The Building Official is proactive on every multi-family project to ensure that accessibility requirements are met, from the beginning of the project in the planning process, through plan check for code compliance, through construction and the inspection process.</p>	<p>Effectiveness: The program, with Building Official oversight is extremely effective to ensure that the projects meet all accessibility requirements and that multi-family housing is available to those with physical disabilities.</p>	<p>Continue</p>
<p><u>Program 6.3.F</u> MC 2016 → CD</p> <p>Utilize the term “family” in compliance with federal and State housing laws. Maintain the municipal code’s non-restrictive definition of “family.” (General Fund)</p>	<p>Progress: The City has maintained the non-restrictive definition of “family” in the municipal code.</p>	<p>Effectiveness: There have been no identified issues in relation to code compliance regarding this issue of “family” when considering City housing issues.</p>	<p>Continue</p>
<p>Goal 6.4 Housing for persons with special needs.</p>			
<p>Objective 6.4 Ensure that no one is denied housing or shelter within the City, including those with special needs such as the physically or developmentally disabled, elderly, large families, single-parent households, farmworkers, and the homeless.</p>			
<p>Policy 6.4.1 Allow and promote housing for persons with special needs in appropriate zoning districts.</p>			
<p><u>Program 6.4.A</u> 2017 → CD</p> <p>Identify suitable development sites for senior housing and housing for the physically and developmentally disabled, with a focus on sites that are convenient to medical and shopping services and/or public transit. (General Fund)</p>	<p>Progress: The city has a senior project, Magnolia Place II, nearing construction at a site that is near public transit services.</p>	<p>Effectiveness: Securing senior housing in the community has been a significant achievement during the planning period. The city will continue to identify additional sites as they come available.</p>	<p>Continue</p>

<p><u>Program 6.4.B</u> MC 2016 CD Revise the Zoning Ordinance to allow farm labor and employee housing for up to six employees in residential zones within the City, and review, and if necessary, remove barriers to the development of other housing appropriate for agricultural workers and other employees. (General Fund)</p>	<p>Progress: The City did adopt changes to the Zoning Ordinance in 2018 to allow for farm labor and employee housing for up to six employees in residential zones within the City.</p>	<p>Effectiveness: Along with the zoning code changes, staff is aware of multiple examples of single-family housing being used for H2-A and agricultural worker projects. During the period the City has been more than accommodating to developers looking to build farmworker housing in the community.</p>	<p>Modify</p>
<p><u>Program 6.4.C</u> MC ANNUAL → CD Annually review state planning law requirements, and amend the zoning code as necessary to permit mandated uses within the appropriate zoning districts. (General Fund)</p>	<p>Progress: The City of Greenfield made comprehensive changes to address Housing Element issues in 2018. Since that time, it has not made specific Zoning Code amendments to address annual state planning law requirements due to staff and funding constraints.</p>	<p>Effectiveness: As state law imposes certain requirements, the City is ensuring that those updates are incorporated into projects regardless of the status of the local municipal code. As such, development on ADU's for example is continuing and developers entitled to certain additional incentives mandated by state law are still receiving them.</p>	<p>Continue</p>
<p><u>Program 6.4.D</u> 2016 → Each application CD Encourage the development of mixed-use projects close to downtown to include units identified for housing for elderly and persons with physical and developmental disabilities. (General Fund)</p>	<p>Progress: No mixed-use projects were approved or built in Greenfield during the planning period.</p>	<p>Effectiveness: Mixed-use housing has been difficult to achieve in Greenfield due to economic issues, past experience with mixed-use projects in Greenfield and challenges in securing financing for these types of projects.</p>	<p>Modify / Delete</p>

<p><u>Program 6.4.E:</u> 2016 → CD Revise the City's Residential Care development standards to remove constraints related to proximity of facilities. (General Fund)</p>	<p>Progress: In 2018, these development standards in the Zoning Ordinance were amended to address and simplify Residential Care development standards.</p>	<p>Effectiveness: No residential care facilities were approved or built during the planning period.</p>	<p>Modify / Delete</p>
<p><u>Program 6.4.F:</u> → Each application CD Publicize to developers the need for development of housing appropriate for large households, by including information with application forms. (General Fund)</p>	<p>Progress: The City of Greenfield did not actively publicize the need for large household development by including information with application forms.</p>	<p>Effectiveness: While the City understands the needs for larger household units, the overall trends in California to increase density places this program in stark contrast to the overwhelming need for more units and more affordable units in general.</p>	<p>Modify / Delete</p>
<p>Policy 6.4.2 Minimize physical barriers to accessible housing and require new housing to meet or exceed Americans with Disability Act requirements.</p>			
<p><u>Program 6.4.G</u> → Each application CD B Implement the state building standards for handicapped accessibility and provide reasonable accommodations by requiring home builders to include a percentage of physically accessible residences in single-family residential development projects, a portion of playground facilities developed as part of housing developments to provide accessible play structures, and offer ADA- accessible kitchen and bath upgrades as an option to buyers. (General Fund)</p>	<p>Progress: The City has not adopted any ordinance to make regulations for housing for physically accessible residences any stricter than existing state law, and is diligent in requiring builders to comply with all existing laws on ensuring that neighborhoods have accessible options.</p>	<p>Effectiveness: The City continues to be vigilant about requiring accessibility in new housing as required by Federal and State law, and will continue to ensure that these important requirements are kept moving forward. The current program is extremely effective.</p>	<p>Continue</p>

<p><u>Program 6.4.H</u> 2016 → CD B Promote policies and development standards for persons with physical and developmental disabilities through information provided on the City’s website and at City Hall. (General Fund)</p>	<p>Progress: Due to staffing and budgetary constraints, the City did not include information for policies and development standards for persons with physical and developmental disabilities on the website or at City Hall.</p>	<p>Effectiveness: Regardless of the lack of outreach efforts, the City of Greenfield maintained throughout the planning period a strong commitment to ensuring that it enforced all Federal and State laws applying to persons with physical and developmental disabilities in the construction of housing.</p>	<p>Continue</p>
<p>Policy 6.4.3 Minimize procedural barriers to special needs housing.</p>			
<p><u>Program 6.4.I</u> MC 2016 CD Provide a procedure for reasonable accommodation of people with physical and developmental disabilities to ensure that development regulations do not pose potential constraints to accommodating persons with disabilities. Amend Zoning Code to allow administrative approval procedure for minor exceptions to zoning standards to accommodate the special needs of persons with physical and developmental disabilities, to allow the Community Development Director to approve encroachments into set-back areas or required yards, accessory structures, parking variations, and similar requests to accommodate the needs of persons with physical and developmental disabilities. Publicize the process for requesting accommodations on the City’s website and at City Hall and by providing information to social services agencies. (General Fund)</p>	<p>Progress: In 2018, the City did adopt this zoning code amendment to allow for the internal modification for accommodations to ensure development does not pose potential constraints to accommodating those with disabilities.</p>	<p>Effectiveness: The City has a strong track record of ensuring that accessibility requirements are met in all new projects. The City is fully committed to ensure that accommodations are provided where necessary to meet the needs of persons with physical and developmental disabilities.</p>	<p>Complete</p>

<p><u>Program 6.4.I</u> → Each application CD</p> <p>Utilize California Environmental Quality Act exemptions for agricultural worker housing, and housing for the elderly and persons with physical and developmental disabilities, to the extent allowable. (General Fund, Developers)</p>	<p>Progress: Where the opportunity allows, City staff has consistently considered and used California Environmental Quality Act exemptions for affordable housing projects where applicable including agricultural worker projects, and these determinations are handled on a site-specific basis.</p>	<p>Effectiveness: CEQA exemptions are a valuable tool in encouraging the development of affordable housing, and the City will continue to implement and support the State in any legislation that streamlines affordable housing opportunities in existing urban areas where environmental impacts are already well known and defined.</p>	<p>Continue</p>
<p>Policy 6.4.4 Promote the provision of housing for persons with special needs.</p>			
<p><u>Program 6.4.K</u> MC 2016 → CD</p> <p>Coordinate development of affordable housing with needed facilities for single parent households such as daycare facilities, medical facilities, parks and recreation, and schools. Ensure that zoning district development standards, permitted uses, and zoning map allow the appropriate selection of uses. (General Fund)</p>	<p>Progress: The City did not take any specific action on this program during the planning period but continues to monitor the planning and development of daycare facilities, medical facilities, and schools related to housing and has specific standards relating to park development.</p>	<p>Effectiveness: The City continues to encourage the provision of facilities from other providers who bring these essential services into the community and continues to work to ensure that these services are expanded as affordable housing is constructed.</p>	<p>Continue</p>
<p><u>Program 6.4.L</u> 2017 → CD</p> <p>Identify potential funding sources and development sites and work with non-profit developers to facilitate the development of affordable farmworker housing, senior housing, and housing for the physically and developmentally disabled.</p>	<p>Progress: The City of Greenfield was extremely successful during the planning period in engaging with non-profit developers to construct multiple sites that addressed needs</p>	<p>Effectiveness: The City of Greenfield is known by the non-profit development community as a great place to do business and partnerships with the City and the non-profits have resulted in the construction of</p>	<p>Continue</p>

(General Fund, Grants, Non-profit Organizations)	including farmworker units (Avila project), and senior housing (Magnolia Place II).	164 very low and 197 low income units during the 5 th Cycle.	
<p><u>Program 6.4.M</u> 2017 → CD Work with non-profit organizations to promote applications for creative project designs that could serve farmworkers during the growing season and homeless during the winter. (General Fund, Grants, Non-profit Organizations)</p>	<p>Progress: The City has had conversations with providers of H-2A housing to consider year-round housing options when farmworker housing remains vacant during the agricultural off-season.</p>	<p>Effectiveness: As farmworker housing facilities have been built directly by the industry to address labor shortages, this concept has not gained significant traction. Funding will be needed to ensure that such housing can be controlled by entities interested in pursuing such a concept.</p>	Modify
<p><u>Program 6.4.N</u> 2017 → CD Work with the Housing Alliance for People with Disabilities to promote the availability of housing designed to accommodate persons with disabilities. Facilitate cooperation between developers and the Housing Alliance for People with Disabilities for the inclusion of accessible features in house designs. (General Fund, Grants, Non-profit Organizations)</p>	<p>Progress: The City did not take specific action to pursue this program during the planning period.</p>	<p>Effectiveness: The City remains committed to ensure that housing opportunities remain available at all times for those with disabilities and promotes accessible design features.</p>	Continue
<p>Policy 6.4.5 Design subdivisions to facilitate and promote mobility for the mobility-impaired.</p>			
<p><u>Program 6.4.O</u> → Each application CD PW Assess continuity of sidewalks and ramps adjacent to new development, and especially on routes connecting to schools and services, and prioritize funding and completion of improvements in highest needs areas, including routes to schools, community facilities, and commercial areas. When justified during</p>	<p>Progress: The City has taken proactive steps during the planning period to ensure improvements to sidewalks, ramps and other infrastructure improvements. Working</p>	<p>Effectiveness: The City was fully committed to the implementation of this program and still has a number of projects ongoing into the future and will continue to secure funding as it becomes</p>	Continue

<p>residential tentative map approvals, require completion of off-site sidewalks within one-quarter mile of the project site that lead to schools, community facilities, or commercial areas serving the residential development. (General Fund Developers)</p>	<p>with the Safe Routes to School program, the City has completed improvements on bridges, arterial streets, and heavily traveled paths that increase mobility for children and those that experience mobility impairments.</p>	<p>available and ensure that housing providers make necessary mobility improvements where they build.</p>	
<p><u>Program 6.4.P</u> → Each application CD PW Require new public and private streets and sidewalks to meet Americans with Disabilities Act requirements. (Developers)</p>	<p>Progress: The City of Greenfield has been consistent in its requirements that all new streets that come into the city meet all minimum accessibility requirements.</p>	<p>Effectiveness: As developments move forward, the City Building and Public Works Department have worked effectively throughout the planning period and will continue to do so into the future to ensure that all projects meet ADA requirements through planning, plan check and the inspection process.</p>	<p>Continue</p>
<p>Goal 6.5 Engagement with other agencies and organizations in the provision of housing.</p>			
<p>Objective 6.5 Achieve elevated and synergetic outcomes by cooperating with agencies and organizations to maximize benefits to the community.</p>			
<p>Policy 6.5.1 Participate or coordinate with other agencies in home purchase and rental assistance programs and the provision of social services programs.</p>			

<p><u>Program 6.5.A</u> 2016 → CD</p> <p>Pursue available and appropriate state and federal funding sources in cooperation with private developers, non-profit housing corporations, the Housing Authority of Monterey County, and other interested entities to support efforts to meet the housing needs of very low, low, and moderate households and conserve existing affordable housing. Quantified Objective: Conserve 10 very low and 20 low units. (General Fund, Grants, Developers, Non-profit Organizations)</p>	<p>Progress: The City did not meet this quantified objective during the planning period and did not engage in any activities to further conserve existing affordable housing.</p>	<p>Effectiveness: Given staffing and funding limitations, the City did not identify the need to engage in the conservation of units during the planning period. The City will continue to monitor any issues that arise in the future to ensure the long-term viability of affordable housing units in the City.</p>	<p>Continue</p>
<p><u>Program 6.5.B</u> 2016 → CD</p> <p>Cooperate with the Housing Authority of Monterey County in the administration of the federal Section 8 Housing Choice Voucher rental assistance program to maintain the availability of housing vouchers. Provide necessary documentation to the Housing Authority of Monterey County to apply for annual commitments from the U.S. Department of Housing and Urban Development. Encourage rental property owners who have participated in the City's housing rehabilitation program to participate in the Housing Choice Voucher program. (General Fund)</p>	<p>Progress: While the City is aware of these programs, due to the lack of staffing specific to Housing, the city did not actively participate with the Housing Authority with Section 8 or Housing Choice Vouchers and did not participate in a housing rehabilitation program during the planning period.</p>	<p>Effectiveness: The City's efforts during the planning period were limited by the lack of staffing at the local level and has been completely reliant on other agencies for this type of support within the community.</p>	<p>Continue</p>
<p><u>Program 6.5.C</u> 2016 → CD</p> <p>Work with agencies to implement the Home Buyer Assistance Program, a first-time homebuyer assistance program for low-income and moderate-income households, and coordinate processing of applications for first-time homebuyer's assistance, lending decisions with participating mortgage lenders, homebuyer training and technical assistance, and management of loan portfolios. (General Fund)</p>	<p>Progress: The City had a previous Home Buyer Assistance Program, but it is not currently funded or staffed.</p>	<p>Effectiveness: Without staff or funds dedicated to offer the program, there have been no resources available locally for this program. Given past experience in Greenfield when funds and staff have been available and given the current market conditions, a Home Buyer Assistance Program would likely be highly effective.</p>	<p>Continue</p>

<p><u>Program 6.5.D</u> 2016 → CD</p> <p>Work with non-profit organizations to develop self-help housing (housing in which the eventual owner participates in its construction under the supervision of a building contractor). The City can facilitate the development of the self- help housing through a variety of means, including: identification of potential sites, obtaining financing, including CDBG and HOME funds; identifying an appropriate site(s) for a self-help housing project and pursuing state and federal funds for the purchase of the site(s); and reducing the up-front costs of permit fees and/or development impact fees. Quantified Objective: 4 New Low Units. (General Fund, Non-profit Organizations)</p>	<p>Progress: The City is in the process of currently entitling a low-income Self-Help project located at 296 Apple Avenue that will provide affordable housing by helping new homeowners provide “sweat equity” in collaboration with a non-profit housing provider.</p>	<p>Effectiveness: While difficult and likely extending into the 6th Cycle, it is anticipated that once-complete, the project will be very effective in bringing another affordable housing option to the community. The City will continue to look into self-help options as sites become available.</p>	<p>Continue</p>
<p><u>Program 6.5.K</u> → Each application CD B</p> <p>Facilitate collaborations between housing developers and service providers to incorporate services for low income and special needs households into project designs. Provide information on potential programs with application forms. (General Fund)</p>	<p>Progress: This program did not fully materialize during the planning period. While significant affordable housing was built in the City, due to staffing limitations there was not a concerted effort to incorporate specific services into project designs.</p>	<p>Effectiveness: Unknown as the City did not prioritize this program. There continues to be a need for additional service providers in Greenfield and the South County area in general, whether on-site at housing complexes or in other sites within the City.</p>	<p>Continue</p>
<p>Goal 6.6 Adequate infrastructure and services to support housing.</p>			
<p>Objective 6.6 Provide adequate water, sewer, and storm drainage utilities, and adequate fire and police services, to accommodate projected residential development.</p>			
<p>Policy 6.6.1 Ensure that adequate water, sewer, and storm drainage utilities, fire and police services, and school sites are provided to accommodate new development and future residents.</p>			

<p><u>Program 6.6.A</u> → Each application CD</p> <p>Review specific plans and subdivision maps with city departments and utilities to ensure adequate provision of infrastructure and facilities. Review specific plans and subdivision maps with the school district to identify needs for new school sites and enable the school district to plan for future residents. (General Fund)</p>	<p>Progress: As City applications are taken in, coordination occurs with other city departments to ensure the proper provision of infrastructure. In addition, the City has maintained a positive working relationship with the school district in discussing future growth plans and a new elementary school was built during the planning period.</p>	<p>Effectiveness: Inter-departmental review of all projects is an extremely effective program to ensure that adequate infrastructure is provided for all housing projects.</p>	<p>Continue</p>
<p><u>Program 6.6.B</u> 2016 → PW</p> <p>Prioritize the provision of water and sewer services to low income housing developments including granting a priority for service hook-ups to developments that help meet the City's RHNA. (General Fund)</p>	<p>Progress: The City of Greenfield is not currently under any mandated restrictions on new water or sewer connections, and did not need to establish a priority list for hook-ups during the planning period and was able to accommodate all housing projects that pursued building permits.</p>	<p>Effectiveness: While not an issue in the 5th Cycle, the City will continue to monitor water supplies and is in the process of looking to expand sewer capacity. Should either water or sewer capacity become further constrained, this program will need to take effect.</p>	<p>Continue</p>
<p>Goal 6.7 Reduced ongoing household costs and supporting incomes.</p>			
<p>Objective 6.7 Provide energy, water, and transportation efficiencies to realize long-term cost savings for residents.</p>			
<p>Policy 6.7.1 Promote energy and water efficiency in new houses and rehabilitated houses to reduce ongoing homeowner costs.</p>			

<p><u>Program 6.7.A</u> 2016 → CD B</p> <p>Participate in the Home Energy Renovation Opportunity financing program Quantified Objective: 4 Low, 12 Moderate, and 18 Above Moderate Rehabilitated Units. (General Fund)</p>	<p>Progress: Due to staffing and funding limitations, the City did not make progress on this program during the planning period.</p>	<p>Effectiveness: Significant progress was made in the private market in solar permits over the last eight years. There are other programs as well for energy retrofits that residents are eligible for, but were not sponsored by the city.</p>	<p>Continue</p>
<p><u>Program 6.7.B</u> 2016 → CD</p> <p>Provide information on City-sponsored and utility company conservation improvement rebates, low-flow fixtures, and water conserving landscaping and irrigation practices, consistent with outreach methods in Program 6.2.D. (General Fund)</p>	<p>Progress: Due to staffing and funding limitations, this program was not implemented during the planning period.</p>	<p>Effectiveness: While some behaviors were changed as a result of the ongoing drought and mandatory conservation measures that were put in place as a result, it remains unknown to what extent these measures would make significant change in Greenfield.</p>	<p>Continue</p>
<p><u>Program 6.7.C</u> December 2016 → CD B</p> <p>Adopt and enforce the most recent state energy efficiency requirements for new residential construction (Title 24 Energy Code and California Green Building Standards Code). (General Fund)</p>	<p>Progress: The City has adopted the most recent energy efficiency requirements and follows all updated California Codes.</p>	<p>Effectiveness: Recent requirements have the impact of making new units more energy efficient; however they do increase costs to developers thereby being passed on to renters and homebuyers. It has yet to be a deterrent to the demand for new housing.</p>	<p>Continue</p>
<p><u>Program 6.7.D</u> 2017 → CD B</p> <p>Instruct the City's plan reviewers to support building framing that promotes construction of tighter building envelopes. (General Fund)</p>	<p>Progress: The City reviews plans for code compliance and works with developers to ensure that units remain safe to the public. While</p>	<p>Effectiveness: It is uncertain to what extent plan check was involved in the consideration of site development in new housing projects. Many other</p>	<p>Continue</p>

	<p>accommodations are made as needed, the requirements of the building code prevail. It is uncertain to what extent, if any, plan check had in the design of projects in Greenfield in delivering affordable housing.</p>	<p>variables are also considered in the development process.</p>	
<p><u>Program 6.7.E</u> December 2016 → CD B</p> <p>Require the use of Energy Star appliances in newly constructed or renovated housing as an amendment to the California Green Building standards Code as a condition of subdivision, site plan, or Planned Development approvals. (General Fund)</p>	<p>Progress: The City follows this program and requires energy efficient appliances in new construction in a manner consistent with the California Green Building Standards Code.</p>	<p>Effectiveness: The City works with developers at the outset of projects to ensure energy efficiency requirements are well understood and met throughout the development process, including the entitlement phase, plan review, and construction and inspection.</p>	<p>Continue</p>
<p><u>Program 6.7.F</u> 2017 → CD B</p> <p>Utilize provisions in the California Green Building Standards Code to require residential developers/builders to maximize energy conservation through proactive site, building and building systems design, use of solar hot water, solar voltaic electricity, and passive solar heating and lighting, and/or other materials and equipment to maximize energy efficiency that exceed the provisions of Title 24 Energy Code as a condition of subdivision, site plan, or Planned Development approvals. (General Fund)</p>	<p>Progress: The City has not taken specific actions to require builders to exceed the provisions of Title 24 locally.</p>	<p>Effectiveness: As a matter of policy, the City is concerned about any time it added even more additional regulations that could negatively impact the cost of construction given the many State mandates that get added in every code cycle.</p>	<p>Continue</p>

Policy 6.7.2

Provide transportation choices and travel efficiency in housing areas.

Program 6.7.G → Each application CD PW

Promote infill and compact development to facilitate non-motorized transportation. In the approval of subdivision maps and site plans, facilitate land use patterns and development densities that place services close to residences and promote use of lower-energy means of transportation, including walking, bicycling, and car-pooling to make less costly transportation alternatives available and feasible and reduce costs associated with transportation, especially for low income residents.
(General Fund)

Progress: The City remains diligent in reviewing every development application to ensure that non-motorized transportation is considered in all site plans and maps to the extent possible and practical given the site-specific factors in order to connect residents with services.

Effectiveness: Greenfield prides itself on being a walkable community, and will continue to support walking, bicycling and carpooling options for residents. While the dynamics of the regional geography and lack of an urban environment make car ownership typically a priority, Greenfield will continue to encourage alternatives.

Continue

Program 6.7.H → Each application CD PW

In new subdivisions, use complete street designs and interconnected bicycle, pedestrian, and transit routes to facilitate alternative transportation choices, where possible. Use the City's Mixed Use Overlay zoning to create mixed use opportunities along key commercial corridors as a means of enhancing residents' access to commercial services and transit.
(General Fund)

Progress: Due to a lack of demand, the City did not consider any Mixed Use Overlay projects during the planning period. The City follows guidelines put forth by the Transportation Agency of Monterey County to push towards complete streets to facilitate alternative transportation where possible.

Effectiveness: Complete streets positively support alternative transportation and enable residents to consider non-motorized options. Additional infrastructure is required to make significant progress in these goals.

Continue

Policy 6.7.3

Reduce ongoing health costs.

<p><u>Program 6.7.I</u> 2017 → CD B</p> <p>Utilize provisions in the California Green Building Standards Code to require healthful construction materials and practices, including use of low or zero-VOC paint, wood finishes, and adhesives; and/or avoidance of products with added formaldehyde. (General Fund)</p>	<p>Progress: The City has adopted the Green Building Standards Code and ensures through frequent construction inspections the use of proper materials.</p>	<p>Effectiveness: No issues have been noted regarding the use of products harmful to the health of the community in new construction areas.</p>	<p>Continue</p>
<p><u>Program 6.7.I</u> → Each application CD B</p> <p>Through the City's building permit and inspection processes, ensure that lead and asbestos are properly removed and disposed of during rehabilitation of older residences. (General Fund, Developers)</p>	<p>Progress: The City is diligent in ensuring that during any rehabilitation projects that older building materials that can cause health concerns, especially lead and asbestos, are properly removed and disposed of.</p>	<p>Effectiveness: This is an ongoing effective and vital program to ensure resident safety when these projects occur on older properties.</p>	<p>Continue</p>
<p>Policy 6.7.4 Foster economic development to provide convenient income sources within the City.</p>			
<p><u>Program 6.7.K</u> → Each application CD</p> <p>Extend the Mixed Use overlay in future annexations, as appropriate. (General Fund)</p>	<p>Progress: The City did not consider any Mixed Use Overlay projects in the previous planning cycle and therefore did not consider expanding the overlay zone to future annexations.</p>	<p>Effectiveness: While Mixed Use remains an option, economically it has not proven to be feasible in Greenfield and developers have not seriously considered it over the last eight years.</p>	<p>Continue</p>

<p><u>Program 6.7.L</u> 2017 → CD</p> <p>Provide information on vacant or re-developable commercial and mixed use land available within the City, at City Hall and on the City's website. (General Fund)</p>	<p>Progress: Due to funding and staffing limitations, this Program was not completed during the planning period.</p>	<p>Effectiveness: Given the success of the City in achieving all its RHNA targets, the lack of this program did not have an impact in ensuring that the City could provide sufficient site inventory to ensure the development of housing.</p>	<p>Continue</p>
<p><u>Program 6.7.M</u> GP MC → Each application CD</p> <p>When General Plan Land Use Diagram amendments or zoning map changes are proposed, consider the effects of those changes on the City's supply of land to accommodate housing for persons of all income levels and with special needs, and jobs and commercial services to serve the population, achieve a jobs-housing balance, and prevent retail leakage to other communities. (Developers)</p>	<p>Progress: The City did not consider any General Plan Amendments of zoning map changes that impacted the balance of housing and jobs during the planning period.</p>	<p>Effectiveness: The City will continue to ensure that any potential land use amendments that could impact the City's availability of both residential and commercial sites will be carefully considered to ensure a proper balance to ensure housing opportunities remain while providing jobs and commercial services.</p>	<p>Continue</p>
<p>Goal 6.8 Well maintained housing stock and neighborhoods.</p>			
<p>Objective 6.8 Rehabilitation or replacement of dilapidated housing, timely maintenance of the remaining housing, and preservation of neighborhood integrity.</p>			
<p>Policy 6.8.1 Participate in housing rehabilitation programs.</p>			

<p><u>Program 6.8.A</u> 2016 → CD B</p> <p>Investigate new housing rehabilitation funding opportunities and administer funds as they become available, including, housing rehabilitation grants, Community Development Block Grant funding, Housing Rehabilitation Loan Program, Neighborhood Stabilization Program, Mr. Fix-It, Home Safety, and Housing Accessibility grant programs. Quantified Objective: Rehabilitate 6 Very Low-, 6 Low-, and 6 Moderate-Income units. (General Fund, Grants)</p>	<p>Progress: Due to staffing and funding limitations, the City was unsuccessful in implementing these programs during the planning period and did not rehabilitate any units.</p>	<p>Effectiveness: While these programs have been effective in jurisdictions that have implemented them, Greenfield has lacked the resources since the dissolution of Redevelopment Agencies to provide such programs and looks forward to working with the State to ensure proper funding for these programs.</p>	<p>Modify</p>
<p><u>Program 6.8.B</u> 2016 → Each application CD B</p> <p>Include information on housing rehabilitation when distributing building code and zoning information to prospective residential project applicants, and at City Hall and on the City's website. Assist homeowners in applying for housing rehabilitation grants or tax credits. (General Fund)</p>	<p>Progress: Due to staffing and funding limitations, the City did not proceed with these programs during the planning period.</p>	<p>Effectiveness: While these programs have been effective in jurisdictions that have implemented them, Greenfield has lacked the resources since the dissolution of Redevelopment Agencies to provide such programs and looks forward to working with the State to ensure proper funding for these programs.</p>	<p>Continue</p>
<p><u>Program 6.8.C</u> 2018 → CD B</p> <p>Assist mobile home park property owners in accessing state and federal funds for mobile home park improvements by providing information to mobile home park owners on state and federal programs, and/or providing referrals to nonprofit organizations who can assist in preparing funding requests. Quantified Objective: 8 Rehabilitated Very Low-Units. (General Fund, Grants)</p>	<p>Progress: Due to staffing and funding limitations, the City did not take action on this program during the planning period.</p>	<p>Effectiveness: While these programs have been effective in jurisdictions that have implemented them, Greenfield has lacked the resources since the dissolution of Redevelopment Agencies to provide such programs and looks forward to working with the State to ensure proper funding for these programs.</p>	<p>Continue</p>

<p><u>Program 6.8.D</u> 2017 → CD B</p> <p>Work with financial institutions to resolve residential property foreclosures and maintenance of foreclosed properties. (General Fund)</p>	<p>Progress: During the height of the foreclosure crisis in the 4th Cycle, the City implemented a foreclosed property maintenance ordinance. While foreclosures have been rather limited during the 5th cycle, the City has monitored vacant properties and worked with financial institutions to ensure that properties are maintained.</p>	<p>Effectiveness: The City foreclosure maintenance program is an effective program as such issues arise. In the 5th Cycle, foreclosure rates have been very low and therefore the City has fortunately not had to rely on this program very often.</p>	<p>Continue</p>
<p><u>Program 6.8.E</u> → Each application CD</p> <p>Utilize California Environmental Quality Act exemptions for reconstruction projects to the extent allowable. (General Fund)</p>	<p>Progress: While there were no reconstruction housing projects in the previous planning period, the City will use CEQA exemptions on reconstruction of pre-existing buildings whenever possible.</p>	<p>Effectiveness: CEQA exemptions help provide developer certainty, which is a positive impact when creating housing opportunities within the community.</p>	<p>Continue</p>
<p>Policy 6.8.2 Remove and prevent blight in residential areas.</p>			
<p><u>Program 6.8.F</u> 2016, 2021 CD B</p> <p>Conduct a survey of exterior housing conditions every five years, based on the methodology recommended by the California Department of Housing and Community Development in its CDBG Program Grant Management Manual. Characterize housing rehabilitation and replacement needs by category of substandard condition (roof, for example), type of housing unit, and geographic area of the city. (General Fund, Grants)</p>	<p>Progress: Due to staffing and funding limitations, this program and survey was not completed during the planning period.</p>	<p>Effectiveness: Understanding the condition of the existing housing stock and having accurate information is critical information to form housing policy and should occur within the 6th cycle.</p>	<p>Continue</p>

<p><u>Program 6.8.G</u> 2018 → CD B</p> <p>Adopt an ordinance that triggers an inspection of properties by the Building Official upon sale, for the purpose of creating a register of building code violations requiring remedy. (General Fund)</p>	<p>Progress: Due to staffing and funding limitations, this ordinance was not implemented during the 5th Cycle.</p>	<p>Effectiveness: Inspection upon sale programs help the City better understand the condition of its housing stock and is an appropriate time to conduct these inspections as part of due diligence efforts between buyers and sellers.</p>	<p>Continue</p>
<p><u>Program 6.8.H</u> 2018 → CD B</p> <p>Adopt a residential rental property inspection program to identify deficient, substandard, unsafe and/or unsanitary residential buildings and dwelling units and to ensure the rehabilitation or elimination of those buildings and dwelling units that do not meet minimum building, housing, zoning, and health and safety code standards, or are not otherwise safe to occupy. (General Fund)</p>	<p>Progress: Due to staffing and funding limitations, this program was not adopted during the planning period.</p>	<p>Effectiveness: Given concerns shared during the public outreach, greater oversight of rental health and safety concerns is needed to ensure that tenants are protected from unsafe living conditions.</p>	<p>Continue</p>
<p><u>Program 6.8.I</u> 2018 → CD B LS</p> <p>As budget allows, seek through code enforcement, the private rehabilitation of substandard dwelling units and the demolition of substandard units that are not economically feasible to repair. As budget allows, hire a code enforcement officer to identify and enforce code violations. (General Fund, Grants)</p>	<p>Progress: The City has a code enforcement officer to identify and enforce code violations. As issues are identified, the Officer works with the landowners to ensure compliance with substandard living conditions.</p>	<p>Effectiveness: Regular and ongoing proactive code enforcement is an effective program to ensure the safety of the community.</p>	<p>Continue</p>

<p><u>Program 6.8.J</u> 2018 → CD B</p> <p>Target the housing rehabilitation program to meet the most urgent needs, including substandard rental properties. Avoid the displacement of very low and low-income households during rehabilitation, or ensure temporary housing is provided. Quantified Objective: Conserve 4 Very Low- and 4 Low-income units. (General Fund, Grants)</p>	<p>Progress: Due to staffing and funding limitations, this program and quantified objective was not achieved during the planning period.</p>	<p>Effectiveness: The overall effectiveness of rehabilitation programs in Greenfield is fully dependent upon securing an ongoing funding source and retaining experienced staff with knowledge of these programs and the administrative oversight that these programs require.</p>	<p>Continue</p>
<p><u>Program 6.8.K</u> 2018 → CD B</p> <p>Offer inspection services and information on financial assistance available for housing rehabilitation to rental property owners whose properties are found to require substantial rehabilitation. (General Fund)</p>	<p>Progress: While inspection services are available, there were no instances during the planning period where rental property owners voluntarily sought out inspection services.</p>	<p>Effectiveness: Encouraging landlords to voluntarily submit to inspections has not been effective in getting properties rehabilitated and will require additional oversight.</p>	<p>Continue</p>
<p><u>Program 6.8.L</u> 2017 MC → CD B LS</p> <p>Enforce provisions of the municipal code requiring the removal of weeds and rubbish from properties. (General Fund)</p>	<p>Progress: The City Fire Department is active in issuing weed abatement letters to ensure the public safety.</p>	<p>Effectiveness: Regular issuance of letters and compliance by property owners has been an ongoing effective program in Greenfield that ensures that properties are kept safe from unnecessary fire dangers and improves the overall neighborhood aesthetic.</p>	<p>Continue</p>

<p><u>Program 6.8.M</u> 2018 → CD PW</p> <p>Support community improvement projects in neighborhoods and adjacent commercial areas that suffer from deterioration of structures and/or infrastructure. (General Fund)</p>	<p>Progress: The City did identify any projects to support during the previous planning period and did not set aside funding to support a project.</p>	<p>Effectiveness: While reinvestment in neighborhoods is an effective tool in ensuring the well-being of the community, the City did not have the budget to support any such projects. As grants or other funding sources become available for these purposes, the City will be supportive of implementation of a program.</p>	<p>Continue</p>
<p><u>Program 6.8.N</u> 2018 → CD</p> <p>Encourage and coordinate with neighborhood watch programs, neighborhood associations, and business district associations to reduce crime and address upkeep needs. (General Fund)</p>	<p>Progress: The City Police Department has an established neighborhood watch program, and works with the Greenfield Chamber of Commerce to reduce crime.</p>	<p>Effectiveness: Neighborhood - level programs in Greenfield have proven to be successful in improving safety and keeping peace in local communities.</p>	<p>Continue</p>
<p>Policy 6.8.3 Encourage high quality and appropriate housing construction.</p>			
<p><u>Program 6.8.O</u> December 2016 → CD B LS</p> <p>Adopt the latest editions of the California Building Codes. Enforce housing and building codes to ensure safe structures and prevent the deterioration of housing stock. (General Fund)</p>	<p>Progress: The City Council recently adopted the current code cycle for the next three years and the Building Division actively enforces the provisions of the various codes.</p>	<p>Effectiveness: Adoption of current building codes is an important task in keeping up to date with regulations and updated technology to improve the health, safety and welfare of the residents of Greenfield.</p>	<p>Continue</p>

<p><u>Program 6.8.P</u> December 2016 → CD B</p> <p>Adopt requirements that newly installed manufactured homes meet age and quality criteria. (General Fund)</p>	<p>Progress: This program was accomplished during the planning period.</p>	<p>Effectiveness: Unknown to date as the City has not taken in any new projects for manufactured homes over the planning period.</p>	<p>Continue</p>
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