Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

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LEGAL AFFAIRS DIVISION

JUL 13 2012

DEPARTMENT OF HOUSING
& COMMUNITY DEVELOPMENT

City or County Name: City of Arvin

Mailing Address: 200 Campus Drive
P.O. Box 548
Arvin, CA 93203

Contact Person: Tim Chapa Title: City Manager

Phone: 661-854-3134 FAX: 661-854-0817 E-mail: tchapa@arvin.org

Reporting Period by Calendar Year: from 2010 to 2011

These 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 (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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Housing Element Implementation
(CCR Title 25 §6202)

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Reporting Period 1/1/2011 - 12/31/2011

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
Sycamore Family Apts. 740 Sycamore Rd.	5+	R	17	31	1		49	49	TCAC, RDA, USDA 514	49	0
(9) Total of Moderate and Above Moderate from Table A3 ► ►					6	0	6				
(10) Total by income Table A/A3 ► ►			17	31	7			49			
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**	6	0	0	0	0	6	6
No. of Units Permitted for **Above Moderate**	0	0	0	0	0	0	

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2006	2007	2008	2009	2010	2011	2012	2013		Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	129	0	0	0	0	0	17				17	112
	Non-deed restricted		0	0	0	0	0	0					
Low	Deed Restricted	88	120	4	0	0	0	31				155	-74
	Non-deed restricted		0	0	7	0	0	0				7	
Moderate	Deed Restricted	97	0	0	0	0	0	1				1	-210
	Non-deed restricted		129	102	24	24	21	6				306	
Above Moderate		218	0	0	0	1	1	0				2	216
Total RHNA by COG. Enter allocation number:		532	249	106	31	25	22	55				488	44
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

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

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
Housing Information Housing Program	Promote property owner awareness and interest in available residential rehabilitation through the City website and print media in public buildings.	Within one year of adoption of the Housing Element	The Housing Element was adopted by the Arvin City Council on March 20, 2012. Prior to March 2013 (one year after the adoption of the Housing Element), the City will list and describe the housing rehab programs available to Arvin residents on the City's website and on printed material at City Hall.
Home Maintenance Counseling Program	The City Hall will conduct one counseling workshop a year on home maintenance	Within one year of adoption of the Housing Element	Prior to March 2013, the City will conduct a home maintenance workshop at City Hall. Announcement of this workshop will be on the City's website and notices posted at City Hall.
Neighborhood "Clean-Up"/Fix-Up" Campaigns	The City will conduct "neighborhood clean-up/fix-up day" at least once a year	Annually 2008-2013	Prior to March 2013, the City will conduct a "neighborhood clean-up/fix-up day". Announcement of this clean-up day will be on the City's website and notices posted at City Hall.
Maintain and Update Inventory of At-Risk Projects	Maintain and update at-risk project inventory and aid at-risk project owners	Implement within one year of adoption of the Housing Element and update inventory on an annual basis	Prior to March 2013, the City, in coordination with the Housing Authority of the County of Kern (HACK) will maintain a list of at-risk projects and contact the owners of those at-risk.
Arvin First-Time Home Buyers Loan Program	Approximately 15 loans over the five-year period, if funds are available	Annually 2008-2013	Prior to March 2013, the City will describe the First-Time Home Buyers Loan Program on the City's website and on printed material at City Hall.
Energy Conservation Library	Increase energy efficiency of new homes and to reduce housing operating costs	2011	Prior to March 2013, the City will collect information on energy conservation and efficiency. The information material will be centrally located at the County library and included on the City's website.
Update and Amend the General Plan and Zoning Ordinance	Create opportunities for at least 269 lower income households	Within one year of adoption of the Housing Element	In the summer of 2012, the City will update its General Plan Land Use Element to establish a new Medium Density Residential designation with a maximum density of 15 units/acre and increase the maximum densities of the High Density Residential designation to 24 units/acre. The corresponding zoning will also be amended to be consistent with the General Plan by March 2013.

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Amend Definition of "Family"	Amend the City's current definition of family to the State's definition of family	Within one year of adoption of the Housing Element	Prior to March 2013, the City will review the existing definition of family and amend it to comply with the State's definition of family.
Employee Housing Act	Comply with the Employee Housing Act to allow employee housing by-right	Within one year of adoption of the Housing Element	Prior to March 2013, the City will amend the Zoning Ordinance in compliance with the Employee Housing Act to allow employee housing by-right.
Density Bonus Ordinance/Affordable Housing Development Incentives	Adopt a Density Bonus Ordinance to assist in the creation of affordable housing	Within one year of adoption of the Housing Element	Prior to March 2013, the City will adopt a Density Bonus Ordinance in compliance with State housing law.
Local Plan and Standard Review	Facilitate the production of affordable for-sale and rental housing	Within one year of adoption of the Housing Element	As part of the General Plan and Zoning Ordinance update, the City will review policies and development standards to determine if modifications are needed to accommodate affordable housing. The General Plan Land Use Element is anticipated to be adopted in the summer of 2012 and the Zoning Ordinance updated prior to March 2013.
Kern County Blueprint Program	Adopt Kern County Blueprint guidelines	Within one year of Blueprint Program's establishment	As part of the General Plan and Zoning Ordinance update, the City will incorporate the Kern County Blueprint Program guidelines. The General Plan Land Use Element is anticipated to be adopted in the summer of 2012 and the Zoning Ordinance updated prior to March 2013.
Chelsea Development Project	Approve and construct 60 affordable units	Spring 2012	During 2012, the City will work with the Chelsea Investment Corp. and other developers to construct affordable housing in the City.
Facilitating Large Parcels	Facilitate development of large parcel APN 190-020-45	Implement within one year of adoption of the Housing Element	As part of the General Plan and Zoning Ordinance update, the City will introduce policies and development standards to encourage affordable housing on large lots. In May 2012, the City and the Local Government Commission (funded through Caltrans) conducted a design charrette on the large vacant property known as Jewett Square (APN 190-020-45).

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Adequate Sites Monitoring Program	1) Maintain an up-to-date inventory of adequate housing sites for each income category; 2) develop and implement a formal ongoing procedure to evaluate identified capacity and identify additional sites as necessary; and 3) perform an annual evaluation to determine whether sites are being utilized for residential development and monitor the effectiveness of programs and incentives	Annually 2008-2013	Inventory and adequate site evaluation procedure to be developed before January 2013, and additional sites to be identified in annually, if needed. Survey of identified adequate sites to determine if residential development occurred and effectiveness of programs/incentives before the end of years.
Redevelopment Housing Funds for Lower Income Households	Provide funding for at least five units for extremely low income housing throughout the planning period	Within one year of adoption of the Housing Element	The Arvin Community Redevelopment Agency was eliminated in February 2012. Housing set-aside funds are no longer available. The City will continue to research additional funding sources for affordable housing during the year.
Equal Housing Opportunity Program	Promote equal housing opportunities for all households in the City. Information will be provided through the City website and print media at public buildings	Annually 2008-2013	The City will continue to promote equal housing opportunities for Arvin residents by providing information on the City's website and on printed material that will be available at City Hall. Information will be updated on an annual basis.
Residential Care Facilities	Comply with State law regarding residential care facilities	Within one year of adoption of the Housing Element	Prior to March 2013, the City will amend the Zoning Ordinance to comply with State law regarding residential care facilities with 6 or fewer in single-family residential zones.
Request for Reasonable Accommodation	Revise the Zoning Ordinance to provide reasonable accommodation	Within one year of adoption of the Housing Element	Prior to March 2013, the City will amend the Zoning Ordinance in compliance with the Fair Housing Act to inform residents that they are entitled to request a reasonable accommodation with respect to zoning, permit processing and building code standards.
Second Units	Revise the Zoning Ordinance to comply with State law and allow second units by-right	Within one year from adoption of the Housing Element	Prior to March 2013, the City will amend the Zoning Ordinance in compliance with State law and allow second units by-right.
Transitional and Supportive Housing	Revise the Zoning Ordinance to comply with State law and allow transitional and supportive housing with the same development standards as any permitted residential use in that zone by-right	Within one year from adoption of the Housing Element	Prior to March 2013, the City will amend the Zoning Ordinance in compliance with State law and allow transitional and supportive housing with the same development standard as any permitted residential use in that zone by-right.

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Single Room Occupancy	Revise the current C-1 and C-2 zones to specifically permit SROs with a Conditional Use Permit	Within one year from adoption of the Housing Element	Prior to March 2013, the City will amend the Zoning Ordinance in compliance with State law and allow SROs with a CUP.
Emergency Homeless Shelter	Revise the Zoning Ordinance to allow emergency shelters by right in the M-2 zone.	Within one year from adoption of the Housing Element	Prior to March 2013, the City will amend the Zoning Ordinance in compliance with State law and allow emergency shelters by-right in the M-2 zone.