



City of Avenal

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Avenal, CA 93204
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November 21, 2013

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

NOV 27 2013
Received on:
Housing Policy Department

Re: Updated Housing Element Reports
City of Avenal

Dear Sir:

The City of Avenal has submitted Housing Element Progress Reports for the years 2010 and 2012. Staff has noted corrections that needed to be made to those reports. The City would like to update those reports and add reports for the years 2009 and 2011.

Therefore, please find enclosed Annual Housing Element Progress Reports for the City of Avenal for years 2009 through 2012.

If you have any questions please call me at (559) 386-5782.

Sincerely,
CITY OF AVENAL
Community Development Department

Steven Sopp, Director

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Avenal

Mailing Address: 919 Skyline Blvd.
Avenal, CA 93204

Contact Person: Steven Sopp Title: Community Development Director

Phone: (559) 386-5782 FAX: 386-0629 E-mail: ssopp@cityofavenal.com

Reporting Period by Calendar Year: from 1/1/2010 to 12/31/2010

These forms and tables, (see sample – next page) 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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Avenal
 Reporting Period 1/1/2010 - 12/31/2010

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 Project Identifier (may be APN No., project name or address)	2 Unit Category	3 Tenure R=Rentler O=Owner	4 Affordability by Household Incomes				5 Total Units per Project	5a Est. # Infill Units*	6 Assistance Programs for Each Development See Instructions	7 Deed Restricted Units See Instructions	8 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						
040-330-011	SF	O		1		1						
040-330-012	SF	O		1		1		1				
040-330-026	SF	O		1		1		1				
040-330-027	SF	O		1		1		1				
040-340-016	SF	O		1		1		1				
040-340-017	SF	O			1	1						
(9) Total of Moderate and Above Moderate from Table A3				4	2	0		0				
(10) Total by Income Table A/A3				4	2	0		0				
(11) Total Extremely Low-Income Units*												

* Note: These fields are voluntary

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

Jurisdiction: City of Avenal
Reporting Period: 1/1/2010 - 12/31/2010

**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, 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		1		1	One Home was reconstructed using HOME/CDBG funds. Several more will be finalized in 2011
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	1	0	1	

* 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)**

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

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Avenal

Reporting Period 1/1/2010 - 12/31/2010

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.		2009									2010									Total Units (all years)	Total Remaining RHNA by Income Level
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed																				
	Restricted Non-deed																				
	Deed																				
Low	Restricted Non-deed																				
	Deed																				
	Restricted Non-deed																				
Moderate	Deed																				
	Restricted Non-deed																				
	Deed																				
Above Moderate	Restricted Non-deed																				
	Deed																				
	Restricted Non-deed																				
Total RHNA by COG, Enter allocation number:		711																		19	692
Total Units		▶ ▶ ▶ ▶ ▶ ▶ ▶ ▶ ▶ ▶ ▶									▶ ▶ ▶ ▶ ▶ ▶ ▶ ▶ ▶ ▶ ▶										
Remaining Need for RHNA Period		▶ ▶ ▶ ▶ ▶ ▶ ▶ ▶ ▶ ▶ ▶									▶ ▶ ▶ ▶ ▶ ▶ ▶ ▶ ▶ ▶ ▶										

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

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

Jurisdiction City of Avenal
Reporting Period 1/1/2010 - 12/31/2010

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
Code Enforcement	Address Code Violations	Ongoing	2 Code Enforcement Officers address issues daily in City
Housing Rehabilitation Program	6 to 12 loans per year	Ongoing	The City approved 7 rehab loans in 2010
Preservation of At-Risk Affordable Housing	Monitor at-risk units	Ongoing	The City assisted a buyer with a Tax Credit application (not succs)
Adequate Sites	Maintain Land Use designations	Plan Period	No changes to land use designations in 2010
Infill Development	Facilitate Infill	Ongoing	Several Infill lots were built on in 2010
Density Bonus Program	Implement Density Bonus	Plan Period	No applications for density bonus in 2010
Regulatory and Financial Assistance	Defer/reduce fees/expedite	Plan Period	No requests for deferring fees were submitted in 2010
First Time Homebuyer Program	10 to 15 FTHB loans per year	Plan Period	The City approved 7 FTHB loans in 2010
Section 8 Rental Assistance	Assist KCHA with Section 8	Plan Period	Section 8 Housing continues in the City
Affordable Housing Assistance	Seek and promote grants	Ongoing	The City applied for CDBG and CalHome funding in 2010
Special Needs Housing/Seniors-Disabled	Work with developers for SH	Plan Period	No requests for Senior Housing in 2010
Second Units	Assist with SU applications	Plan Period	No second unit applications were submitted in 2010
Emergency Shelters and Transitional Hous.	Amend ZO to comply with SB2	One Year	Plan. Comm. approved change. CC will consider in Feb 2011
Farworker and Employee Housing	Amend ZO to comply w/ 17021.5	By 2010	Plan. Comm. approved change. CC will consider in Feb 2011
Housing for Persons with Disabilities	Amend ZO to comply with SB520	By 2010	Plan. Comm. approved change. CC will consider in Feb 2011

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Promote Equal Housing Opportunities	Work with Kings County	By 2010	No action as of this date
Multi-Family Permit Processing	Amend ZO to make MF a SFR	By 2011	Plan. Comm. approved change. CC will consider in Feb 2011
Energy Conservation	Provide Energy Info	Plan Period	Working with PGE on this item

General Comments:

The City has completed most of the policies of the Housing Element in 2010. However, construction has been very slow in the City. Multi-Family was built out in the 2003-2008 timeframe. Single family units continue to be constructed at a very slow pace. A majority of homes completed were assisted with HOME First Time Homebuyer funds.