City of Avenal

919 Skyline Blvd.
Avenal, CA 93204
Phone (559) 386-5766
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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

Housing Policy Department
Received on:

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 1/1/2011 to 12/31/2011

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 1/1/2011 - 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	
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	0	0				
(10) Total by income Table A/A3 ► ►											
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

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Jurisdiction City of Avenal
Reporting Period 1/1/2011 - 12/31/2011

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 whichmeet 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		2	3	5	Four homes were reconstructed using HOME/CDBG funds. One home was rehabilitated.
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	2	3	5	

* 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**						0	
No. of Units Permitted for **Above Moderate**						0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
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Jurisdiction City of Avenal

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

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	2011							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	80											80
	Non-deed restricted												
Low	Deed Restricted	126											113
	Non-deed restricted		9	4	0							13	
Moderate	Deed Restricted	214											208
	Non-deed restricted		4	2	0							6	
Above Moderate		291											291
Total RHNA by COG. Enter allocation number:		711	13	6								19	692
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly 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**
Code Enforcement	Address Code Violations	Ongoing	2 Code Enforcement Officers address issues daily in City
Housing Rehabilitation Probram	6 to 12 loans per year	Ongoing	The City approved 5 rehab loans in 2011
Preservation of At-Risk Affordable Housing	Monitor at-risk units	Ongoing	No Activity
Adequate Sites	Maintain Land Use designations	Plan Period	No changes to land use designations in 2011
Infill Development	Facilitate infill	Ongoing	No infill lots were built on in 2011
Density Bonus Program	Implement Density Bonus	Plan Period	No applications for density bonus in 2011
Regulatory and Financial Assistance	Defer/reduce fees/expedite	Plan Period	No requests for defering fees were submitted in 2011
First Time Homebuyer Program	10 to 15 FTHB loans per year	Plan Period	The City approved no FTHB lonas in 2011
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 HOME funding in 2011
Special Needs Housing/Seniors-Disabled	Work with developers for SH	Plan Period	No requests for Senior Housing in 2011
Second Units	Assist with SU applications	Plan Period	No second unit applications were submitted in 2011
Emergency Shelters and Transitional Hous.	Amend ZO to comply with SB2	One Year	Plan. Comm. and CC have adopted the change
Farmworker and Employee Housing	Amend ZO to comply w/ 17021.5	By 2010	Plan. Comm. and CC have adopted the change
Housing for Persons with Disabilities	Amend ZO to comply with SB520	By 2010	Plan. Comm. and CC have adopted the change

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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 SPR	By 2011	Plan. Comm. and CC have adopted the change
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 2011. Housing activity was very slow in 2011 with only 5 rehabilitations completed and no homes built.