Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

Housing Policy Department
Received on:
APR 1 1 2013

City or County Name: City of Avenal

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Avenal, CA 93204

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Reporting Period by Calendar Year: from 01/01/12 to 12/31/12

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 1/1/2012 - 12/31/2012

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	
040-223-015	SR	R		1			1	1			Owner is renting to low income
(9) Total of Moderate and Above Moderate from Table A3 ► ►					0	0	0				
(10) Total by income Table A/A3 ► ►				1				1			
(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 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	1	2		3	Three Homes weres reconstructed using HOME/CDBG funds.
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	1	2	0	3	

* 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

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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.			2010	2011	2012							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											78
	Non-deed restricted		2	0								2	
Low	Deed Restricted	126											105
	Non-deed restricted		20	0	1							21	
Moderate	Deed Restricted	214											209
	Non-deed restricted		5	0								5	
Above Moderate		291											291
Total RHNA by COG. Enter allocation number:		711	27		1							28	683
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 3 rehab loans in 2012
Preservation of At-Risk Affordable Housing	Monitor at-risk units	Ongoing	The City assisted a buyer with a two Tax Credit application to preserve some low income apartments.
Adequate Sites	Maintain Land Use designations	Plan Period	No changes to land use designations in 2012
Infill Development	Facilitate infill	Ongoing	One infill lots was built on in 2012
Density Bonus Program	Implement Density Bonus	Plan Period	No applications for density bonus in 2012
Regulatory and Financial Assistance	Defer/reduce fees/expedite	Plan Period	No requests for defering fees were submitted in 2012
First Time Homebuyer Program	10 to 15 FTHB loans per year	Plan Period	The City approved 3 FTHB lonas in 2012
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 2012
Special Needs Housing/Seniors-Disabled	Work with developers for SH	Plan Period	No requests for Senior Housing in 2012
Second Units	Assist with SU applications	Plan Period	No second unit applications were submitted in 2012
Emergency Shelters and Transitional Hous.	Amend ZO to comply with SB2	One Year	Planning Commission and City Council approved change in 2011
Farmworker and Employee Housing	Amend ZO to comply w/ 17021.5	By 2010	Planning Commission and City Council approved change in 2011
Housing for Persons with Disabilities	Amend ZO to comply with SB520	By 2010	Planning Commission and City Council approved change in 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 SPR	By 2011	Planning Commission and City Council approved change in 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 2012. As seen by the numbers, only one home was constructed in 2012 and construction continues to be 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. Staff revised the 2010 and 2011 numbers in Table B as mistakes were made when submitted.