PLANNING, BUILDING AND HOUSING DIVISION
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CITY COUNCIL

Chris Vierra, Mayor
Ken Lane
Guillermo Ochoa
Bret Durossette

August 30, 2011

HCD – Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

RE: City of Ceres 2010 Annual Element Progress Report

Enclosed please find a copy of the City of Ceres' 2010 Annual Element Progress Report. Please accept our apologies for the delay in getting this to you. Our Housing Division had a vacancy for some time, and housing responsibilities have now been shifted to our Planning and Building Division.

Please feel free to contact Nancy Brown, Housing Coordinator at (209) 538-5621 if you should have any questions.

Sincerely,

Tom Westbrook
Planning, Building and Housing Division Manager

HOUSING POLICY
DEVELOPMENT, HCD
SEP 1 2011

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Ceres

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	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: Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development: See Instructions	Deed Restricted Units: See Instructions	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.
None			0	0	0	0	0	0	0	0	0
(9) Total of Moderate and Above Moderate from Table A3 ►					0	0	0	0			
(10) Total by income Table A/A3 ► ►			0	0	0	0	0	0			
(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	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**	0	0	0	0	0	0	0
No. of Units Permitted for **Above Moderate**	0	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.			2007	2008	2009	2010	2011	2012	2013	2014		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	424											424
	Non-deed restricted				0	0							
Low	Deed Restricted	297											284
	Non-deed restricted				13	0						13	
Moderate	Deed Restricted	351											173
	Non-deed restricted				178	0						178	
Above Moderate		747			0	0							747
Total RHNA by COG. Enter allocation number:		1,819			191							191	1,628
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly low-income households are included in the very low-income permitted units totals. Numbers shown in 2009 column represent 2007-2009.

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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**
Regional Housing Needs Allocation	Meet RHNA	Ongoing	City continues to designate sufficient land to achieve RHNA
Second Dwelling Units	Allow second units by right	Ongoing	City planning to amend Zoning Ordinance per AB1866
Promote Second Dwelling Units	Publicize 2nd Unit Info.	Ongoing	Will implement with program above
Second Unit Bibliography	Provide tech.assist. resources	Ongoing	Will implement with program above
Second Unit Financial Incentives	Use RDA funds to promote 2nd units	Ongoing	Will implement with program above
Master Plans, Specific Plans, & Planned Dev.	New dev. meets housing needs	Ongoing	City has initiated 3 Master Plans w/ a variety of housing types
Preservation of Mobilehome Parks	Assist park owners as needed	Ongoing	No request for assistance to date
Smaller Minimum Lot Sizes	Amend Zoning Ord. for sm. lots	Ongoing	Sm. lot guidelines adopted; Zoning Ord. to be amended
Annual Housing Element Report	Annually report to Council re Housing Element progress	Ongoing	Stalled due to staff reduction. Current report in progress.
Infill Site Inventory	Maintain infill site inventory	Ongoing	Initial inventory completed in 2010
First Time Homebuyer Assistance	Assist targeted homebuyers	Ongoing	City continues to administer FTHB program w/HOME funds
Lot Consolidation	Provide incentives for lot consolid.	Ongoing	Incentives for density bonus and parking reduction are offered
Downtown Underutilized Sites	Ensure max. yield of residential	Ongoing	Downtown Specific Plan initiated - includes maximization of res.
Water Conservation	Hire add'l water conserv. Officers	Ongoing	Budget reductions prevented implementation
Add'l Wells and Water Treatment	Reopen wells if others are offline	Ongoing	No wells have been taken off-line. Water Master Plan update.
Long Term Water Supply	Develop contingency plans	Ongoing	Transition planned to a dual well/surface supply; new wells and tanks planned
Section 8 Program	Coopperate w/ Housing Authority	Ongoing	City advertises Sect.8 rental assistance program w/Housing Auth.
Use of Tax Increment Funds for Affd. Housing	Utilize funds for affordable housing	Ongoing	City continues to utilize funds for FTHB and housing rehab.
Density Bonus	Amend Density Bonus Ordinance	Ongoing	Amendment will occur as staffing levels allow.
Publicize Density Bonus Program	Advertise availability of program	Ongoing	Discussed w/developers; will add to City's website
Incentives w/ density bonus	Other incentives for low-inc. housing	Ongoing	Will be incorporated into new Housing Element
Mortgage Credit Certificates	Program to assist first-time homebuyers	Remove	Housing Authority no longer offers program
Continued Participation in Stanco	State/fed. Funds supporting LI housing	Not active	Not currently participating. City has effectively implemented other programs to develop affordable housing
Pursue State and Fed. Funding	Programs to meet housing needs	Ongoing	City successful in utilizing HOME, CDBG, BEGIN, NSP and RDA funds to address affordable houding needs.

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Housing Requiring Voter Authorization	Ballot measure to expend public fund for LI rental housing	Not active	Not currently a City Council priority due to other budget issues
Advocate State and Fed. Housing Commitments	Advocate funds for low income housing programs	Ongoing	The City coordinates w/ legislators and reps. on an as-needed basis
Guidelines for Fee Waivers, Reductions & Deferrals	Prepare fee waiver/deferral programs	Ongoing	Guidelines not adopted yet, but PFF deferrals authorized
Self Help Housing Program	Allocate RDA funds for Self Help project	Ongoing	No requests received; will continue program in new Housing Element
Acquire Self Help Housing Sites	Assist Habitat for Humanity w/ site acquisition	Ongoing	No requests received; will continue program in new Housing Element
Publisize Self Help Housing Programs	City to contact non-profits re local opportunities	Ongoing	City maintains constant contact w/ Housing Authority and Habitat
Public Education	City to encourage local advocates to make affordable housing presentations	Ongoing	City coordinated w/ several affordable housing dev. & agencies re affordable housing opportunities
Publicize Available Programs	Post available programs on City website	Ongoing	City posts info. On FTHB and programs through RDA on City website, newspapers, brochures, etc.
Reasonable Accommodation	Review/ amend reasonable accommodation procedures	Ongoing	Not completed due to staff reductions - will include in new Housing Element
Reasonable Accommodation Brochure	Create public information brochure	Ongoing	Not completed due to staff reductions - will include in new Housing Element
Handicapped Accessibility	Continue ti implement standards for accessibility	Ongoing	City insured Whitmore Oaks sr. housing project met regs. regarding handicapped accessibility
Housing for Elderly Residents	Prepare guidelines for dev. of projects for elderly w/ special needs	Ongoing	No guidelines developed to date, but Zoning Ordinance has standards; will include program in new Housing Element
Temp. Farmworker Housing	Amend Zoning Ord. to allow farmworker housing in R-4 zones	Ongoing	Not completed due to staff reductions - will include in new Housing Element
Use of RDA Funds for Homeless Shelters	Consider use of RDA funds to build or expand shelter if necessary	Ongoing	No plans at present, but working w/ other jurisdictions toward a regional approach. Will include program in new Housing Element
Regional Cooperation w/ Homeless Needs	Participate w/SCHSSC & Continuum of Care to address needs	Ongoing	City continues to participate w/ SCHSSC & CofC and supports 5-yr. strategy plan.
Rezoning for Emergency Shelters	Amend Zoning Ordinance to allow emergency shelters in M-1 zone	Ongoing	Not completed due to staff reductions - will include in new Housing Element
Housing Rehabilitation Programs	Continue to encourage county-wide CDBG consortium	Ongoing	City continues to participate in CDBG consortium with programs that benefit targeted income household and neighborhoods