

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Clovis  
 Reporting Period 1/1/2011 - 12/30/2011

**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 Project Identifier (may be APN No., project name or address)	2 Unit Category	3 Tenure R=Renter O=Owner	4 Affordability by Household Income				5 Total Units per Project	5a Est. # Infill Units*	6 Assistance Programs for Each Development	7 Deed Restricted Units See Instructions	8 None 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						
1421 Morris	SF	O		1			1	1	RDA	Yes		
(9) Total of Moderate and Above Moderate from Table A3				1			541					
(10) Total by income Table A/A3				1			541					
(11) Total Extremely Low-Income Units*							542					

\* Note: These fields are voluntary

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

Jurisdiction City of Clovis  
Reporting Period 1/1/2011 - 12/30/2011

**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 in 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	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				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)**

No. of Units Permitted for Moderate	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 Above Moderate	541					541

\* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Clovis  
 Reporting Period 1/1/2011 - 12/30/2011

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.		RHNA Allocation by Income Level	Year	Total Units to Date (all years)	Total Remaining RHNA by Income Level								
			1	2	3	4	5	6	7	8			9
Very Low	Deed	3,275						59			59	3,216	
	Restricted Non-deed restricted												
	Deed												
Low	Deed	2,354				3					3	2,329	
	Restricted Non-deed restricted												
	Deed												
Moderate	Deed	2,681										2,681	
	Restricted Non-deed restricted												
	Deed												
Above Moderate		7,073						567	321	541	348	1,777	5,296
Total RHNA by COG. Enter allocation number:		15,383						570	382	542	367	1,861	
Total Units													13,522
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 Clovis

Reporting Period

1/1/2011

- 12/30/2011

General Comments:



Name of Program	Program Objective (# Units to be Assisted)	Time Frame	Status of Program Implementation
<b>PROVISION OF ADEQUATE HOUSING SITES</b>			
Land Use Element/Municipal Code	Adequate residential sites to accommodate the regional fair share determined at 3,275 very low; 2,354 lower; 2,681 moderate; and 7,073 above moderate-income households	2006-2013	Ongoing applicant-driven land use entitlement process since January 1, 2006 has resulted in the following: Our Rezone Application approvals have resulted in 122 units at above moderate, 805, 11 units at moderate, and 1,734 68 units at low density.
Rezone properties for Adequate Site Availability	Rezone sites designated residential consistent with the General Plan	2009-2010	The current GP update is funded by a surcharge on building permit valuation. Due to this funding source, its progress depends on building activity. The third phase of work involves creating land use alternatives, selection of a preferred alternative, and staging for the EIR. This phase is scheduled for completion 6/2011. The rezoning/prezoning will be included in the EIR's project description and will be presented to the Council for final action in 2012.
Land banking	Develop a land banking program for acquisition of sites for affordable/senior housing to be developed in conjunction with nonprofits or private developers	2006-2013	The City, in partnership with the Clovis Community Development Agency has purchased additional property and completed pursuing land entitlements, affordable units.
Annexation	Provide land necessary to accommodate housing needs as demands occur and to provide development opportunities for low- and moderate-income households when resources in current City limits diminish	2006-2013	Ongoing applicant-driven land use entitlement process since January 1, 2006 has resulted in the following: Since 2006, we have annexed 1,967 acres to meet the necessary land to accommodate housing needs and development opportunities for a wide range of households, including low and moderate-income households.
Annexation Grant Funding	Provide land necessary to accommodate housing needs as demands occur and to provide development opportunities for low- and moderate-income households when resources in current City limits diminish	2008-2013	Staff has researched grant funding for pro-active annexations. No such funding exists at this time. Further, given current MOU terms, pro-active annexations ahead of development applications are prohibited.
Modify terms of the Memorandum of Understanding Between Fresno County and Clovis	Modify terms of the MOU that have a constraint on annexation activity	2008-2010	Discussions on MOU modifications will be accomplished with the sphere change of the General Plan.
Grant Funding to reduce costs of development	Identify funding sources to reduce the costs of development	2008-2010	Implemented Proposition 84 and HUD planning grants to be in compliance with this program.
Transitional Housing	Examine and recommend modification to the R-3 zone district to permit transitional housing as a residential use, subject only to those rules that apply to other residential dwellings of the same type in the same zoning	2009	The transitional housing modification to the R-3 zone district has already been completed by the City of Clovis.
Regional GIS	Map and digitize land resources in region to identify current land use, land use designations, and opportunity areas as a basis for establishing countywide programs	ongoing	A regional GIS systems has been implemented.
Mixed-Use Zone	The City will revise the Municipal Code to establish a Mixed-Use Zone	The Mixed Use Zoning will be established through the Development Code update scheduled to be complete by the end of 2013.	The City is currently working on establishing a Mixed-Use Zone with the new development code update.

Mobile Home Park District	Provide for development of mobile home parks as set forth in Municipal Code. Maintain stock of existing mobile homes	Ongoing	The City currently provides for development of mobile home parks as set forth in the Clovis Municipal Code. However, the City does not have a current stock of existing mobile homes within the City limits
Clovis Community Development Agency	Promotes urban infill. Provide 20% set-aside tax-increment funds to assist in providing housing for low- and moderate-income households	Ongoing	The City, in partnership with the Clovis Community Development Agency has purchased property and completed land entitlements. This resulted in two developments being completed for a total 79 affordable units.
Density Bonus Program	Continue to use density bonus program.	Ongoing	Density bonus is encouraged by CMC section .... In pre-application meetings with developers staff informs them of this section as well as opportunities for affordable housing. To date no developers have used this section.

**ASSIST IN DEVELOPMENT OF AFFORDABLE HOUSING - HOMEOWNERS**

Clovis Community Development Agency – Fresno City College and nonprofit agencies	Build an average of 2 homes per year with development partners that will be affordable to low- and very low-income homebuyers	Ongoing	Fresno City College and University HOPE both completed a single-family residences.
Clovis Community Development Agency – Self-Help Enterprises	Build an average of 5 homes per year with Self-Help Enterprises. Home will be marketed to very low- and low-income groups including farm workers	Marketing for projects will occur on an ongoing basis at the appropriate time in the project.	17 homes at the Ashlan-Fowler subdivision are underway.

Clovis Community Development Agency - Private Developers	Provide very low-, low- and moderate-income opportunities through write-down of land costs, off-site improvements or development fees, site analysis and site acquisition for a target of 100 single-family and multi-family units total over the planning period	Ongoing	The City of Clovis and the Clovis Community Development Agency have executed a development agreement that provides for off-site assistance for the development of 60 units affordable to low-income senior citizens. The city recently compelled the construction of a domestic violence shelter
--	---	---------	--

Mortgage Revenue Bond Financing - Single Family	Based on funding, establish a Single Family MRB Program and advertise its availability. Provide assistance to 5 first-time homebuyers by 2013 through the single-family program if funding becomes available. Priorities to units that accommodate large families	Completed by the end of 2013	The City continually seeks to provide additional resources to first-time homebuyers as evidenced by applying for, and receiving HOME down-payment assistance funds in 2009-10. All funds have been utilized and additional funds are being pursued.
---	---	------------------------------	---

Shared Equity Programs	The City will work with local groups to offer shared equity programs as an option for low/moderate income households	2006-2013	The City/Agency partners with local non-profits such as Habitat for Humanity, Self-Help Enterprises, Fresno City College, and University HOPE to provide opportunities for first-time homebuyers to purchase a home and build equity.
Mortgage Credit Certificate Assistance - CHFA	Assist at least 50 first-time homebuyers by providing tax credits, 15 of which are lower households, if funding is available	Ongoing	The City continually seeks to provide additional resources to first-time homebuyers as evidenced by applying for, and receiving HOME down-payment assistance funds in 2009-10. All funds have been utilized and additional funds are being pursued.

State Home Ownership Assistance - CHFA	Builders and developers apply for financing to CHFA through participating mortgage lenders for new and resale units. Programs vary to reduce closing costs or P&I payments, as well as below market interest rates	Ongoing	17 homes at the Ashlan-Fowler subdivision are under construction
--	--	---------	--

Encourage and Facilitate Accessory Units (Second Units)	Implement a public education program consisting of advertising the opportunity for accessory units through the City's web page, at the City's senior center, and in local utility bills	Ongoing/The City will monitor the effectiveness through the annual general plan progress report	Marketing brochure and strategy implemented.
---	---	---	--

**ASSIST IN DEVELOPMENT OF AFFORDABLE HOUSING - RENTERS**

Senior Citizen and Low-Income Housing - Nonmarket Rate Housing in Market Rate Rental Projects	Support and participate in additional rental housing programs that provide non-market rate rents in market rate projects for which only developers and investors may apply for tax credits or capital advances. The City will identify sites suitable for projects, make all known sources of funding known and available, and take processing/promotional actions as necessary	Completed by the end of 2013	When developers approach the City about affordable housing financing tax credits are provided as a potential resource along with Agency resources such as property the agency owns.
Single Room Occupancy Units (SROs)/other lower income housing types	Examine the Zoning Ordinance and recommend modification as necessary to permit the development of new Single Room Occupancy units or other appropriate lower income housing types	Completed by the end of 2010	The City will examine the Zoning Ordinance for possible development of new Single Room Occupancy units.
<b>GOVERNMENTAL AND NONGOVERNMENTAL CONSTRAINTS</b>			
Priority Processing for Affordable Housing	Develop a schedule for priority processing of affordable housing projects. Designate a contact person to coordinate processing of all of the necessary permits	Process to be established by 2011.	The contact person is Andrew Haussler at 559-324-2095 or andrewh@cityoflovis.com
Modify Development Fees	Review existing development fee schedule. Consider fee reductions, or the addition of fee waiver provisions for the production of low-income and senior citizen housing	Reviewed annually	The City updated the entire program on January 8, 2010. The fee reduction for low-income and senior housing is still ongoing. The City is reviewing various options in an effort to reduce the fees.
Density Bonus	Parking requirements will be evaluated with the new development code update scheduled to be completed by 2013.		
Modify Development and Site Improvement	Revise parking requirements on a case-by-case basis. Draft shared parking ordinance for Mixed-Use Zone and establish modified setback and height standards for affordable housing in order to achieve density	Completed by the end of 2013	No constraints are known at this time. Our facilities and procedures are accessible as required and the City will complete a full evaluation by 2013.
Governmental Constraints- Persons with Disabilities	Analysis and determination whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities; evaluation of existing land use controls, permit and processing procedures and building codes; if constraints are found, initiate actions to address these constraints	Evaluation complete by July, 2013, subsequent actions within six months of the completion of the evaluation	
Governmental Constraints- Persons with Disabilities	Examine the Zoning Ordinance's definition of "family care home" and recommend modification as necessary to reduce constraints and ensure consistency with State law	2009	The City has reviewed the "family care home" definition and will ensure that it is consistent with State law.
Governmental Constraints- Multiple-Family Projects	Examine policy of requiring approval of a conditional use permit for multiple-family projects and recommend modification as necessary to reduce potential constraints on the development of such housing	2010	This policy issue has been discussed and no action or decision was made. The City will require additional staff discussions to examine the subject policy.
Nongovernmental Constraints	Research alternative methods of financing.		The City and Agency continue to seek grant funds to assist in the development of Affordable Housing

1. Update available online for public review.

2. Review

3. Funds were provided and awarded from the California Department of Housing and Community Development.

**CONSERVE AND IMPROVE EXISTING AFFORDABLE HOUSING**

**Preservation Program** Encourage Section 8 project property owners to renew their contracts. Identify nonprofit organizations capable of managing these units. Consider the use of City-based incentives for assisted units. Explore the possibility of providing tenant-based subsidies to assisted units that convert to market rate

Ongoing

The City has worked to further develop its relationship with the Fresno County Housing Authority. The City encourages property owners to seek a section 8 voucher. There have not been any conversions of units to market rate.

**Redevelopment Set-Aside Fund** Continue expenditure plan for redevelopment set-aside monies. Programs that focus on the rehabilitation of units occupied by low- and moderate-income households, preservation of assisted units, and construction of affordable housing will receive priority in the expenditure plan

Ongoing

The City is expending CalHOME funds for a owner-occupied rehabilitation loan program. Provides RDA set-aside funds for free home repairs and painting through the World Changers program and paint program. Provides grants to mobile home owners to address health and safety issue with CDBI funds. Additionally, the City partners with local church groups to provide repairs at no cost to the City or the homeowner. The Agency has also set-aside a housing revenue bond to assist with new construction projects and is leveraging these funds to construct as many new units as possible.

**Code Enforcement** City will inspect housing units as needed or requested

Ongoing

The Agency is continuing to provide no-cost paint and minor rehabilitation programs through the World Changers program, summer painting program and mobile home grant program. The City offers loans for owner-occupied rehabilitation.

**Residential Rehabilitation Assistance** Continue residential rehabilitation program and summer painting program

Ongoing

Fresno County no longer offers this program in Clovis. Demand for this program has not occurred. If demand occurs a program can be considered.

**Rental Rehabilitation Program** Assist Fresno County in marketing the Rental Rehabilitation Program based on availability of funds

Ongoing

The Agency offer removes uninhabitable structures during acquisition projects and replaces the unit with a new single family residence.

**Replacement of Units Removed** CCDA will replace housing units demolished in redevelopment areas, investigate feasibility of development placement or in-lieu fees for affordable housing

Ongoing

The City offers referrals to property owners for the section 8 program and works regionally to improve funding to all affordable housing agency partners.

**Section 8 Housing Vouchers** Support efforts to increase the amount of funding allocated to HUD programs. Provide referrals to apartment complex owners for information on the various Section 8 programs

Ongoing

The City offers referrals to property owners and tenants a workshop has not been deemed to be constructive. Rather working in the region to increase funding has been pursued.

**Sponsor workshops with Fresno (or City) Housing Authority to inform rental property owners, landlords, and property managers about benefits of Section 8 program. Strive for 20 additional vouchers per year**

Ongoing.

Due to the waiting list for vouchers for both propriety owners and tenants a workshop has not been deemed to be constructive. Rather working in the region to increase funding has been pursued.

**Mobile Home Park Assistance** Provide technical assistance to mobile home park residents in pursuing MRPAP funds

As needed in response to requests for technical assistance.

No requests have been submitted.

**Mobile Home Rent Review Ordinance** Continue to enforce the Mobile Home Rent Review as a means of maintaining mobile home parks as affordable resources

Ongoing.

Continues annually through the City Clerk's office.

**EQUAL HOUSING OPPORTUNITY**

**Equal Housing Opportunity** Support the activities of the Fair Housing Council

As needed on request from Fair Housing Council.

The City participates in the Annual Conference sponsored by the Fair Housing Council and provides referrals. Additionally the City completed It Analysis of Impediments to Fair Housing Choice for Federal review.

**Housing Referral Directory** Develop a directory of services and resources

This has been provided to requestors on a regular basis.

Title 24 Admin. Code	The City will continue to enforce building code regulations (Title 24)	Ongoing.	The City of Clovis Building Division will continue to enforce the 2008 Title 24 code.
Environmental Review	be required to analyze energy impacts and solar uses	Ongoing.	The City currently does not analyze energy impacts and solar uses in EIRs. In terms of energy impacts, the City analyzes Public Utilities impacts.
Location Efficient Mortgage (LEM) and Energy Efficient Mortgage (EEM) Programs	The City will promote and support LEM and EEM programs.	Start in 2008/Ongoing	The programs are not widely used due to the mortgage market collapse. The City has sought other means to make energy efficiency programs available including the SASH program and PACE programs.
General Plan Update	With the General Plan Update, the City will emphasize efficient land use and development pattern with the intention and promote the conservation of energy resources	2008-ongoing.	The General Plan update is underway, funded by a surtax on building permits. At this time, land use alternatives for specified areas are being developed, and energy efficiency will be one of the criteria in selecting an appropriate land plan and development pattern. Current schedule has the EIR certified and plan adopted approximately late 2013.

**HOUSING ELEMENT MONITORING AND REPORTING**

Annual Reporting	Develop monitoring program and report annually to the City Council on implementation progress. Forward the monitoring report to HCD	Ongoing	This report meets the program description.
------------------	---	---------	--





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

Jurisdiction City of Clovis  
Reporting Period 1/1/2012 - 12/30/2012

**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's 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	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				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)**

No. of Units Permitted for Moderate	Unit Type					6. Total	7. Number of Infill units*
	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes		
No. of Units Permitted for Above Moderate	348					348	

\* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Clovis  
 Reporting Period 1/1/2012 - 12/30/2012

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.		RHNA Allocation by Income Level	Year	Total Units to Date (all years)	Total Remaining RHNA by Income Level								
			1	2	3	4	5	6	7	8	9		
Very Low	Deed Restricted Non-deed restricted	3,275						59				59	3,216
	Deed Restricted Non-deed restricted					3	2	1	19		25	2,329	
	Deed Restricted Non-deed restricted												
Moderate	Deed Restricted Non-deed restricted	2,681											2,681
	Deed Restricted Non-deed restricted												
Above Moderate		7,073					567	321	541	348		1,777	5,296
Total RHNA by COG. Enter allocation number:		15,383					570	382	542	367		1,861	
Total Units													13,522
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 Clovis

Reporting Period 1/1/2012 - 12/30/2012

General Comments:



Fee 11-27-2013

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

Jurisdiction City of Clovis  
Reporting Period 1/1/2011 - 12/30/2011

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 Project Identifier (may be APN No., project name or address)	2 Unit Category	3 Tenure R=Renter 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						
1421 Morris	SF	O		1			1	1	RDA	Yes		
(9) Total of Moderate and Above Moderate from Table A3				1			541					
(10) Total by income Table A/A3				1			541					
(11) Total Extremely Low-Income Units*							542					

\* Note: These fields are voluntary

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

Jurisdiction City of Clovis  
Reporting Period 1/1/2011 - 12/30/2011

**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, if the 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	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				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)**

No. of Units Permitted for Moderate	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 Above Moderate						0
No. of Units Permitted for Above Moderate	541					541	

\* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Clovis  
Reporting Period 1/1/2011 - 12/30/2011

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.		RHNA Allocation by Income Level	Year	Total Units to Date (all years)	Total Remaining RHNA by Income Level								
			1	2	3	4	5	6	7	8	9		
Very Low	Deed Restricted Non-deed restricted	3,275						59				59	3,216
	Deed Restricted Non-deed restricted												
	Deed Restricted Non-deed restricted												
Low	Deed Restricted Non-deed restricted	2,354				3		2		1		19	2,329
	Deed Restricted Non-deed restricted												
	Deed Restricted Non-deed restricted												
Moderate	Deed Restricted Non-deed restricted	2,681											2,681
	Deed Restricted Non-deed restricted												
	Deed Restricted Non-deed restricted												
Above Moderate		7,073					567	321	541	348		1,777	5,296
Total RHNA by COG. Enter allocation number.		15,383					570	382	542	367		1,861	
Total Units													13,522
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 Clovis  
Reporting Period 1/1/2011 - 12/30/2011

General Comments:



Name of Program	Program Objective (# Units to be Assisted)	Time Frame	Status of Program Implementation
<b>PROVISION OF ADEQUATE HOUSING SITES</b>			
Land Use Element/Municipal Code	Adequate residential sites to accommodate the regional fair share determined at 3,275 very low, 2,354 lower, 2,681 moderate, and 7,073 above moderate-income households	2006-2013	Ongoing applicant-driven land use entitlement process since January 1, 2006 has resulted in the following: Our Rezone Application approvals have resulted in 122 units at above moderate, 805.14 units at moderate, and 1,734.68 units at low density.
Rezone properties for Adequate Site Availability	Rezone sites designated residential consistent with the General Plan	2009-2010	The current GP update is funded by a surcharge on building permit valuation. Due to this funding source, its progress depends on building activity. The third phase of work involves creating land use alternatives, selection of a preferred alternative, and staging for the EIR. This phase is scheduled for completion 6/2011. The rezoning/prezoning will be included in the EIR's project description and will be presented to the Council for final action in 2012. The City, in partnership with the Clovis Community Development Agency has purchased additional property and completed pursuing land entitlements, affordable units.
Land banking	Develop a land banking program for acquisition of sites for affordable/senior housing to be developed in conjunction with nonprofits or private developers	2006-2013	The City, in partnership with the Clovis Community Development Agency has purchased additional property and completed pursuing land entitlements, affordable units.
Annexation	Provide land necessary to accommodate housing needs as demands occur and to provide development opportunities for low- and moderate-income households when resources in current City limits diminish	2006-2013	Ongoing applicant-driven land use entitlement process since January 1, 2006 has resulted in the following: Since 2006, we have annexed 1,967 acres to meet the necessary land to accommodate housing needs and development opportunities for a wide range of households, including low and moderate-income households. Staff has researched grant funding for pro-active annexations. No such funding exists at this time. Further, given current MOU terms, pro-active annexations ahead of development applications are prohibited.
Annexation Grant Funding	Provide land necessary to accommodate housing needs as demands occur and to provide development opportunities for low- and moderate-income households when resources in current City limits diminish	2008-2013	Staff has researched grant funding for pro-active annexations. No such funding exists at this time. Further, given current MOU terms, pro-active annexations ahead of development applications are prohibited.
Modify terms of the Memorandum of Understanding Between Fresno County and Clovis	Modify terms of the MOU that have a constraint on annexation activity	2008-2010	Discussions on MOU modifications will be accomplished with the sphere change of the General Plan.
Grant Funding to reduce costs of development	Identify funding sources to reduce the costs of development	2008-2010	Implemented Proposition 84 and HUD planning grants to be in compliance with this program.
Transitional Housing	Examine and recommend modification to the R-3 zone district to permit transitional housing as a residential use, subject only to those rules that apply to other residential dwellings of the same type in the same zoning	Completed by the end of 2009	The transitional housing modification to the R-3 zone district has already been completed by the City of Clovis.
Regional GIS	Map and digitize land resources in region to identify current land use, land use designations, and opportunity areas as a basis for establishing countywide programs	ongoing	A regional GIS systems has been implemented.
Mixed-Use Zone	The City will revise the Municipal Code to establish a Mixed-Use Zone	The Mixed Use Zoning will be established through the Development Code update scheduled to be complete by the end of 2013.	The City is currently working on establishing a Mixed-Use Zone with the new development code update.

Mobile Home Park District	Provide for development of mobile home parks as set forth in Municipal Code. Maintain stock of existing mobile homes	Ongoing	The City currently provides for development of mobile home parks as set forth in the Clovis Municipal Code. However, the City does not have a current stock of existing mobile homes within the City limits
Clovis Community Development Agency	Promotes urban infill. Provide 20% set-aside tax-increment funds to assist in providing housing for low- and moderate-income households	Ongoing	The City, in partnership with the Clovis Community Development Agency has purchased property and completed land entitlements. This resulted in two developments being completed for a total 79 affordable units.
Density Bonus Program	Continue to use density bonus program.	Ongoing	Density bonus is encouraged by CMC section.... In pre-application meetings with developers staff informs them of this section as well as opportunities for affordable housing. To date no developers have used this section.

**ASSIST IN DEVELOPMENT OF AFFORDABLE HOUSING - HOMEOWNERS**

Clovis Community Development Agency – Fresno City College and nonprofit agencies	Build an average of 2 homes per year with development partners that will be affordable to low- and very low-income homebuyers	Ongoing	Fresno City College and University HOPE both completed a single-family residences.
Clovis Community Development Agency – Self-Help Enterprises	Build an average of 5 homes per year with Self-Help Enterprises. Homes will be marketed to very low- and low-income groups including farm workers	Marketing for projects will occur on an ongoing basis at the appropriate time in the project.	17 homes at the Ashlan-Fowler subdivision are underway.

Clovis Community Development Agency - Private Developers	Provide very low-, low- and moderate-income opportunities through write-down of land costs, off-site improvements or development fees, site analysis and site acquisition for a target of 100 single-family and multi-family units total over the planning period	Ongoing	The City of Clovis and the Clovis Community Development Agency have executed a development agreement that provides for off-site assistance for the development of 60 units affordable to low-income senior citizens. The city recently compelled the construction of a domestic violence shelter
--	---	---------	--

Mortgage Revenue Bond Financing - Single Family	Based on funding, establish a Single Family MRB Program and advertise its availability. Provide assistance to 5 first-time homebuyers by 2013 through the single-family program if funding becomes available. Priorities to units that accommodate large families	Completed by the end of 2013	The City continually seeks to provide additional resources to first-time homebuyers as evidenced by applying for, and receiving HOME down-payment assistance funds in 2009-10. All funds have been utilized and additional funds are being pursued.
---	---	------------------------------	---

Shared Equity Programs	The City will work with local groups to offer shared equity programs as an option for low/moderate income households	2006-2013	The City/Agency partners with local non-profits such as Habitat for Humanity, Self-Help Enterprises, Fresno City College, and University HOPE to provide opportunities for first-time homebuyers to purchase a home and build equity.
Mortgage Credit Certificate	Assist at least 50 first-time homebuyers by providing tax credits, 15 of which are lower households, if funding is available	Ongoing	The City continually seeks to provide additional resources to first-time homebuyers as evidenced by applying for, and receiving HOME down-payment assistance funds in 2009-10. All funds have been utilized and additional funds are being pursued.

State Home Ownership Assistance - CHFA	Builders and developers apply for financing to CHFA through participating mortgage lenders for new and resale units. Programs vary to reduce closing costs or P&I payments, as well as below market interest rates	Ongoing	17 homes at the Ashlan-Fowler subdivision are under construction
Encourage and Facilitate Accessory Units (Second Units)	Implement a public education program consisting of advertising the opportunity for accessory units through the City's web page, at the City's senior center, and in local utility bills	Ongoing/The City will monitor the effectiveness through the annual general plan progress report	Marketing brochure and strategy implemented.

**ASSIST IN DEVELOPMENT OF AFFORDABLE HOUSING - RENTERS**

Senior Citizen and Low-Income Housing - Nonmarket Rate Housing in Market Rate Rental Projects	Support and participate in additional rental housing programs that provide non-market rate rents in market rate projects for which only developers and investors may apply for tax credits or capital advances. The City will identify sites suitable for projects, make all known sources of funding known and available, and take processing/promotional actions as necessary	Completed by the end of 2013	When developers approach the City about affordable housing financing tax credits are provided as a potential resource along with Agency resources such as property the agency owns.
---	---	------------------------------	---

Single Room Occupancy Units (SROs)/other lower income housing types	Examine the Zoning Ordinance and recommend modification as necessary to permit the development of new Single Room Occupancy units or other appropriate lower income housing types	Completed by the end of 2010	The City will examine the Zoning Ordinance for possible development of new Single Room Occupancy units.
---	---	------------------------------	---

**GOVERNMENTAL AND NONGOVERNMENTAL CONSTRAINTS**

Priority Processing for Affordable Housing	Develop a schedule for priority processing of affordable housing projects. Designate a contact person to coordinate processing of all of the necessary permits	Process to be established by 2011.	The contact person is Andrew Haussler at 559-324-2095 or andrewh@cityofclavis.com
--	--	------------------------------------	---

Modify Development Fees	Review existing development fee schedule. Consider fee reductions, or the addition of fee waiver provisions for the production of low-income and senior citizen housing	Reviewed annually	The City updated the entire program on January 8, 2010. The fee reduction for low-income and senior housing is still ongoing. The City is reviewing various options in an effort to reduce the fees.
-------------------------	---	-------------------	--

**Density Bonus**

Modify Development and Site Improvement	Revise parking requirements on a case-by-case basis. Draft shared parking ordinance for Mixed-Use Zone and establish modified setback and height standards for affordable housing in order to achieve density	Completed by the end of 2013	Parking requirements will be evaluated with the new development code update scheduled to be completed by 2013.
---	---	------------------------------	--

Governmental Constraints- Persons with Disabilities	Analysis and determination whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities; evaluation of existing land use controls, permit and processing procedures and building codes; if constraints are found, initiate actions to address these constraints	Evaluation complete by July, 2013, subsequent actions within six months of the completion of the evaluation	No constraints are known at this time. Our facilities and procedures are accessible as required and the City will complete a full evaluation by 2013.
---	--	---	---

Governmental Constraints- Persons with Disabilities	Examine the Zoning Ordinance's definition of "family care home" and recommend modification as necessary to reduce constraints and ensure consistency with State law	2009	The City has reviewed the "family care home" definition and will ensure that it is consistent with State law.
---	---	------	---

Governmental Constraints- Multiple-Family Projects	Examine policy of requiring approval of a conditional use permit for multiple-family projects and recommend modification as necessary to reduce potential constraints on the development of such housing	2010	This policy issue has been discussed and no action or decision was made. The City will require additional staff discussions to examine the subject policy.
--	--	------	--

Nongovernmental Constraints	Research alternative methods of financing.		The City and Agency continue to seek grant funds to assist in the development of Affordable Housing
-----------------------------	--	--	---

**CONSERVE AND IMPROVE EXISTING AFFORDABLE HOUSING**

Preservation Program	Encourage Section 8 project property owners to renew their contracts. Identify nonprofit organizations capable of managing these units. Consider the use of City-based incentives for assisted units. Explore the possibility of providing tenant-based subsidies to assisted units that convert to market rate	Ongoing	The City has worked to further develop its relationship with the Fresno County Housing Authority. The City encourages property owners to seek a section 8 voucher. There have not been any conversions of units to market rate.
----------------------	---	---------	---

Redevelopment Set-Aside Fund	Continue expenditure plan for redevelopment set-aside monies. Programs that focus on the rehabilitation of units occupied by low- and moderate-income households, preservation of assisted units, and construction of affordable housing will receive priority in the expenditure plan	Ongoing	The City is expending CalHOME funds for a owner-occupied rehabilitation loan program. Provides RDA set-aside funds for free home repairs and painting through the World Changers program and paint program. Provides grants to mobile home owners to address health and safety issue with CDBK funds. Additionally, the City partners with local church groups to provide repairs at no cost to the City or the homeowner. The Agency has also set-aside a housing revenue bond to assist with new construction projects and is leveraging these funds to construct as many new units as possible.
------------------------------	--	---------	--

Code Enforcement	City will inspect housing units as needed or requested	Ongoing	
Residential Rehabilitation Assistance	Continue residential rehabilitation program and summer painting program	Ongoing	The Agency is continuing to provide no-cost paint and minor rehabilitation programs through the World Changers program, summer painting program and mobile home grant program. The City offers loans for owner-occupied rehabilitation.

Rental Rehabilitation Program	Assist Fresno County in marketing the Rental Rehabilitation Program based on availability of funds	Ongoing	Fresno County no longer offers this program in Clovis. Demand for this program has not occurred. If demand occurs a program can be considered.
Replacement of Units Removed	CCDA will replace housing units demolished in redevelopment areas, investigate feasibility of development placement or in-lieu fees for affordable housing	Ongoing	The Agency often removes uninhabitable structures during acquisition projects and replaces the unit with a new single family residence.

Section 8 Housing Vouchers	Support efforts to increase the amount of funding allocated to HUD programs. Provide referrals to apartment complex owners for information on the various Section 8 programs	Ongoing	The City offers referrals to property owners for the section 8 program and works regionally to improve funding to all affordable housing agency partners.
----------------------------	--	---------	---

Mobile Home Park Assistance	Sponsor workshops with Fresno (or City) Housing Authority to inform rental property owners, landlords, and property managers about benefits of Section 8 program. Strive for 20 additional vouchers per year	As needed in response to requests for technical assistance.	Due to the waiting list for vouchers for both property owners and tenants a workshop has not been deemed to be constructive. Rather working in the region to increase funding has been pursued.
-----------------------------	--	---	---

Mobile Home Rent Review Ordinance	Provide technical assistance to mobile home park residents in pursuing MRPAP funds	As needed in response to requests for technical assistance.	No requests have been submitted.
Equal Housing Opportunity	Continue to enforce the Mobile Home Rent Review as a means of maintaining mobile home parks as affordable resources	Ongoing.	Continues annually through the City Clerk's office.

Equal Housing Opportunity	Support the activities of the Fair Housing Council	As needed on request from Fair Housing Council.	The City participates in the Annual Conference sponsored by the Fair Housing Council and provides referrals. Additionally the City completed it Analysis of Impediments to Fair Housing Choice for Federal review.
Housing Referral Directory	Develop a directory of services and resources		This has been provided to requestors on a regular basis.

Title 24 Admin. Code	The City will continue to enforce building code regulations (Title 24)	Ongoing.	The City of Clovis Building Division will continue to enforce the 2008 Title 24 code.
Environmental Review	EIRs for development and subdivisions shall be required to analyze energy impacts and solar uses	Ongoing.	The City currently does not analyze energy impacts and solar uses in EIRs. In terms of energy impacts, the City analyzes Public Utilities impacts.
Location Efficient Mortgage (LEM) and Energy Efficient Mortgage (EEM) Programs	The City will promote and support LEM and EEM programs.	Start in 2008/Ongoing	The programs are not widely used due to the mortgage market collapse. The City has sought other means to make energy efficiency programs available including the SASH program and PACE programs.
General Plan Update	With the General Plan Update, the City will emphasize efficient land use and development pattern with the intensification and promote the conservation of energy resources	2008-ongoing.	The General Plan update is underway, funded by a surtax on building permits. At this time, land use alternatives for specified areas are being developed, and energy efficiency will be one of the criteria in selecting an appropriate land plan and development pattern. Current schedule has the EIR certified and plan adopted approximately late 2013.

**HOUSING ELEMENT MONITORING AND REPORTING**

Annual Reporting	Develop monitoring program and report annually to the City Council on implementation progress. Forward the monitoring report to HCD	Ongoing	This report meets the program description.
------------------	---	---------	--

