Annual Progress Report
On Implementation of the Housing Element
General Plan Report pursuant to
Section 65400 of the Government Code

HOUSING POLICY
DEVELOPMENT, HCD

JAN 5 2011

Jurisdiction: City of Corning
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Report Period: CY 2009

A. Progress in meeting Regional Housing Need:

In 2009 the City of Corning issued 6 permits for the construction of new single-family residential units. Of these 6 permits, 4 were constructed through the Self Help Home Improvement Program (SHIPP).

Pursuant to a letter the City of Corning received from SHIPP dated 1/02/07, 37% of SHIPP homes are Very Low and the remainder are Low Income homes. Therefore in 2009, 1 of the SHIPP homes would be Very Low and 3 of the SHIPP homes would be Low Income homes.

Breakdown of housing units by income category:

1 – Very Low Income
3 – Low Income
1- Moderate Income
1 – Above Moderate Income

B. The effectiveness of the housing element in attainment of the community's housing goals and objectives:

In 2009 the City of Corning was in the process of preparing an updated Housing Element as required by Sections 65588 (b) and 65588 (e) of the California Government Code. The Element was adopted by the Corning City Council on October 27, 2009. The adopted element was sent to the Department of Housing and Community Development (H&CD) for adoption. The City made revisions to the element pursuant to a letter received from H&CD on December 16, 2009. The adopted element with revisions was resubmitted to H&CD on March 8, 2010 and additional revisions were made on April 2, 7, May 27 and June 3, 2010 due to the numerous changes requested by staff from H&CD before they would adopt the element. On July 13, 2010 the Corning City Council readopted the 2009-2014 Housing Element with the numerous revisions pursuant to H7CD review and on August 26, 2010 the City received a letter from H&CD stating that the element was in full compliance with State housing element law (Article 10.6 of the Government Code).

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The City did not move forward with the implementation of programs prior to the State certifying the housing element. Basically in 2009 staff effort was spent in trying to work with H&CD staff so that the element would comply with Article 10.6 of the Government Code.

Staff continued to issue permits for the construction of affordable housing units within the City but due to the economy and significant amount of foreclosures within the City the construction of new single-family residential units has decreased.

The City made a concerted effort to follow through on the policies and programs in the adopted Housing Element, and with the newly adopted element to further expand and more efficiently respond to its housing needs in coordination with other City goals. Due to budgetary constraints the City has had to reduce staff time in order to maintain a safe level of service for the citizens. The Building Official position is now a part time public works position and the Planning Director is now a part time position.

C. Progress toward mitigating governmental constraints in the housing element.

Table V-1 in the 2009-2014 Housing Element identified Goals, Policies and Objectives for the removal of government constraints for affordable housing projects. Goal RC stated, *"Where appropriate, address and remove unnecessary governmental constraints to the maintenance, improvement and development of housing."* Under this goal there are 7 policies with Implementation Measures, Potential Funding Sources and Quantified Objectives along with a time frame identified.

Adoption of the 2009-2014 Housing Element Update by the City Council with goals, policies and objectives as established in Table V-1 was the progress in mitigating governmental constraints towards the creation of affordable housing.

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