Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Delano

Mailing Address: Community Development Department
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Reporting Period by Calendar Year: from Jan. 1, 2010 to Dec. 31, 2010

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

Housing Policy Department
Received on:
DEC 17 2012

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

Jurisdiction City of Delano

Reporting Period Date1/1/2010 - Date12/31/2010

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				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	
Sunnyview Aprtments, Phase 2, 430 20th	5+	R	49	20			69	69	TCAC		
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					14	2	16				
(10) Total by income Table A/A3 ► ►			49	20	14	2	85	69			
(11) Total **Extremely Low-Income** Units*			7								

* Note: These fields are voluntary

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

Jurisdiction City of Delano

Reporting Period Date1/1/2010 - Date12/31/2010

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	1	The rehabilitation program is carried out pursuant to a contract with the Department of Housing and Community Development to administer HCD-funded housing rehabilitation programs, including the CalHome Program, Community Development Block Grant Program and Home Investments Partnership Program
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	1	1	

* 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**	**14**					14	**2**
No. of Units Permitted for **Above Moderate**	2					2	1

* Note: This field is voluntary

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

Jurisdiction City of Delano

Reporting Period Date1/1/2010 - Date12/31/2010

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								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	442		49								49	393
	Non-deed restricted												
Low	Deed Restricted	300		20								20	280
	Non-deed restricted												
Moderate	Deed Restricted	331											317
	Non-deed restricted			14								14	
Above Moderate		744	10	2								12	732
Total RHNA by COG. Enter allocation number:		1,817	10	85								95	1,722
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly 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 Delano

Reporting Period Date1/1/2010 - Date12/31/2010

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**
1.1.1 Biennial Evaluation	Maintain inventory of available sites	Each 2 years	Under preparation as part of Sites Inventory for 2008-2013 Housing Element Update
1.1.2 Second Unit/Accessory Units	Development of 10 second units by 2007	Ongoing	Conditional use permit requirement for second units has been removed per State law requirement. Approximately 10 second units completed by report date.
1.2.1 Monitor At-Risk Projects	Retain existing affordable housing stock	June 2004	No loss of "at risk" units known to City
1.2.2 Housing Rehabilitation	Provide 266 rehabbed units by 2007	Ongoing	The City assisted in the rehab on 4 units during 2010. A total of 21 units have been rehabbed from 2006 through 2011
1.2.3 Community Education Regarding Rehabilitation Programs	Enhance public's ability to utilize program	Prepare brochure by June 2003	Program is ongoing
1.2.4 Housing Condition Survey	Maintain current information to assist rehab programs	Complete by 2006	Not completed during planning period. Complete housing conditions survey during upcoming planning period as staffing and funding resources permit
1.2.5 Rental Rehab Program	Assist 5 rental owners	Annually	Not developed during planning period. Will be developed during upcoming planning period as reosurces and funding sources permit
1.2.6 Code Enforcement	Eliminate code violations	Ongoing	Ongoing, based on complaints and staff identification in field
1.3.1 Energy Conservation Program	Minimize heating and cooling costs	Ongoing	Not completed during planning period. Program is underway in 2012-2013 during upcoming planning period
2.1.1 Identify Housing Assistance Programs	Apply for specified grant categories	Ongoing	City has obtained CDBG and HOME funding for currrent fiscal year
2.2.1 Partner with non-profit, private and other public entities	Facilitate interest in developing affordable housing in Delano	Annual meetings	Not initiated; will pursue during upcoming planning period
2.2.2 Support non-profit Housing Sponsors	Through support, increase production of affordable housing	Ongoing	Not initiated; will pursue during upcoming planning period
2.3.1 Maintain streamlined application process	Minimize time delay costs due to application processing times	Conduct annual review	Removed conditional use permit requirement for multi family housing in residential zones and for second units

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

Jurisdiction City of Delano

Reporting Period Date1/1/2010 - Date12/31/2010

2.3.2 Density Bonus Ordinance	Ensure compliance with State law	Conduct annual compliance check	Not initiated; will include in upcoming planning period

Program Description	Housing Programs Progress Report - Government Code Section 65583.		
Name of Program	**Objective**	**Timeframe**	**Status of Program Implementation**
2.3.3 Use of Density Bonuses	Facilitate achievement of Housing Element objectives for new	Ongoing per requests	No density bonus approval requested during current year
2.3.4 Priority Building Inspections	Minimize affordable housing cost by reducing inspection waiting time	Ongoing	Not initiated; will implement during upcoming planning period as processing caseloads dictate
2.4.1 Community Information	Promote housing understanding	Initiate by Jan. 2004	Not initiated; will implement as part of partnering program during upcoming planning period
2.4.2 Marketing Materials	Promote development of needed above moderate housing	Update materials annually	Not initiated; will implement as part of partnering program during upcoming planning period
2.4.3 Meet with Potential Developers	Create interest among potential developers	Annual meetings	Not initiated; will implement as part of partnering program during upcoming planning period
2.4.4 Housing for Very Low and Low Income Residents	Assist 150 very low and low income residents	Ongoing	Since 2006, City has assisted 21 households through the rehabilitation program and 46 household through the First Time Homebuyers Program. In May of 2010, the City issued permits for 69 rental units to be constructed under the Tax Credit Allocation Committee (TCAC) program.
3.1.1 Cooperative Association for Equal Housing Opportunity	Assistance to eliminate housing discrimination	Ongoing	Under development by Economic Development and Housing Department
3.2.1 Housing Opportunities for Special Needs Groups	Address housing needs of special needs groups	Ongoing	Housing Authority of Kern County completed 35 unit rental project for farm worker families during current planning period
3.2.2 Coordinate with Agencies Serving Homeless	Develop housing self-sufficiency for homeless	Ongoing	Not initiated; will initiate program to adopt specific zoning for emergency, homeless and transitional shelters during upcoming planning period
3.2.3 Remove Constraints on Production of Housing for Disabled Residents	Analyze policies and ordinances which constrain housing provision	Ongoing	City has adopted Ordinance assuring provision of Reasonable Accommodations for disabled persons in housing construction

3.2.4 Coordinate with Agencies Serving Farm Workers	Apply for various grants to assist special needs housing groups	2 years after adoption of Housing Element	Not initiated: will initate program to amend Zoning Ordinance to provide for farm worker housing in compliance with state law requirements.
3.2.5 Remove Constraints on Production of Multifamily Housing	Remove conditional use permit requirement	By December 2003	Adopted ordinance removing the requirement for conditional use permit approval for multiple family units in residential zones

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Reporting Period Date1/1/2010 - Date12/31/2010

General Comments:

(None)