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March 26, 2013

Housing Policy Department
Received on:
MAR 29 2013

Melinda Coy, Specialist
Division of Housing Policy
Department of Housing and Community Development
1800 Third Street
Sacramento, CA 95811-6942

RE: Submittal of Annual Housing Element Progress Report for 2012

Dear Ms. Coy:

Please find enclosed the Annual Housing Element Progress Report for the City of Delano for calendar year 2012. Please contact me at (661) 720-2226 should you have any questions regarding this submittal.

Kindly advise this office once the annual report has been received by your department. This will assure us that the City of Delano will be in compliance with current reporting requirements.

Sincerely,

Michael J. McCabe
Senior Planner

cc: Housing Element Annual Report Review
Governor's Office of Planning and Research
P.O. Box 3044, Sacramento, CA 95812-3044

RECEIVED
2013 MAR 28 AM 9:34
DEPT OF HOUSING & COMM DEV
DIV COMM AFFAIRS
BY

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

Jurisdiction City of Delano

Reporting Period Date 1/1/2012 - Date 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	
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					23	0	23				
(10) Total by income Table A/A3 ► ►					23						
(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	
(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)

	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**	**20**			**3**		23	
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.			2009	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	442		49								49	393
	Non-deed restricted												
Low	Deed Restricted	300		20								20	280
	Non-deed restricted												
Moderate	Deed Restricted	331											255
	Non-deed restricted		10	14	29	23						76	
Above Moderate		744		2								2	742
Total RHNA by COG. Enter allocation number:		1,817	10	85	29	23						147	1,670
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

	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 Implementation of General Plan Policies:			
1.1.1(a) Complete a Healthy Delano and Sustainable Delano Element funded by the Smart Valley Places HUD grant	Develop General Plan Elements	July 2013 thru July 2014	Currently in progress in concert with the Smart Valley Places Grant
1.1.1(b) Complete comprehensive update of the Zoning Ordinance including Form Based Codes	Complete Zoning Ordinance Amendments	July 2013 thru July 2014	Work has not been initiated; will follow adoption of the Health and Sustainability General Plan Elements
1.1.1 (c) Adopt implementation measures for the Southwest Delano Strategic Plan	Adopt Implementation Measures	July 2013 thru July 2014	Not initiated yet; City will evaluate potential funding sources
1.1.1(d)Complete General Plan Amendments to effectuate internal consistency with the Housing Element	Adopt necessary General Plan Amendments	July 2013 thru July 2014	Work has not been initiated; proposed to complete between June and September 2013
1.1.2 Improve one-stop processing procedures for application review	Continue coordination between City departments and affected	Ongoing	City has adopted Ordinance to clarify the Site Plan Review process and adopt processing time lines
1.1.3 Identify land use policies, ordinances and procedures that act as barriers to the provision of affordable housing	Review existing policies, ordinances and fee schedules	By July 2013	Review has not been initiated; City will identify potential measures as issues in development process become evident
1.1.4 Refer inquiries and complaints regarding fair housing to regulatory bodies and disseminate fair housing information	Refer complaints as they are received	Existing Program	Program is implemented by the Economic Development Department as need dictates
1.1.5 Support current fair housing laws by organizing workshops, fairs, community outreach and publicity	Schedule workshops and other activities	Ongoing	To be implemented by Economic Development staff as resources permit; department has held annual Fair Housing Art Contest
1.1.6 Adopt Green Building Ordinance	Implement "reach code" standards exceeding Title 24 requirements	By July 2013	A draft ordinance is presently under consideration; tentatively scheduled for consideration by Planning Commission and City Council
1.1.7 Monitor H.R. 6 Energy Independence legislation to enable housing -related energy independence programs	Seek funding activities that become available	Continuous	Assistance programs have not to date been identified; will assess feasibility as they become available
2.1.1 Annually monitor supply of vacant and residentially-zoned land and ensure 5 year supply of zoned land for housing development	Initiate amendments as needed	Annually	City will initiate a General Plan Amendment cycle and Zone Amendment prior to end of current fiscal year

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2.1.2 Adopt Ordinance to comply with 35 per cent density bonus required by SB 1818	Adopt Density bonus Ordinance	By July 2012	City has adopted a State-compliant Density Bonus Ordinance in early 2012 - program completed
2.1.3 Infill Housing -Acquire sites for construction of lower income affordable housing	Acquire sites for 5 units annually	Annually	No sites acquired during program year; Redevelopment Agency became inactive due to enactment of State Law
2.1.4 Facilitate Multifamily Housing affordable to lower income households	Rezone 40 acres to R-3 multiple family residential zone district	By July 2012	Zoning has not to date been adopted due to time constraints; expected between June and September of 2013
2.1.5 Increase residential density potential	Review development standards and zoning requirements	Annually	No review initiated to date; pursue as time and resources permit
2.1.6 Review development standards to facilitate development at maximum allowable densities	Review development standards and zoning requirements	By July 2012 and July 2014	No review initiated to date; pursue as time and resources permit
2.1.7 Facilitate land division and specific development plans to provide suitable-sized sites for lower income affordable housing projects	Work with property owners and facilitate and market available sites	By July 2013	No work completed to date; expected in concert with General Plan and Zone Amendment program during current program year
2.1.8 Encourage non-profit groups to seek funding for farm worker housing project development	Identify eligible organizations	As funding becomes available	No organization or funding sources identified to date
2.1.9 Zoning for Emergency and Homeless Shelters	Adopt needed Zone Amendment	By July 2012	Not initiated to date; City proposes to complete between June and September 2013
2.1.10 Zoning for Special Needs Housing	Review and Revise Ordinance	By July 2012	Not initiated; status of existing applicable ordinances to be reviewed and needed revisions proposed by July 2014
2.1.11 City shall work with homeless service agencies to construct transitional housing units; amend zoning ordinance to provide for transitional and supportive housing	Construct at least 6 transitional units; adopt required Ordinance amendments	By July, 2012	Not initiated; funding sources for construction to be assessed and necessary ordinance amendments prepared by July, 2014
2.1.12 Utilize the Redevelopment Agency's Low and Moderate Income Housing Set-aside fund	Identify set-aside funds that can be used for construction, rehab and replacement of affordable housing units	Continuously	Per State law, the Redevelopment agency has been deactivated at beginning of 2012; status of set-aside fund is uncertain
2.1.13 City shall investigate funding sources and partnerships for funding to produce housing units for large families	Assist in production of 50 units for large families	July 2014	City continues to apply for available CDBG and HOME funding for housing purposes; uncertain whether sufficient grant funding can be obtained
2.1.14 Seek funding sources and partner with private organizations to encourage construction of housing units for lower income elderly residents	Identify funding for at least 80 units for seniors	Throughout planning period Years 1 thru 5	City will seek sufficient funding sources; extent of potential funding is uncertain
2.1.15 City shall provide financial assistance and partner with non-profits to develop housing for other very low and extremely low income groups	Provide assistance for construction of 5 units	July 2014	City will seek sufficient funding sources; extent of potential funding is uncertain
2.1.16 Proposition 1C Program - review availability of funding opportunities and prepare applications	Seek funding as available	Throughout planning period Years 1 thru 5	City will seek sufficient funding sources; extent of potential funding is uncertain
2.1.17 Strengthen partnerships with affordable housing developers	Utilize available funding for developer assistance	Throughout planning period Years 1 thru 5	The recent cessation of the Redevelopment Agency has limited the City's ability to provide financial and technical assistance

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2.1.18 Adopt program to amend zoning ordinance to comply with State mandates to facilitate agricultural employees' housing	Initiate amendments as needed	July 2013	Not initiated; City to assess feasibility by July 2014
3.1.1 Comprehensive Code Enforcement - conducted targeted neighborhood inspections	Identify 10 housing units annually for enforcement actions	Throughout planning period Years 1 thru 5	Building Division has indentified a list of targeted properties for corrective action as staff resource permit
3.1.2 Provide for completion of infrastructure facilities to assist existing housing units and facilitate development of other properties	Provide infrastructure assistance to at least 10 households	Throughout planning period Years 1 thru 5	The Public Works Department has pursued federal and state funding sources for curb and sidewalk construction and street pavement rehabilitation and completed neighborhood improvement projects
3.1.3 Prioritize provision of water and sewer services for lower income household developments that meet City standards	Public Works Dept to develop written policies and procedures	Continuously as projects submitted for review	Written polices not initiated; will be assigned to Public Works Dept for completion by July 2014
3.1.4 Enhance police services to high crime neighborhoods	Police Dept to focus on crime prevention strategies including prevention and intervention programs	Throughout planning period Years 1 thru 5	Under continuous implementation by Police Dept
3.2.1 Housing Rehabilitation	Rehabilitate 16 single and multi-family units	Throughout planning period Years 1 thru 5	No units rehabilitated during 2012; due to financial and programming constraints
3.2.2 Housing Replacement	Replace or reconstruct at least 2 dilapidated units	Throughout planning period Years 1 thru 5	No units replaced or reconstructed during 2012; due to financial and programming constraints
3.2.3 Set aside funds for first-time homebuyer assistance	Assist 35 households during planning period	Throughout planning period Years 1 thru 5	7 households were assisted during 2012
3.2.4 Acquire blighted properties for new housing development	Acquire 8 blighted properties	Throughout planning period Years 1 thru 5	None acquired during 2012; funding and program constraints
3.2.5 Conduct comprehensive housing quality survey and incorporate findings into a Geographic Information System (GIS) for monitoring	Complete housing survey	Year 3 to 5 of planning period	Survey work should be carried out beginning in 2014 program year
4.1.1 Identify housing units at risk of losing affordability status and develop plans to conserve their affordability	Identify at risk units	Continuously as information becomes available	City did not become aware cf any units becoming at risk during 2012
4.1.2 Partner with counseling service providers to prevent families from entering foreclosure proceedings; provide public education and outreach regarding foreclosure prevention	Economic Development Dept to partner with housing advocacy organizations	Continuously throughout planning period	Economic Development Dept maintains liaison with organizations such as Self Help Housing to provide assistance as needed
4.2.1 Provide relocation assistance for individuals and families displaced by redevelopment activities	Provide relocation assistance as needed	As needed throughout planning period	No relocation services were necessitated due to redevelopment activity during 2012
4.3.1 Track housing program achievement by adhering to established income level categories for the Regional Housing Needs Assessment (RHNA) process	Provide information in annual Housing Element Progress Report	Annually	23 moderate income single family units were granted permits during 2012

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4.3.2 Provide copies of the Housing Element to City Department and responsible agencies	Distribute copies as required	Year 1	Not initiated; will be completed during upcoming program year

General Comments: