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Attachment 1

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

Jurisdiction City of Delano

Reporting Period 1/1/2014 - 12/31/2014

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	
Tract Map 6176											
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					2	0	2				
(10) Total by income Table A/A3 ► ►					2	0	2				
(11) Total **Extremely Low-Income** Units*											

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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)

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	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**	2					2	
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.													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												442
	Non-deed restricted													
Low	Deed Restricted	300												300
	Non-deed restricted													
Moderate	Deed Restricted	331												219
	Non-deed restricted		10	14	29	23	34	2					112	
Above Moderate		744		2									2	742
Total RHNA by COG. Enter allocation number:		1,817	10	16	29	23	34	2					114	1,703
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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Reporting Period 01/01/2014 to 12/31/2014

Table C

Program Implementation Status

	Housing Program Progress Report – Government Code §65583 Describe progress of all housing 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 (b) Complete City of Delano Health and Sustainability General Plan Element	General Plan Element	July 2014	Adopted by the City Council December 20, 2013
1.1.1 (b) Update of the zoning ordinance to include form based codes	Zoning Ordinance Amendments	July 2013 to July 2014	Not completed during 2014 H.E. Planning year
1.1.1(c) Adopt Implementation Measures for the Southwest Delano Strategic Plan	Adopt Implementation Measures	July 2013 to July 2014	Not completed during 2014 H.E. Planning year
1.1.1.(d) General Plan Amendments to provide internal consistency with Housing elements	General Plan Amendments	July 2013 to July 2014	Not completed during 2014 H.E. Planning year
1.1.2 Improve one-stop processing for building permits	To provide efficient coordination between agencies reviewing permits	On-going	Streamlined Site Plan Review procedures adopted December 19, 2011

Table C
Program Implementation Status

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
1.1.3 Identify Land Use policies, ordinances and procedures that act as barriers to affordable housing	Review existing policies, ordinances and fee schedules	July 2013	Not completed during 2014 H.E. Planning year
1.1.4 Refer inquiries and complaints regarding fair housing to regulatory bodies and disseminate fair housing information.	Refer complaints as they are received	On-going	Program is implemented by the Economic Development Department as the need dictates.
1.1.5 Support current fair housing laws by organizing workshops, fairs, community outreach and publicity.	Schedule workshops and other activities	On-going	To be implemented by Economic Development staff as resources permit.
1.1.6 Adopt Green Building Ordinance	Implement "reach code" standards exceeding Title 24 requirements	July 2013	City Ordinance requires the implementation of current 2013 Uniform Building Code. The city has not developed a "reach code" above and beyond California code of Regulations, Title 24.
1.1.7 Monitor H.R. 6 Energy Independence legislation to enable housing-related energy independence programs.	Seek funding activities that become available	Continuous throughout the H.E. Planning Period	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	Continuous throughout the H.E. Planning Period	The City has maintained a continuous supply of available vacant residential land to ensure a 5 year supply of housing.
2.1.2 Adopt Ordinance to comply with 35 per cent density bonus required by SB 1818	Acquire sites for 5 units annually	Completed 2-6-2012	Density bonus Ordinance Adopted 2-6-2012

Table C
Program Implementation Status

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
2.1.3 Infill Housing -Acquire sites for construction of lower income affordable housing	Rezone 40 acres to R-3 multiple family residential zone district	Continuous throughout the H.E. Planning Period	Not completed during 2014 H.E. Planning year
2.1.4 Facilitate Multifamily Housing affordable to lower income households	Review development standards and zoning requirements	Continuous effort throughout the H.E. Planning Period	Not completed during 2014 H.E. Planning year
2.1.5 Increase residential density potential	No review initiated to date; pursue as time and resources permit	Continuous effort throughout the H.E. Planning Period	Not completed during 2014 H.E. Planning year
2.1.6 Review development standards to facilitate development at maximum allowable densities	Review development standards and zoning requirements	Continuous effort throughout the H.E. Planning Period	Not completed during 2014 H.E. Planning year
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	Continuous effort throughout the H.E. Planning Period	Not completed during 2014 H.E. Planning year
2.1.8 Encourage non-profit groups to seek funding for farm worker housing project development	Initiate amendments as needed	Continuous effort throughout the H.E. Planning Period	Not completed during 2014 H.E. Planning year
2.1.9 Zoning for Emergency and Homeless Shelters	Adopt needed Zone Amendment	Continuous effort throughout the H.E. Planning Period	Not completed during 2014 H.E. Planning year
2.1.10 Zoning for Special Needs Housing	Adopt needed Zone Amendment	Continuous effort throughout the H.E. Planning Period	Not completed during 2014 H.E. Planning year

Table C
Program Implementation Status

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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	Continuous effort throughout the H.E. Planning Period	Not completed during 2014 H.E. Planning year
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	Continuous effort throughout the H.E. Planning Period	Extent of potential funding is uncertain due to the abolishment of the Redevelopment agency. Not completed during 2014 H.E. Planning year
2.1.13 City shall investigate funding sources and partnerships for funding to produce housing units for large families	Provide assistance for construction of 5 units	Continuous effort throughout the H.E. Planning Period	Extent of potential funding is uncertain due to the abolishment of the Redevelopment agency. Not completed during 2014 H.E. Planning year
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	Extent of potential funding is uncertain due to the abolishment of the Redevelopment agency. Not completed during 2014 H.E. Planning year	City will seek sufficient funding sources; extent of potential funding is uncertain. Not completed during 2014 H.E. Planning year
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 residential units.	Extent of potential funding is uncertain due to the abolishment of the Redevelopment agency. Not completed during 2014 H.E. Planning year	Extent of potential funding is uncertain due to the abolishment of the Redevelopment agency. Not completed during 2014 H.E. Planning year

Table C
Program Implementation Status

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
2.1.16 Proposition 1C Program - review availability of funding opportunities and prepare applications	Seek funding as available	Continuous effort throughout the H.E. Planning Period	City will seek sufficient funding sources; extent of potential funding is uncertain. Not completed during 2014 H.E. Planning year
2.1.17 Strengthen partnerships with affordable housing developers	Utilize available funding for developer assistance	Continuous effort throughout the H.E. Planning Period	Extent of potential funding is uncertain due to the abolishment of the Redevelopment agency. Not completed during 2014 H.E. Planning year
2.1.18 Adopt program to amend zoning ordinance to comply with State mandates to facilitate agricultural employees' housing.	Initiate amendments as needed	Continuous effort throughout the H.E. Planning Period	Not completed during 2014 H.E. Planning year.
3.1.1 Comprehensive Code Enforcement - conducted targeted neighborhood inspections.	Identify 10 housing units annually for enforcement actions	Continuous effort throughout the H.E. Planning Period	Building Division has identified a list of targeted properties for corrective action as staff resources 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	Continuous effort throughout the H.E. Planning Period	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	Continuous effort throughout the H.E. Planning Period	Written polices not initiated; has be assigned to Public Works Dept. Not completed during 2014 H.E. Planning year

Table C
Program Implementation Status

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
3.1.4 Enhance police services to high crime neighborhoods	Police Dept. to focus on crime prevention strategies including prevention and intervention programs	Continuous effort throughout the H.E. Planning Period	Under continuous implementation by Police Dept.
3.2.1 Housing Rehabilitation	Rehabilitate 16 single and multi-family units	Continuous effort throughout the H.E. Planning Period	No units rehabilitated during 2013; due to financial and programming constraints
3.2.2 Housing Replacement	Replace or reconstruct at least 2 dilapidated units	Continuous effort throughout the H.E. Planning Period	No units replaced or reconstructed during 2013; due to financial and programming constraints
3.2.3 Set aside funds for first-time homebuyer assistance	Assist 35 households during planning period	Continuous effort throughout the H.E. Planning Period	3 households were assisted during 2013
3.2.4 Acquire blighted properties for new housing development	Acquire 8 blighted properties	Continuous effort throughout the H.E. Planning Period	None acquired during 2013. Extent of potential funding is uncertain due to the abolishment of the Redevelopment agency. Not completed during 2014 H.E. Planning year.
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	Not completed during 2014 H.E. Planning year.
4.1.1 Identify housing units at risk of losing affordability status and develop plans to conserve their affordability.	Identify at risk units	Continuous effort throughout the H.E. Planning Period	City did not become aware of any units becoming at risk during 2013

Table C
Program Implementation Status

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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	Continuous effort throughout the H.E. 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	Continuous effort throughout the H.E. Planning Period	No relocation services were necessitated due to redevelopment activity during 2013. Extent of potential funding is uncertain due to the abolishment of the Redevelopment agency. Not completed during 2014 H.E. Planning year.
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	Continuous effort throughout the H.E. Planning Period	34 moderate or above income level single family units were granted permits during 2013
4.3.2 Provide copies of the Housing Element to City Department and responsible agencies	Distribute copies as required	Continuous effort throughout the H.E. Planning Period	Copies of the housing Element were made available or distributed to interested parties, responsible agencies and other city departments during the 2014 H.E. Planning year.
END	END	END	END