

**Department of Housing and  
Community Development**

**ANNUAL HOUSING ELEMENT PROGRESS REPORT**

City or County Name: City of Exeter

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Reporting Period by Calendar Year: from 1/1/09 to 12/31/09  
1/1/10 to 12/31/10

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  
DEVELOPMENT, HCD

JAN 5 2011

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction: city of EXETER  
 Reporting Period: 1/1/10 - 31-Dec-10

Table A

**Annual Building Activity Report Summary - New Construction  
 Very Low-, Low-, and Mixed-Income Multifamily Projects**

1	2	3	4				5	5a	6			7	8
			Affordability by Household Incomes						Housing with Financial Assistance and/or Deed Restrictions				
Project Identifier (may be APN No, project name or address)	Unit Category	Tenure R=Renter O=Owner	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Deed Restricted Units	Housing without Financial Assistance or Deed Restrictions	
No units constructed			0	0	0	0			See Instructions	See Instructions	See Instructions	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.	
			0	0	0	0							
			0	0	0	0							
			0	0	0	0							
			0	0	0	0							
<b>(9) Total of Moderate and Above Moderate from Table A3</b>			▲	▲	▲	0	0	0					
<b>(10) Total by income Table A/A3</b>			▲	▲	▲	0	0	0					
<b>(11) Total Extremely Low-Income Units*</b>													

\* Note: These fields are voluntary

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

Jurisdiction city of EXETER  
Reporting Period 1/1/10 - 31-Dec-10

**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				TOTAL UNITS	(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	Low-Income		
(1) Rehabilitation Activity	0	1	2	2	3	The housing element contains policies that pertain to the rehabilitation of substandard housing units using CDBG funds. Self-Help Enterprises supervised the rehabilitation.
(2) Preservation of Units At-Risk	0	0	0	0	0	There are no "at risk" units in the city of Exeter.
(3) Acquisition of Units	0	0	0	0	0	
(5) Total Units by Income	0	1	2	2	3	

\* 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 <b>Moderate</b>	1. Single Family	2. 4 Units	3. Units	5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Above Moderate</b>	0						0	0

\* Note: This field is voluntary

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# ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction city of EXETER  
Reporting Period 1/1/10 - 31-Dec-10

Table B

## Regional Housing Needs Allocation Progress

### Permitted Units Issued by Affordability

Income Level	RHNA Allocation by Income Level	Permitted Units Issued by Affordability									Total Units to Date (all years)	Total Remaining RHNA by Income Level
		Year 1(2007)	Year 2(2008)	Year 3(2009)	Year 4(2010)	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	0	0	0	0						0	132
	Non-deed restricted											
Low	Deed Restricted	2	2	1	0						5	100
	Non-deed restricted											
Moderate	Deed Restricted	14	2	1	0						17	111
	Non-deed restricted											
Above Moderate		5	4	3	0						12	404
Total RHNA by COG: Enter allocation number.		21		8	5	0					34	747
Total Units		21		8	5	0					34	747
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 EXETER .....  
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**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
See attached pages.			

**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.

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

Jurisdiction            city of EXETER  
Reporting Period        1/1/10 - 31-Dec-10

General Comments:

# ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction: city of EXETER  
 Reporting Period: 1/1/09 - 31-Dec-09

**Table A**  
**Annual Building Activity Report Summary - New Construction**  
**Very Low-, Low-, and Mixed-Income Multifamily Projects**

1	2	3	4			5	5a	6		7	8
			Very Low-Income	Moderate-Income	Above Moderate-Income			Assistance Programs for Each Development	Deed Restricted Units		
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*	Housing with Financial Assistance and/or Deed Restrictions		Deed Restricted Units	Housing without Financial Assistance or Deed Restrictions
119 N. ORANGE	SF	O	0	0	1	0	1	See Instructions	See Instructions		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.
460 SOUTH H STREET	SF	O	0	1	0	0	1	See Instructions	See Instructions		0
739 ST. JAMES	SF	O	0	0	1	1	1	See Instructions	See Instructions		0
685 ST. THOMAS	SF	O	0	0	1	1	1	See Instructions	See Instructions		0
245 OLD LINE ROAD	SF	O	0	0	1	1	1	See Instructions	See Instructions		0
<b>(9) Total of Moderate and Above Moderate from Table A3</b>											
<b>(10) Total by income Table A/A3</b>			0	0	0	0	0				0
<b>(11) Total Extremely Low-Income Units*</b>											

\* Note: These fields are voluntary

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

Jurisdiction: city of EXETER  
Reporting Period: 1/1/09 - 31-Dec-09

**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				TOTAL UNITS	subsection (c)
	Extremely Low-Income*	Very Low-Income	Low-Income			
(1) Rehabilitation Activity	0	1	1	2	2	(4) The Description should adequately document how each unit complies with (7) of Government Code Section 65583.1  The housing element contains policies that pertain to the rehabilitation of substandard housing units using CDBG funds. Self-Help Enterprises supervised the rehabilitation.  There are no "at risk" units in the city of Exeter.
(2) Preservation of Units At-Risk	0	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	0	
(5) Total Units by Income	0	1	1	2	2	

\* 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)**

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

\* Note: This field is voluntary

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

Jurisdiction city of EXETER  
Reporting Period 1/1/09 - 31-Dec-09

Table B

**Regional Housing Needs Allocation Progress**

Permitted Units Issued by Affordability

Income Level	RHNA Allocation by Income Level	Permitted Units Issued by Affordability										Total Units to Date (all years)	Total Remaining RHNA by Income Level
		Year 1(2007)	Year 2(2008)	Year 3(2009)	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted Non-deed restricted	0	0	0								0	132
Low	Deed Restricted Non-deed restricted	2	2	1								5	100
Moderate	Deed Restricted Non-deed restricted	14	2	1								17	111
Above Moderate		5	4	3								12	404
Total RHNA by COG. Enter allocation number.		21		8	5							34	747
Total Units												34	747
Remaining Need for RHNA Period													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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***Housing Element Implementation***  
 (CCR Title 25 §6202 )

Jurisdiction city of EXETER .....  
 Reporting Period 1/1/09 - 31-Dec-09 .....

Table C

**Program Implementation Status**

Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
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.				
See attached pages.				

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

Jurisdiction            city of EXETER  
Reporting Period       1/1/09 - 31-Dec-09

General Comments:

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## Annual Housing Element Progress Report, 2009 and 2011

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### Program Overview and Quantified Objectives

*The element shall contain a program which sets forth a five-year schedule of actions the local governments is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available Government Code Section 65583(c).*

*The element shall include a statement of the community's goals, quantified objectives and policies relative to the maintenance, preservation, improvement and development of housing, (Government Code Section 65583(b)).*

Programs are the specific action steps Exeter will take to implement its policies and achieve stated goals and objectives. Programs will reflect the results and analyses of the Exeter's local housing needs, available land and financial resources and the mitigation of identified governmental and non-governmental constraints. For example, if the analysis of the existing housing stock, identified a high percentage of units in need of rehabilitation, the jurisdiction should include a rehabilitation program to meet the identified need. Similarly, if Exeter has identified constraints related to local regulations, the element should identify specific programmatic actions such as streamlining processing requirements, "one-stop shop", providing pre-application consultation, or development of pre-approved prototypes to simplify the approval process.

To make adequate provision for the housing needs of all income levels, Exeter must, at a minimum, identify programs to do all of the following:

- Identify adequate sites, with appropriate zoning and development standards and services to accommodate the locality's share of the regional housing needs for each income level (as needed).
- Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households.
- Address, and where possible, remove governmental constraints to the maintenance, improvement and development of housing, including housing for all income levels and housing for persons with disabilities.
- Conserve and improve the condition of the existing affordable housing stock.
- Preservation of assisted housing developments at-risk of conversion to market-rate.

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## Annual Housing Element Progress Report, 2009 and 2011

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- Promotion of equal housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status or disability.

To achieve effective programs, Exeter will include the following in its element:

- Definite time frames for implementation.
- Identification of agencies and officials responsible for implementation. (*e.g., planning department, redevelopment agency, county building official, public housing authority, etc.*).
- Description of the local government's specific role in program implementation (*e.g. a description of how Exeter will market the availability of rehabilitation funds*).
- Description of the specific action steps to implement the program.
- Proposed measurable outcomes (*e.g., the number of units created, completion of a study, development of a homeless shelter, initiation of a rezone program, preservation of at-risk units, annexation of land within a sphere of influence*).
- Demonstration of a firm commitment to implement (*e.g., Exeter will apply for HOME funds by June 2009*).
- Identification of specific funding sources, where appropriate (*e.g., dollar amounts of annual funding entitlements or allocations – CDBG, HOME, redevelopment agency's low/moderate-income housing funds, bond proceeds, tax credit allocations, and other federal, State and local resources*).

### Quantified Objectives

The setting of quantified objectives follows Exeter's work in identifying housing needs, surveying land and financial resources, analyzing constraints, and developing appropriate programmatic and policy responses which reflect Exeter's unique needs and circumstances. The quantified objectives will estimate the number of units likely to be constructed, rehabilitated or conserved/preserved by income level in Exeter during the planning period. The quantified objectives do not represent a ceiling on development, but rather set a target goal for the jurisdiction to achieve based on needs, resources and constraints.

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**Table 1**  
**Quantified Housing Objectives**

Income Category	New Construction	Rehabilitation	Conservation/ Preservation
Extremely Low	33	5	6
Very-Low	99	15	30
Low	105	15	30
Moderate	128	0	
Above Moderate	416	0	
<b>TOTALS</b>	<b>781</b>	<b>35</b>	<b>66</b>

- The Construction objective refers to the number of new units that potentially may be constructed using public and/or private sources over the planning period of the element given Exeter’s land resources, constraints and proposed programs.
- The Rehabilitation objective refers to the number of existing units expected to be rehabilitated during the planning period
- The Conservation/Preservation objective refers to the preservation of the existing affordable housing stock throughout the planning period. A subset of the conservation objective is the number of federal, State and locally assisted at-risk units to be preserved. Since 1990, 66 rental units have been constructed that remain affordable for lower-income households. These units were financed using Section 515 and HOME funds.

### Housing Programs

#### Adequate Sites

#### Programs

1. The Planning Department completed an update to its General Plan in 2004. The Land Use Element has added more land to Exeter’s residential land inventory, some of which, will be designated for high density residential, 29 units per acre. In addition, in 2007, Exeter adopted the Southwest Exeter Specific Plan for the 320-acre planning area. In total, this planning area will accommodate over 5,000 persons who will live in a

# City of Exeter

## Annual Housing Element Progress Report, 2009 and 2011

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variety of housing types, including multi-family projects.

**Time Period: Completed**

**Responsible Agency: City of Exeter, Planning Department**

**Funding: General fund**

**Implementation: Completed**

2. The City of Exeter will redesignate and rezone 9.66 acres to the RM-1.5 zone district, the parcels of which, are listed in Table 37 (bolded APNS) and Table 38 (sites identified zoned ML and CS) of the Element. These reclassifications will provide rental housing for lower-income households. If tax credit projects can be attracted to the community, very-low income households could be accommodated in these housing projects. The City shall rezone sites to RM-1.5, at a minimum density of 20 units per acre, and to allow a minimum of 16 units per site. The City shall ensure that at least 50 percent of the low and very low income regional housing need be accommodated on sites designated for exclusively residential uses, at appropriate densities. The approval of the units does not require a CUP, planned unit development, or other discretionary action or approval. The parcels listed below will be designated and rezoned to the RM-1.5 zone.

Table No. 37

133-070-012 2.5 acres from RSC to RM-1.5  
133-070-038 2.0 acres from CN to RM-1.5  
133-070-031 2.0 acres from CN to RM-1.5

Table No. 38

138-123-018 0.66 acres from ML to RM-1.5  
138-043-004 1.0 acres from ML to RM-1.5  
135-160-008 1.5 acres from CS to RM-1.5

Total            9.66 acres

**Time Period: 2010**

**Responsible Agency: City of Exeter, Planning Department**

**Funding: General fund**

**Implementation: Some of the above parcels have been rezoned to the RM-1.5 zone district. One in particular, was rezoned in order to provide for a multi-family tax credit project.**

3. The Exeter General Plan Update shall provide enough land for 125 percent of the land required for residential development through 2024. This program was completed

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in 2006.

**Year: 2006**

**Responsible Agency: City of Exeter, Planning Department**

**Funding: General fund**

**implementation: The general plan and the Southwest Exeter Specific Plan have provided ample land for residential development through the year 2024. The amount of land reserved for residential development exceeds the 125 percent figure detailed in the general plan.**

4. The Land Use Element Update will provide a range of residential designations, including very low, low, medium and high density residential. This program was completed in early 2006.

**Time Period: 2006**

**Responsible Agency: City of Exeter, Planning Department**

**Funding: General fund**

**Implementation: Both the Exeter Land Use Element and the Southwest Exeter Specific Plan provide a range residential densities.**

5. The City of Exeter will allow residential infill development by allowing lot sizes less than 6,000 square feet when using Exeter's existing Planned Unit Development zone district or the proposed Smart Development zone district.

**Time Period: Ongoing**

**Responsible Agency: City of Exeter, Planning Department**

**Funding: General fun**

6. Work with developers and employers in identifying farmworker housing needs. The City will also support applications for funding to assist in the development of farmworker housing. The zoning ordinance will be revised to be consistent Health and Safety Code Section 17021, 17021.5 and 17021.6.

Exeter does not have an agricultural zone. It does, however, have a UR (urban reserve) zone district, which is the City's holding zone until such time as the land is ready to be developed to some type of urban use. It would not be appropriate to permit housing for farm labor housing in this holding zone since the land will eventually be developed residential subdivisions, industrial uses or other types of intensive urban uses.

Often the County of Tulare submits to the City of Exeter a "request for comment" on

# City of Exeter

## Annual Housing Element Progress Report, 2009 and 2011

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proposed land uses on county lands but within the City's Sphere of Influence. The City will provide a letter of support for these types of facilities. In the past, the City has opposed these types of uses within its SOI.

**Time Period:** 2010

**Responsible Agency:** City of Exeter, Planning Department

**Funding:** General Fund

**Implementation:** To date, housing for farmworkers has not materialized in the city limits or within Exeter's sphere of influence. The multi-family tax credit project that was approved in 2010 by the Exeter City Council was proposing to use farmworker housing funds.

7. The City shall pursue appropriate State and Federal funding sources to support the efforts of non-profit and for-profit developers to meet new construction and rehabilitation needs of lower- and moderate-income households. The City shall also specifically target funding to address the needs of extremely low-income households. The City shall periodically update and review available housing programs to identify appropriate funding sources to meet Exeter's housing needs.

**Time Period:** The City staff shall annually prepare a summary of funding programs available to the City with a recommendation for application for funding opportunities. The City Council shall direct the staff to apply for such grants, loans and other funding opportunities that may be applicable in the City

**Responsible Agency:** City of Exeter, Planning Department

**Funding:** General Fund

**Implementation:** The multi-family tax credit project that was approved in 2010 by the Exeter City Council was proposing to use farmworker housing funds, HOME funds, and tax credits. The project did not receive enough points in this most recent round of tax credit funding to begin construction this year.

8. Amend the Exeter Zoning Ordinance to add transitional and supportive housing to permitted use in all residential zones and subject to only those standards/regulations that apply to other residential dwellings of the same type in the same zone list of the City's residential zone districts. The City will remove the CUP requirement for group homes to comply with Health and Safety Code Sections 1267.8, 1566.3, 1568.08 requiring local governments to treat licensed group homes and residential care facilities with six or fewer residents no differently than other by-right single-family housing uses.

Transitional housing is defined in Section 50675.2 of the Health & Safety Code as rental

# City of Exeter

## Annual Housing Element Progress Report, 2009 and 2011

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housing for stays of at least six months but where the units are re-circulated to another program recipient after a set period. Transitional housing may be designated for a homeless individual or family transitioning to permanent housing.

Supportive housing as defined at Section 50675.14 of the Health & Safety Code has no limit on the length of stay, is linked to on-site or off-site services, and is occupied by a target population as defined in Health & Safety Code Section 53260 (i.e., low income persons with mental disabilities, AIDS, substance abuse or chronic health conditions or persons whose disabilities originated before the person turned 18). Services typically include assistance designed to meet the needs of the target population in retaining housing, living and working in the community, and/or improving health and may include case management, mental health treatment, and life skills.

Transitional housing and supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

These amendments will occur in 2010 when Exeter rewrites its zoning ordinance, which is over 30 years old!

**Time Period: 2010**

**Responsible Agency: City of Exeter**

**Funding: General Fund**

**Implementation: A draft update of the Exeter zoning ordinance has been prepared. Public hearings on the document will begin in January of 2011.**

9. Emergency shelters provide homeless persons with short-term housing accompanied by limited supplemental services. Emergency shelters are not explicitly identified in the City's Zoning Ordinance. The City has identified the CS and ML zone as the most appropriate zones for the development of emergency shelters. The City has identified 14 vacant parcels (12 acres) and 2 occupied vacant parcels (3 acres) with the potential for one year round emergency shelter. The zoning ordinance will be revised to permit emergency shelters without a CUP or other discretionary action. These amendments will occur in 2010 when Exeter rewrites its zoning ordinance, which is over 30 years old!

**Time Period: 2010**

**Responsible Agency: City of Exeter**

**Funding: General Fund**

**Implementation: A draft update of the Exeter zoning ordinance has been prepared.**

# City of Exeter

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**Public hearings on the document will begin in January of 2011. The zoning ordinance has been amended to include emergency shelters in the CS and ML zone districts.**

10. Housing element law requires that in addition to the needs analysis for persons with disabilities, the housing element must analyze potential governmental constraints to the development, improvement and maintenance of housing for persons with disabilities, demonstrate local efforts to remove any such constraints and provide for reasonable accommodations for persons with disabilities through programs that remove constraints.

Given that the City of Exeter is in the process of rewriting its zoning ordinance, an opportunity arises wherein the City could add a Universal Design Ordinance to its zoning ordinance. The City of Exeter will incorporate a Universal Design Ordinance into its zoning ordinance in 2010. This Ordinance would serve to ensure the following:

- compliance with fair housing laws;
- provision for group homes over six specifically for the disabled, other than those residential zones covered by State law;
- a broadened definition of family that 1) provides zoning code occupancy standards specific to unrelated adults and, 2) complies with Fair Housing Law;
- siting or separation requirements for licensed residential care facilities, to determine extent to which the local restrictions effects the development and cost of housing;
- any minimum distance requirements in the land-use element for the siting of special needs housing developments in relationship to each other do not impact the development and cost of housing for persons with disabilities; and
- alternate residential parking requirements, including reduction, for persons with disabilities.

**Time Period: 2010**

**Responsible Agency: City of Exeter**

**Funding: General Fund**

**Implementation: A draft update of the Exeter zoning ordinance has been prepared. Public hearings on the document will begin in January of 2011. The zoning ordinance has been amended to include Reasonable Accommodations regulations, which pertain to disabled person access, and other regulations that pertain to Fair Housing Law.**

# City of Exeter

## Annual Housing Element Progress Report, 2009 and 2011

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### Assist in the Development

#### Programs

1. The City of Exeter will utilize its Redevelopment Agency set-aside funds for the construction of lower- and moderate- income households. These funds will be allocated for low interest loans to developers, purchase of land for low and moderate income housing projects, land write down, and construction of infrastructure improvements.

Whenever possible, fulfill the mandates of the redevelopment plan by assisting with the development of affordable housing or providing housing assistance to lower-income households within the City's redevelopment areas. This may include using set-aside funds as a match for the City's housing rehabilitation loan program, direct assistance to developers of affordable housing, or writing down the cost of land for affordable housing development, among others.

Exeter used its redevelopment funds in a project called Maple Place, a 19-unit detached, single family development that is surrounded by residential development. The project required the demolition of eight substandard residential units and the construction of 2-story townhouses on small lots. All of the units face onto a village green. Exeter redevelopment funds paid for all the off-site improvements including curb, gutter and sidewalk; and connection to the city's sewer and water systems.

**Time Period:** Ongoing

**Responsible Agency:** Exeter Redevelopment Agency

**Funding:** LMI funds

**Implementation:** Exeter's Five-Year Implementation Plan indicates that an annual expenditure of its low to moderate income (LMI) funds is primarily used for administration and financial assistance for monitoring the City's First Time Homeowner's program, which utilizes CDBG funds. In 2010, a note is due from CHAFA in the amount of \$1,143,000. This amount was borrowed from CHAFA to facilitate the construction of 19 single family detached units (called Maple Place) that was marketed to low- and moderate-income households. Four of these units sold in 2006; seven in 2007 and the balance in 2008. The \$1.1 million note will be paid back from home sales in the Maple Place development and from LMI funds.

As of June 30, 2010, Exeter had \$108,000 in its low to moderate income (LMI) fund. It has been accumulating about \$130,000 per year over the last five years. As previously mentioned, the Agency made a CHAFA payment in Fiscal Year 2009/10 amounting to

# City of Exeter

## Annual Housing Element Progress Report, 2009 and 2011

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**\$1,143,000 leaving about \$108,000 going forward to 2014.**

2. Exeter will continue to contract with Self-Help Enterprises for the rehabilitation of substandard residential dwellings in Exeter. Self-Help will rehab five dwelling per year. Annually, Self-Help Enterprises applies for CDBG funds on behalf of Exeter. Generally, the annual figure is \$500,000. As families that have taken advantage of this rehabilitation program repay the low interest loan, this money is placed into a Program Income fund. These monies can be used for housing rehabilitation as well as other improvements that benefit low- to moderate-income households, including sidewalks, sewer and water lines, and curbs and gutters.

**Year: Ongoing**

**Responsible Agency: City of Exeter and Self-Help Enterprises**

**Funding: CDBG funds**

**Implementation: Exeter continues to contract with Self-Help Enterprises for housing rehabilitation services. In 2009 and 2010, Self-Help has been averaging two to three rehabs per year.**

3. Exeter and Self-Help Enterprises will work together to construct single family homes that are affordable to low- and moderate income households. These homes will be constructed on in-fill residential lots some of which may have originally contained dilapidated homes that have been demolished. Exeter will build two new residential units per year.

**Year: Ongoing**

**Responsible Agency: City of Exeter and Self-Help Enterprises**

**Funding: CDBG funds**

**Implementation: This program has not been implemented.**

4. The City of Exeter will encourage private developers who are proposing residential development to seek a SD (smart development) or a PRD (planned residential development) zone district. These districts allow for greater flexibility in residential design and better utilization of land. These opportunities allow the developer to potentially provide a more affordable housing product. The city will encourage the use of these zone districts by providing information that shows that they will increase the density of a residential development while at the same time reducing improvement costs and impact fees per residential unit.

**Year: Ongoing**

**Responsible Agency: City of Exeter, Planning Department**

**Funding: General fund**

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**Implementation:** The proposed multi-family tax credit project utilized numerous design strategies contained in the design standards section of Exeter's Southwest Exeter Specific Plan including, xerophytic landscaping, low impact storm drainage design, solar panels mounted on carports, and passive solar design.

5. The City of Exeter will assist the Tulare County Housing Authority's implementation of the conventional Public Housing Rental Program and the Section 8 Existing Program, which provides rent subsidies directly to participating landlords, and will support that Agency's attempts to secure additional funding for expanded programs. Currently, the Housing Authority manages 40 Section 8 housing units in Exeter.

The Exeter Building Department will identify for the Housing Authority additional rental housing stock that can be used for the Section 8 Program.

**Year:** Ongoing

**Responsible Agency:** City of Exeter and Tulare County Housing Authority

**Funding:** HUD funds and LMI funds

**Implementation:** The Housing Authority has maintained the same number of Section 8 units in 2009 and 2010.

6. Work with developers to obtain available sources of funding and prioritize available funds, as appropriate, for projects including units affordable to extremely-low income households. Exeter will actively court two tax credit apartment projects to Exeter. One will be a senior project that will be located in the Downtown and the second will be a family apartment project on the fringe of the community. To assist in the financing of the projects, the Agency will pay for the development impact fees.

Work with non-profit and for-profit developers to target tax credit projects in Exeter and pursue appropriate State and Federal funding sources to support the efforts of non-profit and for-profit developers to meet new construction and rehabilitation needs of lower- and moderate-income households. The City will target sites for development and provide incentives such as density bonus to developers, in accordance with Section 65915 of the Government Code.

The Agency also has other tools that can be used to entice a tax credit project to the community. The most effective tool would be for the City to approve a Density Bonus for either or both projects. In addition to the density bonus, the City can offer one or more deviations from the zoning ordinance standards. These tax credit projects are particularly helpful for the hard to reach extremely - low income households. Generally, about ten percent of the units in a tax credit project are affordable to the ELI group.

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**Year: 2009 or 2010**

**Responsible Agency: City of Exeter**

**Funding: LMI and HOME funds**

**Implementation:** The Exeter City Council approved a 49-unit multi-family tax credit project that utilized numerous design strategies contained in the design standards section of Exeter's Southwest Exeter Specific Plan including, xerophytic landscaping, low impact storm drainage design, solar panels mounted on carports, and passive solar design. Unfortunately, the project just missed being funded in 2010. There is still a chance that funding might come in 2011.

7. Exeter will initiate a general plan amendment and/or zoning ordinance amendment on parcels that are currently zoned for non-residential uses. To generate the residential units detailed in Tables 37 and 38, the City will be required to initiate a general plan amendments and/or zone change amendments to promote single and multi-family development on parcels currently zoned to the RSC, ML and MS zone districts. The specific parcels that will be rezoned for single and multi-family development will include the following:

133-070-12	20.0	RSC(R-1-6)	school	ag.	109 units	zoning
133-070-12	2.5	RSC(RM1.5)	school	ag.	59 units	zoning
133-070-38	2.0	CN(RM-3)	MU	vac.	15 units	storm drainage
133-070-31	2.0	CN(RM-3)	MU	vac.	15 units	storm drainage
133-070-30	2.0	CN(RM-3)	MU	vac.	15 units	storm drainage
133-070-29	2.0	CN(RM-3)	MU	vac.	15 units	storm drainage
138-123-018	.66 acres	ML	industrial	vac.	10 units	requires GP amend.
138-043-004	1.0	ML	industrial	vac.	29 units	requires GP amend.
135-160-08	1.5	CS	service comm.	vac.	43 units	requires GP amend.

These rezoning actions will generate approximately 109 single family dwellings and 201 multi-family dwellings.

**Year: 2010**

**Responsible Agency: City of Exeter**

**Funding: general fund**

**Implementation:** The proposed multi-family tax credit project approved by the planning commission and city council in 2010 rezoned two parcels designated to the MU designation to the RM-1.5, one unit per 1,500 square feet, zone district. This rezoning will eventually lead to the construction of 49 multi-family units that are affordable to very low- and low-income households.

8. Exeter lacks parcels of land that are within the city limits and zoned to the RM-1.5

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(multi-family residential, one unit per 1,500 square feet), 29 units per acres. It is this zoning that generates significant affordable housing for persons in the extremely-low and very-low income categories. Given this finding, the City of Exeter will redesignate and rezone approximately 10 acres of land for high density multi-family development. This rezoning action will occur in 2011 and should generate approximately 290 multi-family residential units.

**Year: 2011**

**Responsible Agency: City of Exeter**

**Funding: general fund**

**Implementation: The proposed multi-family tax credit project approved by the planning commission and city council in 2010 rezoned two parcels designated to the MU designation to the RM-1.5, one unit per 1,500 square feet, zone district. This rezoning will eventually lead to the construction of 49 multi-family units that are affordable to very low- and low-income households.**

9. Exeter will amend its Zoning Ordinance to bring its Second Unit section into compliance with Government Code Section 65852.2 by removing the provision limiting occupancy of second units to persons 62 years or older. Exeter second units provide affordable housing for farm workers in the community. This amendment will make it easier to construct second units in Exeter's residential zone districts.

**Year: 2009-10**

**Responsible Agency: Exeter Planning Department**

**Funding: General Fund**

**Implementation: A draft update to the Exeter Zoning Ordinance has been prepared. This draft updates the ordinance to be consistent with Government Code Section 65852.2 as it pertains to second units in Exeter's residential zone districts.**

### Conserve and Improve the Existing Housing Stock

#### Programs

1. The City of Exeter shall facilitate residential development in Exeter that is well designed and maintained, attractive and affordable. Affordable housing units will be accomplished through increased unit densities; attractive design through architectural review and maintenance; and through the city's site plan review process, conditions

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such as maintenance through a landscaping and lighting district.

**Year: Ongoing**

**Responsible Agency: Exeter Site Plan Review Committee**

**Funding: General Fund**

**Implementation: The proposed multi-family tax credit project approved by the planning commission and city council in 2010 placed the subject property in a landscaping and lighting district.**

2. The City of Exeter shall prepare and adopt a Smart Growth Zoning District. This district could be applied to any property zoned residential in Exeter.

**Year: 2009**

**Responsible Agency: Exeter Planning Department**

**Funding: General Fund**

**Implementation: The draft update to the Exeter Zoning Ordinance contained a planned residential district, which contains all the design features of a Smart Growth zoning district.**

3. The City will continue to identify dilapidated housing units in Exeter that require demolition. The City will notify the property owner of this requirement. Once the lot is vacant, the city will work with the property owner to facilitate the construction of a new residential unit, or a multi-family unit if properly zoned, on the lot. The City, as in the past, will work with Self-Help Enterprises to utilize CDBG funds to construct single family homes that are affordable to low- and moderate-income households. From 2001 to 2008, 10 dilapidated homes were demolished and replaced with new housing that was affordable to lower-income (apartments) and moderate-income (single family dwelling) households. During the planning period, the Exeter Department will facilitate the demolition of two dilapidated residences per year.

**Time Period: Ongoing**

**Responsible Agency: Exeter Building Department**

**Funding: CDBG funds and private investment**

**Implementation: Only two homes have been demolished in 2009 and 2010. These lots continue to remain vacant.**

4. Exeter will continue to annually apply for CDBG funds for rehabilitation of housing in Exeter. The City will contract with Self-Help Enterprises to provide this service. From 2001 to 2008, Self-Help Enterprises rehabilitated 31 substandard single family dwellings. During the planning period, Exeter working with Self-Help will rehab four dwellings per year.

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**Year: Ongoing**

**Responsible Entities: City of Exeter and Self-Help Enterprises**

**Funding: CDBG funds**

**Implementation: Exeter continues to contract with Self-Help Enterprises for the rehabilitation of residential dwellings using CDBG funds. Exeter has had a long history with Self-Help Enterprises in the area of rehabilitation of single family dwellings.**

5. Exeter will continue insure that the long-term affordability of its subsidized apartment projects remain in place for the contracted time period, which ranges from 30 to 55 years.

Should the owners of the assisted living units detailed on page 56 of the Element, containing 211 lower-income units, the City of Exeter will contact Self-Help Enterprises, Tulare County Housing Authority and other tax credit developers to discuss how the long-term affordability of these units can be continued. Strategies that the city could employ would include 1) having one of these entities purchase the project, 2) having one of these entities purchase the project with financial assistance from Exeter's Redevelopment Agency, or 3) encourage the current owner of the affordable housing project to continue to own it with financial assistance from the Exeter Redevelopment Agency with the caveat that the project would remain affordable to lower-income households.

To date, none of the housing projects listed on page 56 of the Element are at-risk projects, nor have any of the owners of these projects expressed any interest in converting these developments to market-rate housing.

**Year: Ongoing**

**Responsible Entities: City of Exeter**

**Funding: General Fund**

**Implementation: The subsidized living units located in Exeter continue to remain affordable in 2009 and 2010. None of the units are at-risk of being converted to market-rate units.**

6. Exeter will continue to employ a code enforcement officer in its police department who will insure that neighborhoods are free of blight, including abandoned cars, weed infested lots, and dwellings that accumulate junk and debris. The Officer will inspect 10 sites per week.

**Year: Ongoing**

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**Responsible Entities:** City of Exeter

**Funding:** General Fund

**Implementation:** The City of Exeter continues to employ a part-time code enforcement officer who works under the police department.

7. The Exeter Redevelopment Agency will work with the Tulare County Housing Authority to identify for potential purchase an apartment complex that could be renovated and be made available for long-term rental for lower-income households.

This potential purchase and renovation could be added to the stock of housing developments (page 56) whose units are subsidized and are affordable to lower-income households. This strategy will also serve to upgrade blighted apartment complexes that may be having an adverse impact on their respective neighborhoods.

**Year:** Ongoing

**Responsible Entities:** City of Exeter Redevelopment Agency/Tulare County Housing Authority

**Funding:** LMI funds

**Implementation:** This program has not been yet implemented.

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### E. Preserve Units At-Risk of Conversion to Market Rate Uses

#### Programs

1. Work with local contractors to construct or rehabilitate single family homes that can be made available for Section 8 households. Exeter will work to increase the number of Section 8 units in Exeter by two units per year over the planning period. In 2009, the waiting list to occupy a Section 8 residential unit was 402 persons.

Year: Ongoing

Responsible Entities: City of Exeter, Building Department

Funding: General Fund

**Implementation: The private sector has rehabilitated some single family dwellings in Exeter, however, it is not known whether the units were sold, rented to market-rate renters or put up for Section 8 units.**

2. The Exeter Redevelopment Agency will work with the Tulare County Housing Authority to work with households that are displaced by owners of Section 8 units that opt-out of the program. The Agency will use some of its CDBG funds to rehab homes that can be made available for Section 8 housing. The Agency will rehab one potential Section 8 unit per year during the planning period.

Year: Ongoing

Responsible Entities: Exeter Redevelopment Agency

Funding: CDBG funds

**Implementation: The City is unaware of any Section 8 renters that were displaced in 2009 or 2010.**

3. The Exeter Redevelopment Agency will monitor owners of at-risk projects on an ongoing basis, at least every six months, in coordination with other public and private entities to determine their interest in selling, prepaying, terminating or continuing participation in a subsidy program.

Year: Ongoing

Responsible Entities: Exeter Redevelopment Agency

Funding: Agency funds

**Implementation: No at-risk units have indicated that they have or intend to convert to market-rate units.**

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4. The Exeter Redevelopment Agency will work in concert with the Tulare County Housing Authority to purchase deteriorated apartment complexes and rehabilitate them so that they can pass health and safety codes. These units, when upgraded, would be rented to lower-income households.

**Year: 2010**

**Responsible Entities: Exeter Redevelopment Agency and Tulare County Housing Authority**

**Funding: Agency and Authority funds**

**Implementation: Neither the Agency or the Tulare County Housing Authority purchased or rehabilitated any substandard apartments.**

5. The City of Exeter will preserve all 212 units in the six at-risk properties. Exeter will monitor, every year, the status of any HUD receipt/approval of Notices of Intent and Plans of Action filed by property owners to convert to market-rate units.

**Year: Ongoing**

**Responsible Entities: City of Exeter**

**Funding: General Fund**

**Implementation: All 212 at-risk units remained non-market rate units in 2009 and 2010.**

### Address and Remove or Mitigate Constraints

#### **Program**

1. The Exeter Planning Department shall amend its Zoning Ordinance to add a Smart Development zone district, which will provide greater design flexibility and/or densities so as to encourage more affordable housing. This zone district will employ numerous design standards that will encourage higher residential densities, more sustainable design, and energy and water conservation. Features that will be included in this new district are zero lot line opportunities, low impact development, xerophytic landscaping, parkways and street trees, and reduced setbacks and street widths.

**Year: 2009**

**Responsible Agency: Exeter Planning Department**

**Funding: General Fund**

**Implementation: The update to Exeter's zoning ordinance added all the design**

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**strategies contained a Smart Growth zone district, however, the ordinance calls it a planned residential zone district.**

2. The Exeter Planning Department shall require through site plan or conditional use permit conditions that ten percent of all ground floor units in new multi-family projects be handicapped-accessible.

**Year: Ongoing**

**Responsible Agency: Exeter Planning Department**

**Funding: General Fund**

**Implementation: The proposed multi-family tax credit project approved by the planning commission and city council in 2010 had more than 10 percent of its ground floor units designed to be handicapped-accessible.**

3. The City of Exeter will consider foregoing development impact fees, excluding school impact fees, if the project is a single family residential infill project, or a downtown mixed-use project that includes an affordable residential component.

**Year: Ongoing**

**Responsible Agency: Exeter Planning Department**

**Funding: General Fund**

**Implementation: The City has not considered reducing or eliminating development impact fees nor have there been any requests for a fee reduction or elimination.**

4. The City of Exeter contracts with Collins & Schoettler, Planning Consultants, to provide planning services for the community. All planning projects are streamlined from submittal of the application to the final decision-making step. It is the role of this consulting firm to insure that the design of the project meets good urban design standards and that the project is processed in an expeditious manner. The consulting firm is responsible for all matters pertaining to the processing of the project, including public hearing notices, staff reports, resolutions/ordinances, environmental documents, and presentations before the Commission and City Council.

**Year: Ongoing**

**Responsible Agency: Exeter Planning Department**

**Funding: General Fund**

**Implementation: The City continues to retain Collins & Schoettler for planning services.**

5. The City of Exeter will continue to process State licensed group homes administratively. To date, the processing of this type of home can be completed in

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about two weeks.

**Year: Ongoing**

**Responsible Agency: Exeter Planning Department**

**Funding: General Fund**

**Implementation: The City has not received any applications for group homes. If received, the application will be processed administratively.**

6. The City of Exeter will continue to process fast-track all multi-family projects, except in the case where a density bonus is required and the project is required to be reviewed and approved by the City Council.

**Year: Ongoing**

**Responsible Agency: Exeter Planning Department**

**Funding: General Fund**

**Implementation: The processing of multi-family projects generally can be completed within 60 days.**

7. The City of Exeter will prepare a Reasonable Accommodation Ordinance to comply with the housing element requirements that address land use and zoning barriers to the development and siting of housing for individuals with disabilities. Reasonable accommodation in the land use and zoning context means providing individuals with disabilities or developers of housing for people with disabilities, flexibility in the application of land use and zoning and building regulations, policies, practices and procedures, or even waiving certain requirements, when it is necessary to eliminate barriers to housing opportunities. This Ordinance will supplant the city's use of the variance or encroachment permit procedure to process certain improvements that cater to persons with disabilities.

The City of Exeter contracts with Self-Help Enterprises for the rehabilitation of substandard residential units in Exeter, using CDBG funds. When Self-Help begins to work with a family in regards to the rehabilitation of their home, Self-Help will access the family's needs - number of bedrooms and bathrooms, handicapped accessibility, and energy conservation requirements - as well as the the needs of the dwelling - new roof, foundation, wiring, plumbing or handicapped ramps and door openings. To date, handicap accessibility has not been hampered by Exeter's Zoning Ordinance. In other words, the installation of ramps, porches and railings have been installed within a residential districts setbacks, or there is a provision in the residential zone district that permits encroachments into the setback area so long as they are not considered to be walls of the building.

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**Year: 2010**

**Responsible Agency: Exeter Planning Department**

**Funding: General Fund**

**Implementation: The City has prepared an update to its zoning ordinance. The ordinance contains the contents of the Reasonable Accommodations Ordinance.**

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### G. Housing Programs: Equal Housing Opportunities

#### Programs

1. Exeter will work with Tulare County Housing Authority to provide a local Fair Housing Information Program. This Program will distribute educational materials to property owners, apartment managers, and tenants, and it will respond to complaints of discrimination (i.e., in-taking, investigation of complaints, and resolution) by referring the affected party to the appropriate agencies.

**Year: Ongoing**

**Responsible Entities: City of Exeter and Tulare County Housing Authority**

**Funding: CDBG funds**

**Implementation: The Tulare County Housing Authority provides and distributes information on the Authority's Fair Housing Information Program.**