

CY 2013 18
Housing Policy Department
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**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Ferndale

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Ferndale, CA 95536

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Reporting Period by Calendar Year: from 1/1/2013 to 12/31/2013

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

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ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Ferndale Reporting Period 1/1/2013 - 12/31/2013

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						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	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	See Instructions	See Instructions	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.
831 Main Street	SU	R		1			1					Secondary dwelling units are considered affordable to lower income households due to their small size and low rents. Second units rent for approx. \$800 or less which is affordable to lower income households based on the 2011 Humboldt County Area Median Income of \$40,376.
(9) Total of Moderate and Above Moderate from Table A3					0	1	1					
(10) Total by income Table A/A3				1			1	2				
(11) Total Extremely Low-Income Units*			0									

* Note: These fields are voluntary

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

Jurisdiction: Ferrdale
Reporting Period: 1/1/2013 - 12/31/2013

**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 ^a	Very Low-Income	Low-Income			
(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)**

No. of Units Permitted for Moderate	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 Above Moderate	1					1

* Note: This field is voluntary

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Jurisdiction Ferndale
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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.	RHNA Allocation by Income Level	2009	2010	2011	2012	2013	2014	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed											14
	Restricted Non-deed restricted											
Low	Deed				6						6	-2
	Restricted Non-deed restricted		2		1	1					4	
Moderate	Deed				2						2	7
	Restricted Non-deed restricted											
Above Moderate			2			1					3	18
Total RHNA by COG. Enter allocation number.		0	4	0	9	2					15	37
Total Units												
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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Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
I. Adequate Sites	Encourage affordable housing	Ongoing	Carried over to Housing Element 2014
	Maintain GIS database	Ongoing	Database now accessible to City staff and residents at City Hall
	Amend Zoning Ordinance for SB2 compliance and multifamily housing by right in R3 and R4 zones	2012	Expected completion in 2014
	Multifamily site evaluation and potential rezoning for multi-family use	Ongoing	Carried over to Housing Element 2014
	Small lots research and identification	2013	Carried over to Housing Element 2014
	Evaluate density bonus	2012	Expected completion in 2014
	Outreach to developers	Ongoing	Carried over to Housing Element 2014
II. Permanent Housing Availability	Apply for grant funding	Annual	Carried over to Housing Element 2014
	Research best practices in design guidelines	2012	Carried over to Housing Element 2014
	Clarify design review process	2011	Completed
IV. Infrastructure Needs	Construct WWTF upgrades	2010-2012	Completed
	Amend Zoning Ordinance	2012	Expected completion in 2014
V. Housing Equity	Disseminate fair housing information	2012 and Ongoing	Carried over to Housing Element 2014
	Resolve fair housing complaints	Ongoing	Carried over to Housing Element 2014
	Amend Zoning Ordinance	1-Feb-13	Expected completion in 2014
VII. Housing Unit Preservation and Rehabilitation	Explore City adoption of a rehabilitation loan program	2013	Carried over to Housing Element 2014
	Research and apply for rehabilitation funding grants	Ongoing	Carried over to Housing Element 2014

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Name of Program	Objective	Timeframe In H.E.	Status of Program Implementation
VIII. Energy Conservation and Weatherization	Research and promote energy conservation strategies Develop grant/loan assistance program list	2011 and Ongoing 2012 and Ongoing	Carried over to Housing Element 2014 Carried over to Housing Element 2014
IX. Ferndale Housing Project	Facilitate Ferndale Housing Project and comply with Gov't Code §65583.1	W/in 2 yrs of agreement with property manager	Completed

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Jurisdiction Ferrdale
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General Comments:

The City of Ferrdale is working on updating outdated General Plan elements. The Housing Element 2012 and Historical & Cultural Resource Element have been adopted (2012). The Safety Element is near completion, and the Noise and Air Quality Element is well underway; both elements are expected to be adopted in 2014. The Housing Element 2014 is near completion and expected to be adopted June 30, 2014. Implementation of adopted elements is ongoing.