CITY OF FIREBAUGH
PLANNING DEPARTMENT

JUL 18 2011

July 15, 2011

State of California,
Department of Housing and Community Development,
Division of Housing Policy Development
1800 Third Street
Sacramento, CA 95811-6942
ATTN: Cathy Creswell, Deputy Director, Housing Policy Development

RE: City of Firebaugh – Annual Housing Element Report for 2010

Dear Ms. Creswell:

Enclosed, please find the City of Firebaugh's Annual Housing Element Progress Report for the year 2010. If you have any questions or need additional information, feel free to contact me.

Sincerely,

Karl Schoettler
Contract City Planner, City of Firebaugh
Collins & Schoettler

HOUSING POLICY DEVELOPMENT, HCD
JUL 19 2011

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cc: Jose Antonio Ramirez, City Manager
Lorie Adams, Adams-Ashby Group

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Firebaugh

Mailing Address: 1133 P Street

Firebaugh, CA 93622

Contact Person: Karl Schoettler Title: Contract City Planner

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Reporting Period by Calendar Year: from January 1, 2010 to December 31, 2010

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

Jurisdiction City of Firebaugh

Reporting Period 1/1/10 - 12/31/10

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: Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development: See Instructions	Deed Restricted Units: 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.
Valle Del Sol	SFR	O	2	1	12	15	30	0	HOME	Yes - HOME	
(9) Total of Moderate and Above Moderate from Table A3 ► ► ►					12	15	0				
(10) Total by income Table A/A3 ► ►			2	1	24	30	30				
(11) Total **Extremely Low-Income** Units*			0								

* Note: These fields are voluntary

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Jurisdiction City of Firebaugh

Reporting Period 1/1/10 - 12/31/10

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 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	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	No at-risk units
(3) Acquisition of Units	0	0	0	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**	**0**					0	**0**
No. of Units Permitted for **Above Moderate**	0					0	0

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
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Jurisdiction City of Firebaugh

Reporting Period 1/1/10 - 12/31/10

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	2014					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	101	5	2								7	94
	Non-deed restricted		0	0									
Low	Deed Restricted	80	8	1								9	71
	Non-deed restricted		0	0									
Moderate	Deed Restricted	77	0	0									50
	Non-deed restricted		15	12								27	
Above Moderate		122	15	15								30	92
Total RHNA by COG. Enter allocation number:		380	43	30								73	307
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

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

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
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Jurisdiction City of Firebaugh

Reporting Period 1/1/10 - 12/31/10

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
See Attached "Table C"			

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

Jurisdiction City of Firebaugh

Reporting Period 1/1/10 - 12/31/10

General Comments:

Firebaugh was not able to obtain a CDBG grant for housing rehabilitation during 2010. The ability to assist affordable housing projects could also be greatly jeopardized depending on the outcome of the State's budget and the effect this has on redevelopment agencies.

City of Firebaugh
Table C: Housing Programs Progress Report
1/1/2010 – 12/31/2010

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
A. Provisions for Extremely Low-, Very Low-, Low- and Moderate Income Housing	1. Redevelopment assistance for lower income households	Ongoing	$200,000 in Redevelopment funding was committed in 2010 for the Miller & Lux affordable apartment project, which is expecting to start construction in the next 6 months.
	2. HOME funding for affordable housing projects.	Ongoing	HOME funding was provided for qualified households to purchase three single family dwellings in 2010. Two units were for Very Low Income households; one unit was for a Low Income household. These were in the Valle Del Sol subdivision.
	3. In-fill development	Ongoing	Approved in 2009, the 59-unit Miller & Lux apartment project is nearing construction in an infill location. The City still needs to prepare a map that locates potential lots for infill development.
	4. Planned Development Zone	Ongoing	Both the San Joaquin Villas and Valle Del Sol subdivisions were processed with Planned Development overlay zones. The City still needs to prepare a brochure that markets this zoning tool.
	5. Density bonus	Third quarter of 2012	Staff is currently researching density bonus laws.

	6. Housing Authority Section 8 program	Ongoing	No additional units have been identified for Section 8 potential status
	7. Housing Authority Property rehabilitation	Ongoing	City staff have been meeting with Housing Authority staff to discuss the potential for upgrades to Housing Authority properties
	8. Zoning Ordinance Amendments to allow special housing types.	First Quarter 2010	The City Council is currently undergoing public hearings to adopt this amendment. Adoption is hoped for by July, 2011.
	9. Farmworker Housing	First quarter, 2011	The City has not yet been able to identify a partner for the construction of farmworker housing, however the recently approved Miller & Lux apartments (59 units) will be available for farmworkers and seniors.
B. Mitigation of Governmental Constraints	1. Reasonable Accommodations ordinance	First Quarter, 2009	Completed
	2. Special Housing Types – zoning ordinance amendments.	First Quarter, 2010	City is currently in the process of completing these amendments. Adoption should occur by August, 2011.
	3. Multi-family height standards – zoning ordinance amendment	Second quarter, 2009	Completed. City determined it is not feasible to increase multi-family height standards due to limitations of current fire fighting vehicles.
	4. 2030 General Plan Implmentation	Third quarter, 2011	City has begun work to implement the General Plan's action programs, as funding allows.
	5. Infill Projects	Ongoing	The Miller & Lux affordable apartments are 59 units approved

			on an infill site and nearing construction. The City still needs to complete a brochure to market this program
	6. Increased density in R-3 zone.	Third quarter, 2009	City is currently in the process of completing this amendment. Adoption should occur by August, 2011.
	7. Employee housing zoning amendment.	Second quarter, 2010	City is currently in the process of completing this amendment. Adoption should occur by August, 2011.
	8. Emergency shelters and related housing types – zoning amendments	Second quarter, 2010	City is currently in the process of completing this amendment. Adoption should occur by August, 2011.
	9. Single room occupancy unit zoning amendment	Second quarter, 2010	City is currently in the process of completing this amendment. Adoption should occur by August, 2011.
	10. Density bonus for large families – zoning amendment	Third quarter, 2012	City is currently researching this issue. Amendments are expected to be completed by the end of 2012.
	11. Parking standards for disabled housing projects – zoning amendment	Third quarter, 2012	City is currently working on this zoning amendment and expects adoption by the end of 2011.
C. Moderate Income Housing Opportunities	1. Planned Development zone	Ongoing	No Planned Development projects were proposed in 2010, however two previously-approved PD projects are continuing construction, including the San Joaquin Villas (21 lots), and Valle Del Sol (187 lots).
	2. HOME program funding	Ongoing	No moderate income households

			were assisted through the HOME program during 2010.
	3. 2030 General Plan implementation – to diversity Firebaugh's economy	Ongoing	The City has been implementing a number of action plans in the General Plan, including pursuit of several grants to fund economic development activities. A 52-acre solar power facility was approved in 2010 for a portion of the City's wastewater treatment plant.
D. Conserve and Improve Existing Affordable Housing Stock	1. Project review	Ongoing	This action plan is implemented with each development project that is submitted to the City. During 2009 the Miller & Lux affordable apartments was the most high profile housing project that was reviewed and approved.
	2. 2030 General Plan Adoption and implementation	Second quarter, 2009 and ongoing	The General Plan was adopted in January, 2010 and the City has been working to implement its goals, as funding and time allows.
	3. Community Development Block Grant funding	Ongoing, annually	The City did not obtain CDBG funding for 2010, so no assistance was provided using this source.
	4. Redevelopment Assistance	Ongoing, annually	The Redevelopment Agency provided financial assistance for the Miller & Lux apartments project (59 affordable & senior units) approved in 2010.
E. Provision of Adequate Sites and Infrastructure for Housing Development	1. Monitor land supply	Ongoing, annually	The City Planner regularly tallies the amount of undeveloped, available land for residential development.
	2. 2030 General Plan implementation.	Third quarter, 2009	The General Plan was adopted by the City Council in January, 2010.

	2. 2030 General Plan implementation.	Third quarter, 2009	The General Plan was adopted by the City Council in January, 2010. The City has been working to implement its action plans as time and funding allows. Zone changes needed for General Plan consistency were completed in November, 2010.
	3. Zoning for multi-family	Fourth quarter, 2010	Completed. Approximately 20 acres of undeveloped land were zoned for multi-family residential in October, 2010.
	4. Utility master plans	Third quarter, 2011	Not completed. However the City has applied for CDBG funding to prepare a Storm Drainage Master Plan. The City is currently awaiting notification as to whether this grant has been funded.
	5. Utility Priority	Second quarter, 2010	Not completed. The City plans to adopt this policy by the end of October, 2011.
F. Energy Conservation Opportunities	1. 2030 General Plan Implementation	Third quarter, 2010	Partially completed. The City has amended its street design standards to require street trees and pavement shading.
	2. Weatherization program	Ongoing	No weatherization projects were funded during 2010.
	3. Fees for solar systems	Third quarter, 2009	Not completed, however the City is currently researching this issue.
G. Equal Housing Opportunities and Public Participation	1. Rental Assistance – Housing Authority	Ongoing	The City continues to work with the Housing Authority to assist with their rental programs
	2. Housing information efforts	First Quarter, 2010	Completed. The City offers housing information brochures.
	3. Accessibility	Ongoing	Partially completed. The Miller &

	4. Reasonable Accommodations ordinance	Second quarter, 2009	Completed. The City adopted a Reasonable Accommodations ordinance in 2009.
	5. Public participation	Third quarter, 2009	Completed. The Housing Element is posted on the City's website, and the City has available brochures and other printed materials on housing programs.
H. Preserve At-Risk Assisted Projects	1. Redevelopment assistance for Housing Authority Section 8 program	Ongoing	The City's Redevelopment funds have been committed to other projects during 2009.
	2. Conversion monitoring	Ongoing	The City continues to monitor notices of conversion.