City of
FRESNO

Development and Resource Management Department

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Fresno, California 93721-3608
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Craig Scharton, Assistant Director

March 30, 2012

Linn Warren, Director
State of California
Department of Housing and Community Development
1800 Third Street
Sacramento, CA 95811-6942

Subject: City of Fresno Housing Element Annual Progress Report

Dear Mr. Warren:

In accordance with Government Code Section 65400, the City of Fresno is submitting the enclosed Housing Element Annual Progress Report as a true and correct representation of the City's efforts made during 2011 to fulfill its Housing Element objectives.

The report is organized as follows:

- Annual Building Activity Report – New Construction (Table A);
- Annual Building Activity Report – Units Rehabilitated, Preserved and Acquired Pursuant to GC Section 65583.1(c)(1) (Table A2);
- Regional Housing Allocation Needs Progress (Table B);
- Program Implementation Status (Table C); and
- Contact Information sheet

During the report period, City staff continued to work diligently to execute programs as outlined in the Housing Element and to meet the housing needs for all segments of the community.

If you have any questions regarding the report, please contact Claudia Cazares, Housing and Community Development Division Manager, at (559) 621-8356.

Sincerely,

Craig Scharton, Assistant Director
Development and Resource Management Department

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HOUSING AND COMMUNITY DEVELOPMENT
OFFICE OF THE DIRECTOR

Enclosures

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

Jurisdiction City of Fresno

Reporting Period 1/1/2011 - 12/31/2011

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.
Renaissance at Santa Clara	MF	R	69	0	0	0	69	70	HOME/LIHTC	Deed	N/A
Allied Plaza	MF	R	10	41	0	0	51	52	HOME/LIHTC	Deed	N/A
Sierra Gateway Ph. II	MF	R	67	0	0	0	67	68	HOME/202	Deed	N/A
Hotel Fresno	MF	R	0	6	0	0	6	72	HOME/RDA/220	Deed	N/A
Parc Grove Commons Northwest	MF	R	75	72	0	0	147	148	HA/LIHTC	Deed	N/A
Bridges at Florence	MF	R	18	15	0	0	33	34	CHDO/FHA	Deed	N/A
157 W. Casitas	SF	O	1	0	0	0	1	1	CHDO	Deed	N/A
3016 S. Clara	SF	O	1	0	0	0	1	1	CHDO	Deed	N/A
189 W. Casitas	SF	O	1	0	0	0	1	1	CHDO	Deed	N/A
2552 W. Richelle	SF	O	1	0	0	0	1	1	CHDO	Deed	N/A
2584 S. Richelle	SF	O	1	0	0	0	1	1	CHDO	Deed	N/A
2589 S. Fine	SF	O	1	0	0	0	1	1	CHDO	Deed	N/A
3008 S. Clara	SF	O	1	0	0	0	1	1	CHDO	Deed	N/A
(9) Total **of Moderate and Above Moderate** from Table A3 ► ►					0	0	0	0			
(10) Total by income Table A/A3 ► ►			246	134				451			
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

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(CCR Title 25 §6202)

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Reporting Period 1/1/2011 - 12/31/2011

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 which meet 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	5	14	19	Neighborhood Stabilization Program and CalHome Program funds were used to accomplish these rehabilitation activities.
(2) Preservation of Units At-Risk	2	42	60	104	RDA Housing Funds through the Community Housing Partnership Program with the Housing Authority were used to accomplish these rehabilitation activities.
(3) Acquisition of Units	0	0	0	12	RDA Housing Funds were used to acquire vacant residential units through the City's Neighborhood Stabilization Program (NSP).
(5) Total Units by Income	2	47	74	135	

* 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	0	0	0	0
No. of Units Permitted for **Above Moderate**	433	6	656	0	0	1,095	0

* Note: This field is voluntary

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Jurisdiction City of Fresno

Reporting Period 1/1/2011 - 12/31/2011

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.			1/1/06-12/31/06	1/1/07-6/31/08	7/1/08-12/31/08	1/1/09-12/31/09	1/1/10-12/31/10	1/1/11-12/31/11	1/1/12-12/31/12	1/1/13-12/31/13	1/1/14-12/31/14	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	4,820	101	40	33	226	87	246				733	4,087
	Non-deed restricted		0	0	0	0	0	0					
Low	Deed Restricted	3,260	72	167	45	239	149	134				806	2,454
	Non-deed restricted		0	0	0	0	0	0					
Moderate	Deed Restricted	3,696	0	6	25	28	18	0				77	3,619
	Non-deed restricted		0	0	0	0	0	0					
Above Moderate		9,195	1,982	2,164	1,563	1,257	997	1095				9,058	137
Total RHNA by COG. Enter allocation number:		20,971	2,155	2,377	1,666	1,750	1,251	1,475				10,674	10,297
Total Units ► ► ►													
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
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Reporting Period 1/1/2011 - 12/31/2011

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**
Implementation of General Plan 1.1.1	Create a range of housing opportunities	2013	The Fresno Green Development Code, General Plan Update and Master Environmental Impact Report program was initiated July 1, 2009, and is on schedule to be completed and adopted by July 2013. It will provide considerable additional opportunities for medium-high (16 to 18 dwelling units per acre) and high (43 dwelling units per acre) residential development in close proximity to public transit and employment opportunities. The updated Development Code provisions will establish prezoned areas with Master Environmental Impact Report clearance to accommodate the development of at least 25,112 multiple family dwelling units as identified by Amendment No. 1 to the 2008-2013 Housing Element, as amended by SB 375.
Implementation of General Plan 1.1.1.a	Complete activity center	2010	Included as an urban form component of Fresno Green Development Code, General Plan Update and Master Environmental Impact Report Program (see status in 1.1.1 above).
Implementation of General Plan 1.1.1.b	Adopt form based code/update zoning ordinance	2012	Incorporated as a task of the Fresno Green Development Code, General Plan Update and Master Environmental Impact Report Program (see status in 1.1.1 above).
Implementation of General Plan 1.1.1.c	Adopt land use plan for SEGA	2013	The SEGA administrative draft plan is complete and it is anticipated that aspects of this plan will be incorporated into the General Plan update to be completed by July 2013.
One Stop Shop Processing 1.1.2	Implementation DPC	Aug. 2008	Long range and current planning functions continue to be constrained by budget reduction. However, planning and implementation measures to facilitate accommodation of higher density affordable housing continue in advance of the anticipated comprehensive zoning and development code update.
Reduce Housing Costs 1.1.3	Assist LIHTC Applications	Ongoing	There were three Low Income Housing Tax Credit applications received during the 2011 report period. One project, the Renaissance at Santa Clara, received $8 million in LIHTC.
Institutional Barriers 1.1.4	Monitor institutional barriers and advise on the findings and develop maximum densities	Ongoing	There were no institutional barriers identified during the 2011 report period.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
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Reporting Period 1/1/2011 - 12/31/2011

Complaint Referral 1.1.5	Contract with FHCCC for compliance and dissemination of information	Ongoing	The FHCCC received over 800 complaints during the 2011 plan period. Of the 800 complaints, 389 cases were located in Fresno and 197 were referred for further investigation pending referral to the State, HUD, or a private attorney.
Support Current Law 1.1.6	Contract with FHCCC $50,000 per year	Annually	The City provided $40,000 in CDBG funds to the FHCCC during the 2010-2011 and 2011-2012 program year.
Fresno Green 1.1.7	20% of all future City-sponsored affordable housing units shall meet the Fresno Green or compatible standard	Ongoing	There was one City-sponsored mixed-income housing projects that met the Fresno Green or compatible standard during 2011.
Fresno Green 1.1.7	Adopt and implement a solar rebate program	Ongoing	The CaliforniaFIRST Program is currently refocused on businesses due to housing lien issues.
Fresno Green 1.1.7	Add weatherization/energy conservation component to the City's rehabilitation programs	Ongoing	The City did not operate a weatherization program during the 2011 plan period.
Funding Energy Saving Improvements 1.1.8	Monitor and apply to H.R.6. Energy Independence and Security Act Legislation for funds	Ongoing	There were no applicable H.R. 6899 NOFA's identified during 2011.
Land Demand 2.1.1	Ensure that there is at least a 10-yr supply of planned residential land and at least 5-yr supply of zoned land	Annually	The City will initiate rezoning of land to meet Housing Element requirements, as part of the Fresno Green Development Code, General Plan Update and Master Environmental Impact Report Program (see status in 1.1.1 above).
Reduction in Density 2.1.2	Comply with State density law	Yr 1-5	There was one affordable housing density bonus request during 2011.
Central Community Plan Area Housing 2.1.3	Priority processing within an average of 75 days	Yr 1-5	The following housing project was given priority processing during 2011: Allied Plaza Senior Apartments.
Inner City Residential Development 2.1.4	Create 700 housing units	Yr 1-5	The Redevelopment Agency subsidized the development of 83 affordable housing units, thus leveraging the development of 348 Inner City residential housing units.
Inner City Residential Development 2.1.4	Reduce application fees from 10% to 50%	Yr 1-5	The City of Fresno continues to offer reduced fees for designated Inner City areas. There are four such areas in the City (Downtown, Highway City at Shaw & State Route 99, Herndon Townsite at Herndon & State Route 99, and Pinedale). There has been no change to the City's longstanding policy of offering significantly reduced application processing fees to encourage residential development in these areas.
Other Infill Housing 2.1.5	Acquisition of sites and construction of 300 affordable housing units	Yr 1-5	During the 2011 plan period, the Redevelopment Agency, through the Board-Up Program, completed the major rehabilitation and sale of one affordable housing unit with the Community Housing Partnership Program with the Housing Authority, and completed the major rehabilitation of one affordable housing unit with the State Center Community College.

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

Jurisdiction City of Fresno

Reporting Period 1/1/2011 - 12/31/2011

Multi-family Land Supply 2.1.6	Monitor and ensure an adequate supply of multi-family planned and zoned land as needed	Annually	Incorporated as a task of the Fresno Green Development Code, General Plan Update and Master Environmental Impact Report Program (see status in 1.1.1 above).
Facilitate the Development of Multi-family Housing Affordable to Lower-Income Households 2.1.6 A	Rezone 500 acres to R-2 or R-3 and 200 acres to R-3 and R-4 and prepare land use amendments	2010	Incorporated as a task of the Fresno Green Development Code, General Plan Update and Master Environmental Impact Report Program (see status in 1.1.1 above).
Increase Housing Yield 2.1.7	Review State regulations and change City plans, policies, and ordinances as needed	Annually	Staff continues to implement all tools available to maximize densities, including implementation of mixed-use code provisions and provisions that allow development at R-3 densities in the C-P (Administrative and Professional) zone districts.
Maximum Density 2.1.7 A	Achieve maximum density, particularly in the R-3 and R-4 zoning districts, and facilitate maximum densities	Annually	Staff continues to implement all tools available to maximize densities, including implementation of mixed-use code provisions and provisions that allow development at R-3 densities in the C-P (Administrative and Professional) zone districts.
Mixed-Use Zoning 2.1.8	Complete activity center study	Yr 1-5	Incorporated as a task of the Fresno Green Development Code, General Plan Update and Master Environmental Impact Report Program (see status in 1.1.1 above).
Farmworker Housing Funding and Development 2.1.9	Support farmworker housing through available funding sources and seek funding for new projects	Yr 1-5	No available funding sources were identified during the 2011 plan period.
Emergency Grant Allocation 2.1.10	Review applications and provide funding	Annually	During the plan period, the City provided ESG funds as follows: EOC $67,860; Poverello House $92,524; Marjaree Mason Center $87,732; Sprit of Women $44,771; and Turning Point $25,468. In addition, the City provided $25,468 in CDBG funds for the Senior Meals Program.
Zoning for Emergency and Homeless Shelters 2.1.11	Identify zoning districts and revise Zoning Ordinance pursuant to Code Section 65583(a)(4)	2009	Providing facilitated processing of the spectrum of housing types as required by State law and critical to meeting Fresno's housing needs is a high priority of the zoning and development code update program to be completed by July 2013.
Zoning for Special Needs Housing 2.1.12	Review and revise Zoning Ordinance for consistency with special needs housing requirements	2009	Providing facilitated processing of the spectrum of housing types as required by State law and critical to meeting Fresno's housing needs is a high priority of the zoning and development code update program to be completed by July 2013.
Transitional and Supportive Housing 2.1.13	Identify funds and support construction of 100 transitional housing units	Yr 1-5	The City provided $1.5 million in HOME Program funds for the Housing Authority's Renaissance at Santa Clara Project, a 70 unit single room occupancy project anticipated to house primarily homeless individuals.
Transitional and Supportive Housing 2.1.13	Amend Zoning Ordinance to comply with state law	Yr 1-5	Providing facilitated processing of the spectrum of housing types as required by State law and critical to meeting Fresno's housing needs is a high priority of the zoning and development code update program to be completed by July 2013.
Single Room Occupancy Housing 2.1.14	Amend Zoning Ordinance to comply with state law	Yr 1-5	Providing facilitated processing of the spectrum of housing types as required by State law and critical to meeting Fresno's housing needs is a high priority of the zoning and development code update program to be completed by July 2013.

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Housing Element Implementation
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Reporting Period 1/1/2011 - 12/31/2011

Very-Low Income large Family Single- and Multi-Family Housing 2.1.15 (HA)	Support funding applications to help produce 400 large family units	Yr 1-5	No funding application requests were received by the City of the RDA during the 2011 plan period.
Extremely Low-, Very Low-, and Low-Income Senior Housing 2.1.16	Find/provide funding to assist with the production of 400 senior affordable housing units	Yr 1-5	The City funded the following senior projects during the program year: Sierra Gateway Senior Residence II - $750,000; Bridges at Florence - $1.4 million, and Allied Plaza Senior Residence - $818,034.
Other Extremely Low- and Very Low-Income Housing 2.1.17	Provide financial assistance for the construction of 1,000 units	Yr 1-5	During the plan period, the City provided $1.5 million to the Renaissance at Santa Clara for construction of 69 very-low income units.
Inclusionary and Alternative Housing Policy 2.1.18	Investigate alternative and comparable housing policies to increase affordable housing	Yr 1-5	The City Housing Trust study was canceled due to severe budgetary cuts during the 2011 plan period. No new policies have been explored due to shortage of staff.
Inclusionary and Alternative Housing Policy 2.1.18	RDA to utilize mandated inclusionary housing	Yr 1-5	Per Redevelopment Law, the Housing Production (Inclusionary) requirement for Redevelopment Project Areas are to be met on a 10-year period. None of the Inclusionary requirements for the 18 Redevelopment Project Areas were due to be met during the 2011 calendar year.
Proposition 1C Program 2.1.19	Review NOFAs and submit qualified housing	Yr 1-5	Two applications were submitted to the State HCD during 2011: $1.5 million CalHome application and $856,525 Housing-Related Parks Program application.
Strengthening Partnerships with Affordable Housing Developers 2.1.20	Continue ongoing efforts	Yr 1-5	During the 2011 plan period, the City continued to partner with local developers, the City of Fresno Housing Authority and the Redevelopment Agency in an effort to leverage available public and private funding.
Zoning for Farmworker Housing 2.1.21	Revise Zoning Ordinance to facilitate farmworker housing pursuant to state law	Year 1	Providing facilitated processing of the spectrum of housing types as required by State law and critical to meeting Fresno's housing needs is a high priority of the zoning and development code update program to be completed by July 2013.
Single Room Occupancy Housing 2.1.22	Amend Zoning Ordinance to permit single room occupancy pursuant to state law	Year 1	Providing facilitated processing of the spectrum of housing types as required by State law and critical to meeting Fresno's housing needs is a high priority of the zoning and development code update program to be completed by July 2013.
Comprehensive Code Enforcement 3.1.1	Conduct code enforcement inspections of 7,000 units each year in targeted neighborhoods	Annually	The City's Code Enforcement Division completed 25,673 inspections during the program period.
Neighborhood Infrastructure 3.1.2	Provide Infrastructure to accommodate at least 2,500 households	Yr 1-5	During 2011, there were 5 sewer related projects totaling $4.2 million, 6 misc. road and median island projects totaling $1.5 million, 5 street construction projects totaling $4.3 million, 7 traffic signal projects totaling $2.4 million, and 6 well related projects totaling $570,882.
Public Utilities Sewer and Water Deficiencies 3.1.3	Provide priority sewer and water development processing to adhere to state law for affordable housing developments	Yr 1-5	The City of Fresno Department of Public Utilities has executed a priority wastewater collection & water services policy for affordable housing developments.

ANNUAL ELEMENT PROGRESS REPORT
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Enhance Police Service to High Crime Neighborhoods 3.1.4	Utilize pro-active efforts in high crime neighborhoods	Yr 1-5	During the plan period, the Police Department addressed crimes through their use of proactive units like the District Crime Suppression Team, the Violent Crime Impact Team and District Patrol Officers who focused efforts on criminals involved in gang activity, narcotics and those identified as having engaged in prior criminal activity by being placed on probation and parole. Overall, 2848 violent crimes occurred in 2011 which was 168 fewer crimes than those reported in 2010, equaling to a 5.6% reduction. Violent crime reductions were achieved in every category to include a 26.1% reduction in homicides, a 31.8% reduction in rapes, a .5% reduction in robberies, a 6.9% reduction in aggravated assaults and a 19.6% reduction in domestic violence. Property crimes in 2011 increased only slightly over the number reported in 2010 by 2.1 percent. In all, 24,970 property crimes were reported in 2011 which was 514 more crimes than what was reported in 2010. Both larcenies and vehicle burglaries were reduced showing a .7% and 4.5% reductions. The total number of crimes reported in 2011 was 27818 which was 346 more than the number of crimes reported in the previous year.
Housing Rehabilitation 3.2.1	Rehabilitate at least 2,000 units	Yr 1-5	During the plan period, a total of 3 senior paint projects were completed with CDBG and CDBG-R Program funds and a total of 7 rehabilitation projects were completed using HOME and/or HOME and Calhome Program funds. Also a total of 16 homes were rehabilitated through the Neighborhood Stabilization Program.
Housing Replacement 3.2.2	Replace or reconstruct at least 60 dilapidated housing units	Yr 1-5	There were no dilapidated units replaced during the 2011 plan period.
Home Buyer Assistance 3.2.3	First-time Home Buyer Program to assist 500 households	Yr 1-5	A total of 29 first-time homebuyer purchased homes using CalHome program funds. Also, a total of 10 homes were sold to first-time homebuyers using Neighborhood Stabilization Program funds.
Redeveloped Housing Sites 3.2.4	Acquire 30 properties for redevelopment	Yr 1-5	During the 2011, the Redevelopment Agency acquired one property for new infill affordable housing.
Comprehensive Housing Quality Survey and Upgrade Geographic Information 3.2.5	Conduct survey and address GIS programming updates	Year 3-5	The program has been delayed due to budget cuts. It is expected to be implemented by 2012.
At-Risk Housing 4.1.1	Monitor Notices	Yr 1-5	No notices were received during the 2011 plan period.
At-Risk Housing 4.1.1	Participate with local housing providers and contact agencies interested in preserving at-risk	Yr 1-5	There were no notices received and thus no agencies were contacted during the 2011 plan period.
At-Risk Housing 4.1.1	Amend Condominium Ordinance	Yr 1-5	Amendment of the City's Condominium Ordinance is cancelled.
Prevention and Alleviating Foreclosures 4.1.2	Monitor available funding programs	Yr 1-5	The City received NSP 3 funds in the amount of $3.5 million in the 2011 plan period.
Prevention and Alleviating Foreclosures 4.1.2	Partner with housing counseling agencies	Yr 1-5	The City continues to partner with the local Community Housing Council which provides counseling services to homeowners facing foreclosures.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
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Reporting Period 1/1/2011 - 12/31/2011

Prevention and Alleviating Foreclosures 4.1.2	Update applicable ordinances to prevent and/or alleviate foreclosures	Yr 1-5	The City of Fresno has adopted two Ordinances related to foreclosed properties.
Provide Relocation Services as Needed 4.2.1	Provide assistance as needed and required	as needed	There was no relocation assistance needed during the 2011 plan period.
Report by RHNA Category 4.3.1	Provide detailed reports	Ongoing	The City, RDA, and Housing Authority continued to report new housing construction information in accordance with HCD's RHNA categories.
Public Service Processing for Affordable Housing 4.3.2	Provide certified HE to applicable City Departments and Agencies	Yr 1, month 1	This program objective was met.

CONTACT INFORMATION
ANNUAL HOUSING ELEMENT PROGRESS REPORT

CITY: City of Fresno

MAILING ADDRESS: 2600 Fresno Street, Room 3070, Fresno, CA 93721

CONTACT PERSON: Claudia Cazares **Title**: HCD Manager

PHONE: (559) 621-8356 **FAX**: (559) 457-1097

REPORTING PERIOD: 1/1/2011 to 12/31/2011