Department of Housing and Community Development

Annual Housing Element Progress Report

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Reporting Period by Calendar Year: From: **January 2011 to December 2011**

These forms and tables are submitted to HCD and the Governor's Office of Planning and Research (OPR) each year for the prior calendar year; separate reports submitted 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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Table A

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

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					16	0	16				
(10) Total by income Table A/A3 ► ►					16						
(11) Total **Extremely Low-Income** Units*											

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* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA 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	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	As noted in Housing Element Program 13b & 13c: 1. Rain Tree Apartments., 2. Base Palm Apartments, & 3. Mountain Breeze Apartments. No action due to elimination of the City's Redevelopment Agency.
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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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**	16					16	
No. of Units Permitted for **Above Moderate**	0					0	

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2006	2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level (see note)		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	**759**				0	0	0					759
	Non-deed restricted					0	0	0					
Low	Deed Restricted	**726**				0	0	0					726
	Non-deed restricted					0	0	0					
Moderate	Deed Restricted	**409**				0	0	0					388
	Non-deed restricted					3	2	16				21	
Above Moderate		**890**				6	21	0				27	863
Total RHNA by COG. Enter allocation number:		**2,784**				9	23	16				48	2,736
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremely low-income households are included in the very low-income permitted units totals. Also RHNA includes vl & l carryover from 1998-2005 (vl=257 & l=371)(see Table 8.2 of City's 2006-2014 HE)

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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**
1 **Single-family Rehabilitation**	1a	Assist 217 lower income & 171 moderate income hhs	2006-2014	Assisted 58 households. Twenty (20) are currently being closed out due to loss of the City's RDA.
	1b	Increase grant amount to $25,000	January 2007	Completed, but will be terminated in 2012 due to loss of the City's RDA.
	1c	Continue to provide no-interest rate loans. 100 loans annually	Annually	Completed, but at a rate of 50-60 loans per year. Program to be terminated due to loss of City RDA.
	1d	Continue to participate in the "World Changes" Program.	Annually	Completed, but Program to be terminated due to loss of City RDA.
2 **Rental Rehabilitation**	2a	Develop a program to rehab single & multi-family rentals	Funding 2012/2013	No action
	2b	Continue rental inspection program	on-going	On-going
3 **Code Enforcement**	3a	Prohibit owners of substandard housing from claiming depreciation etc. on State income tax.	by June 2011	No action
	3b	Windshield surveys to identify areas with substandard housing and identify services.	commence 6 months after HE adoption	Completed
	3c	Enforce Prop Maintenance Ord. HMC Section 15.52, and provide owners with info on Neighborhood Pride Grant.	on-going	On-going, but Program to be terminated due to loss of City RDA.

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4	**Neighborhood Quality**	4a	Continue the Neighborhood Enhancement Program (NEP), and continue the Crime-free Multi-family Housing Program.	on-going	The NEP program will be eliminated due to loss of City RDA. The City commenced a new program called "CPF for Multi-family Housing" (which involves Code, Police, and Fire) to improve individual multi-family projects.
		4b	Implement Neighborhood Pride Grant program	5 year objective	On-going, but Program to be terminated due to loss of City RDA.
5	**Inclusionary Housing and Fees**	5a	Inclusionary Housing Ordinance	2006	Adopted in 2006, however, Program to be terminated due to loss of City RDA.
		5b	Review in-lieu fee established for the Inclusionary Housing Ordinance.	December 2010, and biannually thereafter	On-going. As of 2011, the fees will be evaluated annually, and may be eliminated due to loss of City RDA.
		5c	Evaluate Development Impact Fees to ensure they are minimum necessary to cover actual costs etc.	review bi-annually after the budget cycle	on-going
		5d	Assist in the development of adequate housing of lower and moderate income households by providing a comprehensive menu of opportunities.	various timeframes for individual projects throughout 2006-2014	on-going
6	**Regulatory Relief**	6a	Encourage the development of multifamily housing types by permitting units by right in multi-family zoned sites as identified in the HE.	one year from HE adoption	Planning Commission hearings conducted on May 17, 2011 and June 21, 2011. City Council adopted development code and zone changes in October, 2011.
		6b	Update the Land Use and Development Code to address updates to density bonus laws.	adopt updates by October 2010	Draft Ordinance prepared for City Attorney review in November 2011. Final Ordinance scheduled for June 2012 Public Hearings.

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	6c	Increase staffing in the Redevelopment Department to increase efficiency and implementation of the City's housing programs	when funds become available	Completed in 2006 - hired a second housing technician. RDA department to be eliminated due to loss of City RDA.
	6d	Incentivize lot consolidation for high density multi-family projects by expediting the process for sites identified in the HE.	June 2011	This Program to be included in the City's Business Friendly Ordinance scheduled for June 2012 Planning Commission and City Council Hearings.
7 **Developer Outreach**	7a	Amend the Land Use and Development Code to include pre-application conference and advertise benefits on City's website and "come home to highland" website	June 2011.	This Program to be included in the City's Business Friendly Ordinance scheduled for June 2012 Planning Commission and City Council Hearings.
	7b	Conduct an annual citywide analysis to assess and document the City and RDA housing activities in annual report to HCD	on-going	On-going, however the required reporting for RDA activity will be eliminated due to loss of City RDA.
	7c	Continue to offer the City's brochure on zoning, development requirements, development fees and permitting procedures in City Hall and online	on-going	On-going. completed
	7d	Continue to utilize a digital database to track development applications and periodically post summaries on City's website	on-going	On-going. Completed

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8 **Innovative and Efficient Housing**	8a	Encourage development on sites identified in the land resources section of the HE by providing inventory on City's website	within 3 months of HE adoption	Completed
	8b	Discuss mixed-use housing development opportunities with property owners in the PD and Mixed-use Districts	June 2011.	In progress with Compass Blueprint Grant from SCAG in Fall 2011. Completion of outreach and planning study due in Summer 2012.
	8c	Explore opportunities for incentivizing residential green building and renovation efforts	City Council Goal for 2009/2010	Draft incentive program completed, however in-light of the new Cal Green Code adopted by the City Council in December 2010, a revised program will be evaluated in late 2012.
	8d	Complete the filing of tentative tract map on the City owned land at Lillian Lane and provide land for residential developer	Map finaled in February 2010	Completed
	8e	Continue to allow flexibility in design and development standards through PD and Mix-use District and policies provided in the Community Design Element of the General Plan	on-going	Completed
	8f	Contact Southern California Edison (SCE) and The Gas Company to obtain latest information on energy efficient building technology	June 2011.	Completed. City also adopted the Cal Green Code in December 2010 which promotes energy efficient building technology.
	8g	Reduce energy waste by reviewing all residential buildings for compliance with Title 24	on-going	Completed. City adopted new California Green Code in December 2010.

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9	**Residential High Density Special (R-4 zone)**	9a	Amend the General Plan and Land Use and Development Code to allow for the creation of a land use and zoning district called Residential High Density Special (HDS) and R4 that allows development between 20-30 du/ac	within 1 year of HE adoption	Completed. Refer to City Council Ordinance Nos. 361 & 362 adopted in October 2011.
		9b	Establish a Residential High Density Special Overlay on approximately 35 acres illustrated on page 8-20 of HE to accommodate a portion of the City's regional housing needs	within 1 year of HE adoption	Completed. Refer to City Council Ordinance Nos. 361 & 362 adopted in October 2011.
		9c	Develop and implement a formal on-going monitoring procedure to ensure sufficient residential capacity for units affordable to lower income households is maintain on sites identified to accommodate the regional need for lower income households	established concurrently with amendments to the Land Use and Development Code and Zoning Map detailed in program 9a and 9b	Completed. A mapping program is in place to monitor housing development in the City. A PDF of this Annual Report is posted on the City's webpage. Housing Element Annual Progress Report illustrates no lower income units are reported in 2011.

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10 **Town Center Policy Area**		The City will explore the adoption of a Transit Oriented Development Project in the Town Center Policy Area	conduct discussion with Planning Commission and City Council by October 2011	In progress. Completion of Planning Study due in Summer 2012 with Compass Blueprint Grant from SCAG.
11 **Second Units**	11a	Encourage the development of attached or detached second units per HMC Section 16.44.180	advertise the second unit ordinance on the City's website within 3 months of HE adoption	Completed
12 **Homeowner Assistance Programs**	12a	Update the City's down payment assistance program to expand to maximum funding amount and adjust the terms to meet current market needs	in 2007 program terms changed to provide 10% of the home cost	Completed. To be terminated in 2012 due to loss of City RDA.
	12b	Apply to become a subordinate locality with the CalHFA which will allow the layering of first and second mortgages with below market interest rates	apply in 2010	No action. To be terminated in 2012 due to loss of City RDA.
	12c	Provide additional homeownership resources to City residents by providing info at City Hall and on City's website`	October 2010.	Completed. Information to be update in the future due to loss of City RDA.

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13 **Rental Assistance**	13a	Support the Housing Authority's Housing Choice Voucher program by providing info at City Hall and City's website	on-going	Completed
	13b	Subsidize and restrict existing rental projects, Raintree Apartments and Base Palm Apartments	provide resources to subsidize 32 vl income units and 48 l income units during planning period	See comment in Table A2.
	13c	Increase the affordable housing supply by actively seeking additional opportunities to subsidize and place long-term affordable covenants on market-rate rental units	contact market-rate apartment property owners	See comment in Table A2.
14 **Priority Services**	14a	Provide housing element to the water and sewer service providers and assist them in drafting policies to provide priority water and sewer service to affordable housing projects	provide HE and offer assistance upon adoption	Completed. Provided copy to East Valley Water District on April 28, 2011 as part of their Water Master Plan update.
15 **Redevelopment Subsidies**	15a	Continue to provide redevelopment agency subsidies to the development community in order to offset the cost of providing affordable housing	on-going	On-going. To be terminated due to loss of City RDA.

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16 **Fair Housing Mediation**	16a	Increase awareness of the City's partnership with the Inland Fair Housing & Mediation Board (IFHMB) by providing a link to their website on the City's website and City's annual newsletter, etc.	October 2010.	Completed
	16b	Contribute to the regional evaluation of discriminatory housing practices by participating in the SB County Analysis of Impediments to Fair Housing.	Spring of 2010	Completed
17 **Housing Preservation Program**	17a	Seek to reduce foreclosures by providing educational information to residents and refer concerned homeowners and homebuyers to nonprofits and provide info on City's website.	December 2010.	On-going
	17b	Establish a program to provide outreach to owners of affordable projects to ensure they understand ways to ensure affordability, such as partnering with the City or affordable housing organization	October 2010.	On-going

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18	**Housing for Disabled Persons**	18a	Enact a process for disabled individuals or those acting on their behalf to make request for reasonable accommodation in regard to relief from the various land use, zoning, or building laws, rules, policies, practices, and/or procedures of the City.	January 2011.	To be included in the City's Business Friendly Ordinance scheduled for June 2012 Planning Commission and City Council hearings.
		18b	Provide information materials on Southern California Edison's Customer Assistance Program at City Hall	December 2008.	Completed
19	**Emergency Shelters, Transitional Housing, and Permanent Supportive Housing**	19a	Update the Land Use and Development Code to permit emergency shelter in the Business Park District, which has the capacity to provide at least one year-round shelter	January 2010.	Draft Ordinance completed. Ordinance scheduled for June 2012 Planning Commission and City Council hearings.
		19b	Establish emergency shelter, transitional housing, & permanent supportive housing subcommittee, amend the Land Use & Development Code to permit emergency shelters without discretionary approval in BP, conditionally permit SRO units in BP, & permit Transititional and Permanent Supportive Housing as residential uses.	form subcommittee by November 2010, adopt plan by January 2011, and amend Code within 1 year of HE adoption	Subcommittee met in January 2012 to review draft Ordinance. Ordinance scheduled for June 2012 Planning Commission hearing.

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	19c	Update the zoning code to differentiate between residential care facilities serving six or fewer residents	December 2010.	Draft Ordinance completed. Ordinance scheduled for June 2012 Planning Commission hearing.
20 **Affordable Housing Preservation**	20a	Monitor existing publicly assisted affordable housing and provide technical assistance for those that might convert to market rents	on-going	On-going
	20b	Update contact list of housing advocacy groups, public agencies, and non-profit organizations	update annually beginning in January 2010	On-going
	20c	Compile a list of all available lower and moderate income housing assistance programs and post on City's website and provide to developers during	December 2010.	On-going
21 **Mobile Home Preservation**	21a	Based on GC Section 65863.7, require the submission of a report detailing impacts of any proposed mobile home park conversion with the filing of any discretionary permit	require a report for each proposed conversion	On-going
	21b	Require all condominium and mobile home conversion applicants to relocate displaced residents	implement on a project by project basis during planning	On-going

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		21c	Define and distinguish manufactured housing from mobile homes and travel trailers, as set forth in HUD codes and define process for approving or disapproving such uses	adopt definitions and procedures by December 2010	Draft Ordinance completed. Ordinance scheduled for June 2012 Planning Commission hearing.

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22 **Collaborative Partnership**	22a	Contact local affordable housing service providers to discuss partnering. The City will commit a portion of their lower income housing funds and specifically target service providers with experience with 0-30% AMI projects	December 2010.	On-going. To be terminated due to loss of City RDA.
	22b	Continue to maintain a roster of affordable housing developers	on-going	On-going

General Comments:

The 2006-2014 Housing Element was certified by HCD on January 3, 2012. Good faith progress is being made to complete all Programs as outlined in this Annual Report. On December 29, 2011, the California Supreme Court ruled in the redevelopment litigation - CRA v. Matosantos - upholding ABx1 26, which abolished redevelopment agencies in California. The City has commenced its obligation to dissolve its Redevelopment Agency in accordance with the directives of the Supreme Court and ABx1 26. Impacts due to the City's RDA dissolution are noted in this Annual Report. The City is currently reviewing its Housing Element in preparation for a comprehensive update to be submitted to HCD (as part of the City's 5th round certification).

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