CITY OF HOLTVILLE

121 WEST FIFTH STREET
HOLTVILLE, CALIFORNIA 92250-1298 • (760) 356-2912
"THE CARROT CAPITAL OF THE WORLD"

HOUSING POLICY
DEVELOPMENT, HCD

MAR 30 2011

March 28, 2011

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

RE: **City of Holtville 2010 Annual Housing Element Progress Report**

To Whom It May Concern:

Please find enclosed the City of Holtville Annual Housing Element Progress Report for Calendar Year 2010. If you have any questions with regard to the enclosed, please feel free to contact Ms. Justina Arce, City Planner, at (760) 337-3883. Thanks in advance for your time and consideration.

Cordially,

Laura Fischer

Laura Fischer
City Manager

Enclosed: City of Holtville Annual Housing Element Progress Report

cc: Justina Arce, The Holt Group, Inc.

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Holtville

Mailing Address: 121 W. Fifth Street, Holtville, CA 92250

Contact Person: Justina G. Arce Title: City Planner

Phone: (760) 337-3883 FAX: (760) 337-5997 E-mail: jarce@theholtgroup.net

Reporting Period by Calendar Year: from January 01, 2010 to December 31, 2011

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

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

Jurisdiction City of Holtville

Reporting Period 01/01/10 - 12/31/10

Table A

Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units 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	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	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 **Above Moderate** from Table A2 ► ► ► ► ► ►						0	0			
(10) Total by income units (Field 5) Table A ► ► ►			0	0	0	0	0			

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*Explanation to Field 8: Sales price of mobile home as determined by review of County Building Permit Records meet the definition of affordable as defined in Health & Safety Code Section 50052.5.

Table A2

Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for **Above Moderate**	0	0	0	0	0	0

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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.													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	35		35									35	0
	Non-deed restricted													
Low	Deed Restricted	23		45									45	0
	Non-deed restricted													
Moderate	Deed Restricted	22												18
	Non-deed restricted			3	1								4	
Above Moderate		59												59
Total RHNA by COG. Enter allocation number:		139											84	77
Total Units ► ► ►				83	1	0								
Remaining Need for RHNA Period ► ► ► ► ►														

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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 progress in removing regulatory barriers as identified in Housing Element .		
Name of Program	**Objective**	**Deadline in H.E.**	**Status of Program Implementation**
1. First-Time Homebuyer Program	Study the feasibility of a First-Time Homebuyers Program.	End of FY 2009	A First-Time Homebuyer Program was established in December 2008 and one (1) family was assisted in 2009.
2. Density Bonus & Incentives Program	Expand RDA set-aside monies to provide incentives and subsidies to assist in the development of residential projects.	2008-2014	RDA issued bonds in **2008** and housing set aside fund has funds available.
3. Self-Help Housing Program	Contact non-profit organizations who participate in self-help projects and assist or support when there is interest expressed in applying for funding.	As needed, but at least every two years	To be completed.
4. RHS Housing & Community Facilities Programs (Section 502) Direct Loans	Work with HCFP administrators to promote and make use of the Direct Loan Program to five local residents and/or developers.	06/01/14	To be completed.
5. RHS Housing & Community Facilities (Section 502) Loan Guarantees	Work with HCFP administrators to promote and make use of the Loan Guarantee Program for five local residents and/or developers.	06/01/14	To be completed.

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6. Pursue Key Federal Funding Sources for Affordable Housing	On annual basis, support or pursue additional funding sources from State or Federal Agency Programs.	Every year	To be completed.
7. Planned Unit Development Program	City will commission the development of a draft PUD Ordinance, targeting affordability and consider adoption by the end of 2009.	12/31/09	To be completed.
8. Mixed-Use Zoning Code Program	Commission the review and analysis of the Mixed-Use Zone development standards and amend Zoning Code if appropriate by end of 2009.	12/31/09	**2009**-A Mixed-Use Zoning Code Program was developed concurrent with the amendment of the Zoning Code on May 11, 2009.
9. Tax Credit Rental Program	Coordinate with and support prospective developers in pursuit of tax credits to fund the construction of multi-family rental units.	2008-2014 as needed	Ongoing.
10. Housing Rehabilitation Program	Review and amend the Housing Rehabilitation Program Guidelines by the end of 2009 and target assistance to 12 lower income households.	Amend by 12/31/09 and target 12 households by 06/01/14	In 2008, the Housing Rehabilitation Guidelines were Amended and one (1) family was assisted before the end of 2008. In 2009, one (1) other home was rehabilitated. In 2010, there were no homes rehabilitated.
11. Mobile Home Park Assistance Loan Program	Study the feasibility of establishing a Mobile Home Park Assistance Loan Program and make a decision by the end of 2009.	12/31/09	To be completed.
12. Weatherization Program	Advertise the weatherization program in Housing Rehabilitation Program brochures.	2008-2014	To be completed.

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13. Section 8 Rental Assistance Certificate/Voucher Program	Conserve the 69 existing rent subsidies for very low income households and support IVHA's efforts in pursuing Section 8 funds.	2008-2014	Ongoing. In the year 2010, there were 67 housing units receiving rent subsidies.
14. Preservation of Publicly Assisted Low Income Housing	Maintain regular contact with the owner of Town and Country (42 unit) Apartments to determine the status of the building with respect to prepayment options.	2008-2014	Ongoing.
15. Land Use Plan Update	Continue to designate adequate residential sites to fulfill Holtville's regional housing need by income group.	2008-2014	Ongoing. In May 2009 the Land Use Map was updated to accommodate housing within the City's Downtown Zone.
16. Development Consistency with Adopted Plans	Review all proposed development for compliance with the adopted plans, policies, and regulatory codes and prohibit residential rezoning to nonresidential land uses.	2008-2014	Ongoing.
17. Nuisance Abatement Program	Review Ordinance No. 444 by the end of 2009 and amend if needed to protect residents from unsafe living conditions.	12/31/09	Ordinance 444 was reviewed and repealed. A new Nuisance Abatement Ordinance was adopted on October 25, 2010.
18. Non-Conforming Land Use Termination	Review Chapter 17.58 of the Zoning Ordinance by end of 2009 on Non-Conforming Land Uses, amend if necessary and consider development of an Enforcement Program.	12/31/09	To be completed.
19. Building Code Enforcement	To review the feasibility of a local Building Code Enforcement Program.	2008-2014	To be completed.

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20. Fair Housing	To adequately refer housing complaints and promote equal housing laws and housing programs and resource availability.	2008-2014	Ongoing.
21. Homeless Referral Program	Participate in the Imperial Valley Regional Taskforce on Homelessness and make referrals as needed.	2008-2014	Ongoing.
22. Zoning Clarification/Amendment	Clarify via an amendment to the Zoning Ordinance by one year from HE adoption to make provisions for Special Needs Groups Housing.	03/01/10	A Special Needs Housing Ordinance was adopted by the City on April 26, 2010.
23. Reasonable Accommodation Ordinance	Adopt the Reasonable Accommodation Ordinance within one year of Housing Element Adoption.	03/01/10	A Reasonable Accommodations Ordinance was adopted on May 10, 2010.
24. Development of Housing for Extremely Low Income Households and Farmworkers	Establish a strategy by March 2010 for promoting new rental construction affordable to extremely low income households and farmworkers.	03/31/10	To be completed.
25. Performance Monitoring Program	Monitor program success and shortfalls on a routine basis and report findings to City Council for action as needed.	2008-2014	Ongoing.