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

Jurisdiction City of Lakeport

Reporting Period 1-Jan-11 - 31-Dec-11

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	
No affordable or											
mixed-income											
developments											
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►											
(10) Total by income Table A/A3 ► ►											
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

Housing Policy Department
Received on:

MAY 07 2012

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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 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	4	3	3	10	Projects assisted w/CDBG or HOME funds, households earning 80 percent or less of the area median income. (Faahs, Schefcick, Jones, Gaitan, Harris, Thies, Domagalski, Eck, Gossett, Seals.) HE Chapter 6, Program 1-3
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units	1	0	5	6	RDA funded 1 extremely low income household with the purchase of an existing mobile home. Each household is responsible for utilities and the space rent but no mortgage payments. HOME provided gap financing for five low income household in 2011.
(5) Total Units by Income	5	3	8	16	

* 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**	0	0	0	0	0	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.			2008	2009	2010	2011	2012	2013	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	195	0	0	0	0							195
	Non-deed restricted		0	0	0	0							
Low	Deed Restricted	138	0	0	0	0							138
	Non-deed restricted		0	0	0	0							
Moderate	Deed Restricted	29	0	0	0	0							26
	Non-deed restricted		2	1	0	0						3	
Above Moderate		68	10	0	1	0						11	57
Total RHNA by COG. Enter allocation number:		430	12	1	1	0						14	416
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly 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)		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**
1-1	Maintain Existing Residential Zoning	Maintain allowed residential densities and uses	Ongoing	Ongoing. The City continues to maintain allowed residential uses and densities.
1-2	Condominium and Mobile Home Conversions	Revise Condominium Conversion Ordinance	February 2010	Not yet completed.
1-3	Housing Rehabilitation Program	Code Enforcement - 15 units/year; Housing rehabilitation 5 to 10 loans/year	Ongoing	Ongoing. The City currently has HOME, CDBG, CDBG Program Income rehabilitation funds, and 10 units were rehabilitated in 2011. Code enforcement required 1 dilapidated dwelling to be demolished.
1-4	Capital Improvement Program	Three CIP projects in aging neighbrohoods	Ongoing	Several components have been gathered, but the Ordinance has not yet been revised. See "COMMENTS"
1-5	Conversion of Affordable Units	Revise Zoning Ordinance	February 2010	Will be completed as staff time allows.
1-6	Energy Conservation Retrofit	5 units/year	Ongoing	Each rehabilitation project includes weatherization (10 in 2011).
2-1	Below Market Rate Units	Affordable units provided in conjunction with market rate developments	October 2011	Ongoing. This is a lower priority at this time due to the lack of residential construction activity.
2-2	Density Bonus	None quantified	September 2010	Underway. Expected to be completed in 2012.
2-3	Affordable Housing Resources	Creation of stakeholder group; brochure identifying affordable housing resources	Affordable housing group - 2010; Funding applications 2011 through 2014	The City continues to encourage development of affordable housing to build in Lakeport. The City is contributing to a planned 48-unit senior housing project with $400,000 in RDA set aside. A brochure will be developed as soon as possible to identify affordable housing resources. Affordable housing resources are also available on the City's website.
2-4	Mixed Use Development	Potential for mixed use development in additional areas of	February 2011	Completed. Mixed uses are allowed in the C-1 and PO zoning districts.
2-5	Multi-family Development	Revise Zoning Ordinance	September 2010	Same as above.
2-6	Energy Conservation	Fact Sheet	December 2010	Will be implemented when possible.

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3-1	Removal of Constraints to Housing for Special Needs Groups	Removal of constraints, if identified.	Annual	## Remaining constraints will be removed when possible with implementation of Programs 3-3, 3-8, 3-10, and 3-12.
3-2	Special Needs Housing Coordination	Prepare handout; distribute information, to special needs groups	Ongoing	City has prepared handout that identifies available housing programs for lower income households and special needs groups.
3-3	Extremely Low Income, Senior, Disabled, Large Families, and Special Needs Housing	Revise Zoning Ordinance	October 2011	Staff continues to work on a number of housing-related amendments to the Zoning Ordinance including Density Bonus and other appropriate incentives.
3-4	Seek Site and Funding for Senior Housing	None quantified	June 2010. Seek funding in 2011 and 2012	City applied for HOME funds in 2010 and 2011 for senior housing complex. Applications denied. However, staff is working with developers on a proposed 48-unit senior housing project including RDA LMI funds.
3-5	Limited Equity Cooperatives	Committee created and viablity of LEC assessed	Committee: April 2010; Implementa-tion 2010 - 2014	Will begin implementation when possible.
3-6	Accommodate Section 8 Households	Prepare template for agreements	November 2009	Will be prepared when needed.
3-7	Seek Available Funding	Funding applications	Ongoing	Received 2010 CDBG $400,000 for rehab. 2010 CalHOME application denied. Will re-apply in 2012. 2009 HOME grant facilitated 5 FTHB and several rehabs in 2011.
3-8	Farmworker Housing	Zoning revisions and two reports of findings	2010/2012	Population increases during elevated farming seasons has been monitored and no farm worker housing appears to be needed in the City of Lakeport.
3-9	Emergency Shelters and Transitional/Supportive Housing	Zoning Ordinance revisions	February 2010	Completed. Ordinance #880 adopted in 2010.
3-10	Group Homes	Zoning Ordinance revisions	February 2010	Staff is working on several amendments to the Zoning Ordinance.
3-11	Maintain Ongoing Estimates of the Demand for Emergency Housing	Findings included in annual report	Annually	On-going consultation with housing service providers regarding demand for emergency housing.
3-12	Reasonable Accommodation for Persons with Disabilities	Municipal Code revisions	September 2010	The City has established policies that provide reasonable accommodation allowances for persons with disabilities.
4-1	Equal Housing Opportunity	Findings included in annual report	Ongoing	Fair housing brochures are available at City Hall and other public locations in the City. There were no fair housing complaints in 2011.

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4-2	Nondiscrimination Clauses	Clauses included in rental agreements and deed restrictions	Ongoing	The City includes nondiscrimination clauses in the deed restrictions for homebuyer assistance and other housing projects.
4-3	Annual Report	Annual Report to City Council	April 1, annually	Annual report for 2011 expected to be completed in May, 2012.

General Comments:

In 2010, continued it's housing rehab and housing acquisition programs. The City is under-staffed, and requiring furlough days, and there is not enough time to complete everything which needs to be done. Re: CIP Program, the City has completed the Forbes Street rehab, Martin St.sidewalk, and Armstrong St.storm drainage projects in aging neighborhoods. In 2011, the City retained a consultant to prepare a Neighborhood Improvement Study for the "Forbes Creek neighborhood" which is currently in a draft form and will be presented to the City Council in 2012. **Storm drain improvements on Sixteenth Street were completed.** There are policies in the HE which are being implemented, including Pollicy 1- Housing Rehab, and IP.3 - the City uses HOME, CDBG and CDBG Program Income funds for housing rehab programs. Poilcy 6 - pursue available funding sources - the City has received HOME, CDBG funds. Program IP.7 - cooperation with housing entities to develop affordable housing units. Policy 20 - continued to develop the density bonus and housing incentive ordinance. Program IP.11 - the City again sought senior housing funds for the Martin Street project (48 units) and it appears that construction may begin in 2012 / 2013. Program IP.18 - the Agency provided technical and financial assi