Lindsay
All-America City

City of Lindsay

Enterprise Zone

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April 14, 2008

HOUSING POLICY
DEVELOPMENT, HCD
APR 14 2008

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

Re: Annual Housing Element Progress Report

Dear Sir or Madam:

Enclosed please find the City of Lindsay's Annual Housing Element Progress Report for calendar year 2007. You will be pleased to note that through 2007, housing production in the City of Lindsay exceeded the regional housing needs allocation (established by the Tulare County Association of Governments) for very low and low income housing.

This report fulfills the City's obligation under Government Code Section 65400. Please feel free to contact me at (559) 562-7114 should you have any additional questions.

Sincerely,

Diane Bucaroff
Community Development Director

Cc: Governor's Office of Planning and Research

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Lindsay

Mailing Address: P.O. Box 369, Lindsay, CA 93247

Contact Person: Diane Bucaroff Title: Community Development Director

Phone: (559) 562-7114 Fax: (559) 562-7139 E-mail: dbucaroff@lindsay.ca.us

Reporting Period by Calendar Year: from 1/1/07 to 12/31/07

These forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each 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 Lindsay

Reporting Period 1/1/07 - 12/31/07

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	
433 N. Homassel	SF	O	1				1	n/a	n/a	Market rate*
624 N. Gale Hill	SF	O	1				1	n/a	n/a	Market rate*
611 N. Gale Hill	SF	O	1				1	n/a	n/a	Market rate*
268 Pleasant	SF	O	1				1	n/a	n/a	Market rate*
820 Fresno	SF	O		1			1	n/a	n/a	Market rate*
834 Ash	SF	O		1			1	n/a	n/a	Market rate*
830 Ash	SF	O			1		1	n/a	n/a	Market rate*
802 Orange	SF	O			1		1	n/a	n/a	Market rate*

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
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Jurisdiction City of Lindsay

Reporting Period 1/1/07 - 12/31/07

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	
305 S. Elmwood	SF	O			1		1	n/a	n/a	Market rate*
150 Monte Vista	SF	O			1		1	n/a	n/a	Market rate*
120 E. Monte Vista	SF	O			1		1	n/a	n/a	Market rate*
180 E. Monte Vista	SF	O				1	1	n/a	n/a	Market rate*
Harvard Ave Apts II	5+	R	20	20			40	CTCAC	n/a	n/a
Liberty Family Apts	5+	R		43	1		44	CTCAC	n/a	n/a
(9) Total of **Above Moderate** from Table A2 ► ► ► ► ► ►						1	1			
(10) Total by income units (Field 5) Table A ► ► ►			24	65	6	2	97			

* *Affordability based on building permit values and estimates of surrounding market rate values*

** *USDA Rural Development 502 Loan Program*

ANNUAL ELEMENT PROGRESS REPORT
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Jurisdiction City of Lindsay

Reporting Period 1/1/07 - 12/31/07

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.			2001-2004*	2005	2006	2007						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**	74	95	38	104	20						257	-183
	Non-deed restricted		8	3	4	4						19	
Low	Deed Restricted	16	76	6	42	63						187	-171
	Non-deed restricted		13	1	5	2	89					21	
Moderate	Deed Restricted	33				1						1	32
	Non-deed restricted		7	3	5	5						20	
Above Moderate		137	2	0	0	1						3	134
Total RHNA by COG. Enter allocation number:		260										508	-188
Total Units ► ► ►			201	51	160	96							
Remaining Need for RHNA Period ► ► ► ► ►													

** Based on previous reports which aggregated deed and non-deed restricted units. Allocations are estimated for 2001-04.*

*** Deed restricted includes income-restricted multi-family units*

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
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Jurisdiction City of Lindsay

Reporting Period 1/1/07 - 12/31/07

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**
Biennial Evaluation	Maintenance of an inventory of available sites for use in discussions with potential developers.	September, every 2 years, beginning in 2004	Completed March 2006. Next evaluation scheduled for September 2008.
Second Unit/Accessory Units	Development of ten second units between 2001 and 2008.	Update Zoning Ordinance by 9/04.	Zoning Ordinance updated. Awaiting market response. Four second dwelling have been constructed between 2001 and 2007.
Monitor at-risk projects.	Retention of existing affordable housing stock through early identification and action regarding "at risk" units.	6/05	Pending, due to resource constraints.
Housing rehabilitation	Adequate assistance to meet the quantified objectives contained in Table 5.A.	Ongoing	No rehabilitation projects were completed during 2007. New construction has surpassed the regional fair share of very low and low income housing unit needs.
Community education regarding the availability of rehabilitation programs	Through public education, the public's ability to use programs will be enhanced and other specific quantified objectives will be easier to achieve.	12/04	Pending, due to resource constraints.
Housing condition survey	Maintenance of current information on housing conditions within the City to assist in targeting rehabilitation programs.	2008	This information was most recently compiled for the Housing Element Update. The process of maintaining this survey will be ongoing, with the next comprehensive update due in 2008.

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

Jurisdiction City of Lindsay

Reporting Period 1/1/07 - 12/31/07

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
Rental rehabilitation program	Provide financial assistance to owners of five rental properties to rehabilitate substandard units.	Annually. City apply for CDBG and HOME funds in 2004.	No rental rehabilitation projects were completed in 2005 through 2007. Program funds remain available, but market interest has been in new construction rather than rehabilitation.
Code enforcement	Elimination of code enforcement violations	Ongoing	Due to increased development activity, and ongoing resource constraints, the City has not been able to sustain proactive code enforcement efforts. However, complaint-based enforcement activity remains strong, with an average of 30+ enforcement cases related to housing in Lindsay annually since 2005.
Energy conservation	Minimize costs of space heating and cooling in new and existing dwelling units.	Ongoing	Pending, due to resource constraints.
Affordable Housing Program Inventory: Pursue Available Projects.	The City Housing Coordinator will apply for the following grants for potential financial assistance: one project to assist in the provision of housing accessible for disabled residents (either new housing or retrofit of existing low-income housing), two grants to assist in the provision of housing for farmworkers, one grant to assist the rehabilitation of existing low income housing, and two grants to assist the provision of housing for large families and reduce overcrowding.	Apply for potential financial assistance two years from the adoption of the Housing Element to assist special needs groups.	The City continues to seek out all possible funding sources, particularly for low-income, and farm worker families. In 2005, the City applied for Cal-Home and CDBG funds. In 2006 applied for and received grants from Cal Home, HOME, and CDBG. One senior housing project (AMG) was permitted in 2006 for 73 age-restricted rental units.
Partnership Program	Familiarize non-profit, private and other public entities involved in the production of affordable housing with the City of Lindsay and thereby facilitate interest on the part of these entities in developing affordable housing in Lindsay.	Annually	The City meets monthly with AHORA and Concilio de Salud and quarterly with RCI and Poder Popular. The City has meetings at least annually with Self-Help Enterprises, resulting in ongoing affordable housing production at the Sierra View Estates project.

ANNUAL ELEMENT PROGRESS REPORT
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Reporting Period 1/1/07 - 12/31/07

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
Support non-profit housing sponsors	By supporting these entities in their efforts, increase the production of affordable housing to meet other objectives of the Housing Element.	Ongoing	See item above. New construction has surpassed the regional fair share of very low and low income housing unit needs.
Streamlined application process	Minimize the costs of residential development within Lindsay attributable to the time it takes to review development applications and plans.	By June 2003, and annually thereafter.	Pending, due to resource constraints.
Density bonus ordinance	Ensure that City density bonus provisions comply with State requirements.	Annually	Pending, due to resource constraints.
Use of density bonuses	Facilitate the achievement of Housing Element objectives for the provision of new housing for all economic segments of the community.	Ongoing	One project, Liberty Family Apartments, was permitted in 2006 using density bonus provisions.This project provided 42 very low/low income rental units.
Priority building inspections for affordable housing projects	Minimize the cost of providing affordable housing by reducing time waiting for inspections to be completed.	Ongoing	Pending, due to resource constraints.
Community buying power information	Promote community understanding of "affordable housing" and "low" and "moderate" income, thereby reducing potential community resistance to affordable housing development.	2004	In 2004 the City completed a brochure for FTHB programs. Other elements of this program are pending, due to resource constraints.
Marketing materials	Promote development of needed above moderate-income housing to meet quantified objectives for new housing to meet the needs of that income group.	2003, and annually thereafter	Pending, due to resource constraints. The City actively meets with prospective above-moderate housing developers and has several recently approved subdivisions pending construction that will help address this market segment.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
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Reporting Period 1/1/07 - 12/31/07

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
Meet with potential developers	To create interest on the part of potential developers of downtown infill sites and of above moderate-income housing as a means of facilitating achievement of quantified objectives for the development of housing for these income groups.	Annually	The City actively meets with prospective above-moderate housing developers at least annually. Market interest is strongest in the moderate income and below moderate income housing segments.
Housing for existing very low income and low income residents	Housing assistance to 150 existing very low- or low-income Lindsay residents.	Ongoing	New construction has surpassed the regional fair share of very low and low income housing unit needs.
Cooperative association	City assistance to eliminate housing discrimination within the community.	Ongoing	The City produced equal housing brochure in 2005. The City will continue posting fair housing information, in both English and Spanish, in City facilities. Nearly all Community Development staff are bilingual, and access to Spanish translation is available at any time for city services, including various housing programs.
Housing opportunities for special needs groups	Maximize opportunities to address the housing needs of special needs groups within the City.	Ongoing	Pending, due to resource constraints.
Coordination with agencies serving the homeless	Develop housing self-sufficiency for those who are currently homeless by working with appropriate agencies to implement housing and employment programs.	Ongoing	The City is unaware of any homeless population in Lindsay, except for one individual who has consistently been offered assistance though she lives outside of City limits and has repeatedly refused assistance. The City also maintains affiliation with the Lindsay-Strathmore Coordinating Council, which addresses the needs of homeless people in the area.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
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Jurisdiction City of Lindsay

Reporting Period 1/1/07 - 12/31/07

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
Remove Constraints on the Production of Housing for Disabled Residents	Develop housing self-sufficiency for those who are disabled by working with appropriate agencies to remove the constraints on development of appropriate housing for disabled persons.	2004	Pending, due to resource constraints. However, the City has shifted ADA compliance responsibilities to the Community Development Manager, the same person who coordinates city housing activities, in order to foster better communication and ADA compliance.
Coordination with agencies serving farmworkers	The City Housing Coordinator will apply for the following grants for potential financial assistance: one project to assist in the provision of housing accessible for disabled residents, two grants to assist in the provision of housing for farmworkers, one grant to assist the rehabilitation of existing low-income housing, and two grants to assist the provision of housing for large families and reduce overcrowding.	2006	Pending, due to resource constraints.
Remove Constraints on the Production of Housing for Multifamily Residential	The City will work with and conduct meetings with local residents to facilitate and encourage the development of housing for farmworkers and emergency and transitional housing facilities by removing the constraint of the Conditional Use process.	2006	Completed.
Cooperative association	To create a mixed-use zoned area within the downtown that provides services and housing.	Ongoing	Pending, due to resource constraints. The City is in the early stages of a comprehensive General Plan revision which anticipates greater residential density and mixed use opportunities in the downtown core area.