Lindsay
All-America City

City of Lindsay

Enterprise Zone

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March 7, 2011

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

HOUSING POLICY
DEVELOPMENT, HCD

MAR 14 2011

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 2010. You will be pleased to note that through 2010, housing production in the City of Lindsay exceeded the regional housing needs allocation (established by the Tulare County Association of Governments) for low and moderate income housing.

This report fulfills the City's obligation under Government Code Section 65400. Please feel free to contact me at (559) 562-4750 should you have any additional questions.

Sincerely,

Bill Zigler
City Planner

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: Bill Zigler Title: City Planner

Phone: (559) 562-4750 Fax: (559) 562-5748 E-mail: wzigler@lindsay.ca.us

Reporting Period by Calendar Year: from 1/1/10 to 12/31/10

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 1/1/2010 - 12/31/2010

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	
Groves at Lindsay	5+	R		73			73	0	CTAC	73	
832 Ash	SF	O			1		1	0	HCD	1	
838 Ash	SF	O			1		1	0	HCD	1	
832 Fresno	SF	O			1		1	1	HCD	1	
1101 Hamlin Way	SF	O			1		1	0			
1111 Hamlin Way	SF	O			1		1	0			
1121 Hamlin Way	SF	O			1		1	0			
1131 Hamlin Way	SF	O			1		1	0			
1141 Hamlin Way	SF	O			1		1	0			
1150 Hamlin Way	SF	O			1		1	0	HCD	1	
1151 Hamlin Way	SF	O			1		1	0			
1161 Hamlin Way	SF	O			1		1	0			
1171 Hamlin Way	SF	O			1		1	0			
1181 Hamlin Way	SF	O			1		1	0			
457 Hickory	SF	O			1		1	0			
477 Hickory	SF	O			1		1	0			
559 Hickory	SF	O			1		1	0			
569 Hickory	SF	O			1		1	0			
1172 Homassel	SF	O			1		1	0			
1179 Homassel	SF	O			1		1	0			
1182 Homassel	SF	O			1		1	0			
1199 Homassel	SF	O			1		1	0			
1201 Homassel	SF	O			1		1	0			
1202 Homassel	SF	O			1		1	0			
1232 Homassel	SF	O			1		1	0			
1262 Homassel	SF	O			1		1	0			
1273 Homassel	SF	O			1		1	0			
601 Honolulu	SF	O			1		1	1			
622 Honolulu	SF	O			1		1	1			
641 Honolulu	SF	O			1		1	1			
661 Honolulu	SF	O			1		1	1			
681 Honolulu	SF	O			1		1	1			
682 Honolulu	SF	O			1		1	1			
695 Honolulu	SF	O			1		1	1			
701 Honolulu	SF	O			1		1	1			

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703 Honolulu	SF	O			1		1	1			
715 Honolulu	SF	O			1		1	1			
727 Honolulu	SF	O			1		1	1			
737 Honolulu	SF	O			1		1	1			
749 Honolulu	SF	O			1		1	1			
761 Honolulu	SF	O			1		1	1			
315 Mandarin	SF	O			1		1	0			
335 Mandarin	SF	O			1		1	0			
462 Mandarin	SF	O			1		1	0			
463 Mandarin	SF	O			1		1	0			
365 Mandarin	SF	O			1		1	0			
385 Mandarin	SF	O			1		1	0			
453 Mandarin	SF	O			1		1	0			
472 Mandarin	SF	O			1		1	0			
482 Mandarin	SF	O			1		1	0			
492 Mandarin	SF	O			1		1	0			
925 Maple Valley	SF	O			1		1	0	HCD	1	
988 Maple Valley	SF	O			1		1	0			
468 Mathew	SF	O			1		1	0			
488 Mathew	SF	O			1		1	0			
498 Mathew	SF	O			1		1	0			
499 Mathew	SF	O			1		1	0			
504 Mirage	SF	O			1		1	1			
834 Orange	SF	O			1		1	1			
892 Orange	SF	O			1		1	1			
448 Rosewood	SF	O			1		1	0			
453 Rosewood	SF	O			1		1	0			
458 Rosewood	SF	O			1		1	0			
463 Rosewood	SF	O			1		1	0			
468 Rosewood	SF	O			1		1	0			
473 Rosewood	SF	O			1		1	0			
478 Rosewood	SF	O			1		1	0			
483 Rosewood	SF	O			1		1	0			
493 Rosewood	SF	O			1		1	0			
704 Silvercrest	SF	O			1		1	1			
305 Stanford	SF	O			1		1	1			
315 Stanford	SF	O			1		1	1			
(9) Total **of Moderate and Above Moderate** from Table A3 ► ►					0	0	0				
(10) Total by income Table A/A3 ► ►				73	71	0	0	21			
(11) Total **Extremely Low-Income** Units*											

* 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 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				0	
(2) Preservation of Units At-Risk	6	42	11	59	Lindsay Apartments, CTAC-funded acquisition and rehabilitation of at-risk units: http://www.treasurer.ca.gov/ctcac/staff/20091216/595.pdf
(3) Acquisition of Units				0	
(5) Total Units by Income	6	42	11	59	

* 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.			2007	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	76	20	0	0	0						20	50
	Non-deed restricted		4	2	0	0						6	
Low	Deed Restricted	46	63	0	0	73						136	-130
	Non-deed restricted		2	24	14	0						40	
Moderate	Deed Restricted	66	1	0	0	5						6	-28
	Non-deed restricted		5	15	2	66						88	
Above Moderate		206	1	1	0	0						2	204
Total RHNA by COG. Enter allocation number:		394	96	42	16	144						298	96
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**
Residential Land Inventory	Update vacant sites inventory to determine sufficient land capacity consistent with HE quantified objectives.	2011 / 2013	Pending implementation. Residential land inventory was last updated in 2009.
Funding	Apply for grant funding and LRA funding to assist development and rehabilitation of 405 housing units.	2014	During 2010 the City applied for and was awarded $1.4 million in housing related grant funds, as follows: $400,000 from CDBG FTHB Program; and $1,000,000 from Cal HOME Program.
Regulatory Relief	Pursue and promote the use of existing legal tools available to provide regulatory concessions and incentives for housing development.	2014	Pending implementation.
Priority Utility Service	Provide priority water and sewer connections for lower income households.	2014	Pending implementation.
Redevelopment Agency Housing Assistance	LRA to provide $1.25 million in assistance towards the development of 80 new housing units.	2014	Pending implementation.
Demonstration Projects	Provide assistance to one or more above-moderate income housing demonstration projects for up to 50 new housing units.	2014	Pending implementation.
Government Constraints Study	Apply for PTA grant funding to fund a comprehensive study of local government constraints on the housing development process.	2014	Pending implementation.
Universal Design	Provide assistance for the development of housing employing universal design.	By 2014	Pending implementation.
Zoning Ordinance Amendment (Reasonable Accommodation)	Adopt reasonable accommodation ordinance to provide development standards exceptions for housing for persons with disabilities.	2010	**Completed.** Ordinance adopted.
Zoning Ordinance Amendment (Definition of "Family")	Amend Zoning Ordinance definitions to be consistent with fair housing laws for disabled persons.	2011	**Completed.** Ordinance adopted.

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Zoning Ordinance Amendment (Supportive Housing)	Amend Zoning Ordinance to make supportive housing a residential use subject only to restrictions that apply to other dwellings of the same type in the	2010	**Completed.** Ordinance adopted.
Code Enforcement For Housing Overcrowding	Pro-active / complaint-based code enforcement action of zoning / building code violations related to residential overcrowding, to eliminate overcrowding of at least 48 housing units.	Ongoing	Pending implementation.
Housing Rehabilitation	Apply for $1.5 million to fund rehabilitation of 21 housing units.	Ongoing	Pending implementation.
Design and Development Standards	Maximize / leverage opportunities for maximum application of design / development standards during review of planning / zoning applications affecting existing affordable housing development.	2014	Pending implementation.
Blight Eradication	Apply for Neighborhood Stabilization Funds, RDA funding, and other funding sources for blight eradication of up to ten dwelling units.	2014	The City is under the umbrella of Tulare County and has been granted $113,431 in 2009 and can now purchase a foreclosed home in 2010.
Fair Housing Law Training	Train city staff in the fundamentals of fair housing law.	2011	Pending implementation.
Fair Housing Month Celebration	Observe/celebrate Fair Housing Month to promote public awareness of the rights and responsibilities of fair housing.	2011	Pending implementation.
Fair Housing Ombudsman	Establish a fair housing ombudsman (bilingual and fluent in Spanish) to coordinate city awareness and response to fair housing issues and complaints.	2011	Pending implementation.
Preservation Coordinator	Establish the function of "preservation coordinator" for at-risk housing units.	2014	Pending implementation.
At-Risk Housing Inventory	Monitor and reevaluate the potential for imminent risk of conversion of identified at-risk housing units.	2014	Pending implementation.
Grant Funding Prioritization	Prioritize grant funding for acquisition and/or preservation for at-risk housing units which are at imminent risk of market rate conversion.	2014	Pending implementation.

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Design and Infrastructure Assistance	Provide design assistance for infill housing development, redevelopment projects, or housing development projects that promote land or energy conservation.	2014	The City has and will continue to work with developers to promote land and energy conservation with the Mission Estates and Sequoia Villas developments.
Fast-Track Review	Expedite and prioritize application review for infill housing development, redevelopment projects, or housing development projects that promote land or energy conservation.	2014	Pending implementation.
Priority Grant Assistance	Prioritize housing-related grant application efforts / assistance for infill housing development, redevelopment projects, or housing development projects that promote land or energy conservation.	2014	Pending implementation.
Infill Infrastructure Improvement	Pioritize housing infrastructure assistance for development projects which improve infrastructure connectivity/capacity in infill areas, or for housing development projects that promote land or energy conservation.	2014	Pending implementation.

General Comments: