Lindsay
All-America City

City of Lindsay

Enterprise Zone

P.O. Box 369 — Lindsay, California 93247 — 251 Honolulu Street
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Housing Policy Department
Received on:
MAR 15 2016

March 6, 2016

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 2015. This report fulfills the City's obligation under Government Code Section 65400. Please feel free to contact me at (559) 562-7102 x8010 should you have any additional questions.

Sincerely,

William O. Zigler
Interim City Manager

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: William O. Zigler Title: Interim City Manager

Phone: (559) 562-7102 x 8010 Fax: (559) 562-7100
E-mail: wzigler@lindsay.ca.us

Reporting Period by Calendar Year: from 1/1/15 to 12/31/15

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 1/1/2015 - 12/31/2015

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: Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development: See Instructions	Deed Restricted Units: See Instructions	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.
1263 Bond Court	SF	O	1						USDA	1	
1397 Bond Court	SF	O	1						USDA	1	
642 W. Silvercrest	SF	O	1						USDA	1	
727 W. Silvercrest	SF	O	1						USDA	1	
601 W. Apia Street	SF	O		1					USDA	1	
621 W. Apia Street	SF	O		1					CalHome	1	
641 W. Apia Street	SF	O		1				0	USDA	1	
661 W. Apia Street	SF	O		1				0	USDA	1	
695 W. Apia Street	SF	O		1				0	CalHome	1	
795 W. Apia Street	SF	O		1					USDA	1	
1233 Bond Court	SF	O		1					USDA	1	
1303 Bond Court	SF	O		1					USDA	1	
1362 Bond Court	SF	O		1					USDA	1	
1363 Bond Court	SF	O		1					USDA	1	
335 Cottonwood	SF	O		1					USDA	1	
336 Cottonwood	SF	O		1					USDA	1	
356 Cottonwood	SF	O		1					USDA	1	
396 Cottonwood	SF	O		1					USDA	1	
1363 Gale Hill Court	SF	O		1					USDA	1	
1392 Gale Hill Court	SF	O		1					USDA	1	
1393 Gale Hill Court	SF	O		1					USDA	1	
1397 Gale Hill Court	SF	O		1					USDA	1	
602 W. Silvercrest	SF	O		1					n/a	0	*
622 W. Silvercrest	SF	O		1					USDA	1	
682 W. Silvercrest	SF	O		1					USDA	1	
698 W. Silvercrest	SF	O		1					USDA	1	
715 W. Silvercrest	SF	O		1					CalHome	1	
737 W. Silvercrest	SF	O		1					USDA	1	
749 W. Silvercrest	SF	O		1					USDA	1	
761 W. Silvercrest	SF	O		1				0	CalHome	1	
762 W. Silvercrest	SF	O		1				0	n/a	0	* Methodology: estimated
825 Maple Street	SF	O			1						

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845 Maple Street	SF	O			1			0	n/a	0	mortgage (30 years; 5%) on value actual or estimated sales price; factoring HUD limits and unit size.
973 Maple Valley Way	SF	O			1			0	n/a	0	
994 Maple Valley Way	SF	O			1			0	n/a	0	
(9) Total of Moderate and Above Moderate from Table A3 ► ►					0	0	0	0			
(10) Total by income Table A/A3 ► ►			4	27	4						
(11) Total Extremely Low-Income Units*			0								

* 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	1			1	Fire renovation with permit value rendering an estimated mortgage payment of $268/month, which, given its size, would qualify it for extremely low income, using HUD income guidelines.
(2) Preservation of Units At-Risk				0	N/A
(3) Acquisition of Units				0	N/A
(5) Total Units by Income	1	0	0	1	

* 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**	n/a	n/a	n/a	n/a	n/a	0	n/a
No. of Units Permitted for **Above Moderate**	n/a	n/a	n/a	n/a	n/a	0	n/a

* 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	2015	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	0	0	19	0	4	43	27
	Non-deed restricted		4	2	0	0	0	0	0	0	0	6	
Low	Deed Restricted	46	63	0	0	73	0	0	2	0	26	164	-164
	Non-deed restricted		2	24	14	0	0	2	2	1	1	46	
Moderate	Deed Restricted	66	1	0	0	5	3	0	0	0	0	9	-73
	Non-deed restricted		5	15	2	66	26	7	2	3	4	130	
Above Moderate		206	1	1	0	0	0	0	8	9	0	19	187
Total RHNA by COG. Enter allocation number:		394										417	-23
Total Units ► ► ►			96	42	16	144	29	9	33	13	35		
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 2015 the City applied for a $2 million CDBG grant that would provide $300,000 for housing rehabilitation.
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	During 2011 state legislation eliminated redevelopment agency programs. This program is no longer valid.
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.

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Zoning Ordinance Amendment (Definition of "Family")	Amend Zoning Ordinance definitions to be consistent with fair housing laws for disabled persons.	2011	**Completed.** Ordinance adopted.
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 same zone.	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.

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Blight Eradication	Apply for Neighborhood Stabilization Funds, RDA funding, and other funding sources for blight eradication of up to ten dwelling units.	2014	Pending implementation.
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.
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.
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.