

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

**City of Los Banos - Annual Housing Element Progress Report**  
***520 J St., Los Banos, CA 93635***

Contact: Paula Fitzgerald, AICP, Planning Director

Phone: 209.827.7000 ext 114 Email: paula.fitzgerald@losbanos.org

Reporting Period by Calendar Year: From Jan 1, 2010 to Dec 31, 10

Submit to HCD- Division of Housing Policy Development  
PO Box 952053  
Sacramento, CA 94252-2053

Submit to Governor's Office of Planning and research  
PO Box 3044  
Sacramento, CA 95812-3044

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**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  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.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
	5+	R	55	41			96	96	RDA		
(9) Total of Moderate and Above Moderate from Table A3			0	0			0				
(10) Total by income Table A/A3			55	41				96			
(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 in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet 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		10	14	24	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units		10	24	34	
(5) Total Units by Income	0	20	38	58	

\* Note: This field is voluntary

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**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. Units	5+	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate							0	
No. of Units Permitted for Above Moderate							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	22	55									77	448
	Non-deed restricted												
Low	Deed Restricted	58	41									99	304
	Non-deed restricted												
Moderate	Deed Restricted	23										23	579
	Non-deed restricted												
Above Moderate													1,470
Total RHNA by COG. Enter allocation number:													
		103	96									199	2,801
Total Units ▶▶▶													
Remaining Need for RHNA Period ▶▶▶▶▶													

Note: units serving extremely 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
Cont. to use RDA funds for low and moderate income housing	Provide adequate sites for residential development and alternate housing choices at affordable costs for all segments of the City	Ongoing	Funds are still being utilized and set aside as established
Create and maintain site inventory detailing amount, type and siz of underused parcels and assist developers in identifying land suitable for residential development	Provide adequate sites for residential development and alternate housing choices at affordable costs for all segments of the City	Create in Oct 09 w maintenance	Site inventory has been created and is maintained by the Planning Department
Cont. to seek grant funding from State and Federal sources to assist in the development of affordable housing.	Provide adequate sites for residential development and alternate housing choices at affordable costs for all segments of the City	Ongoing	Funding sources are constantly researched and applications are made where appropriate
City to identify and rezone 25 acres of vacant land to R-3, allowing for a density of 20 units per acre with a minimum of 16 dua.	Provide adequate sites for residential development and alternate housing choices at affordable costs for all segments of the City	research in 2010 and rezone in 2011	Preliminary research and analysis has been conducted
Develop and implement Neighborhood Stabilization Program	Mitigate the impacts of the housing finance crisis currently impacting the Los Banos Housing Market	Receive funds and implement through April 10	2.4 Million was received and spent on the acquisition and rehabilitation of homes. The entire amount was spent and now program income is being utilized to purchase more homes for local families
Continue to utilize State funding for first time homebuyers program	Mitigate the impacts of the housing finance crisis currently impacting the Los Banos Housing Market	Ongoing	This is an ongoing program and the funds are being utilized for such and set aside per requirements
Actively enforce Nuisance Ordinance with regard to abandoned or vacant homes	Mitigate the impacts of the housing finance crisis currently impacting the Los Banos Housing Market	Ongoing	Code enforcement has been utilizing the Nuisance Ordinance in regard to vacant or abandoned homes
Continue program for rehabilitation	Encourage the maintenance, improvement and rehab of existing housing stock and encourage upkeep of affordable housing	Ongoing	The rehabilitation program is ongoing and the program is still in effect
Provide information to homeowners and non profit groups regarding funding and assistance programs	Encourage the maintenance, improvement and rehab of existing housing stock and encourage upkeep of affordable housing	Ongoing	Information is available with the RDA department

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Monitor at risk units by establishing and maintaining contact with property owners regarding plans for projects and seek funds to purchase and preserve affordability and develop tenant noticing strategy	Encourage the maintenance, improvement and rehab of existing housing stock and encourage upkeep of affordable housing		Ongoing	Database has been established and working on tenant noticing strategy	
Establish and implement a program to reduce, waive or subsidize local development fees associated with preservation or replacement of at-risk units	Encourage the maintenance, improvement and rehab of existing housing stock and encourage upkeep of affordable housing		Establish in 2010	The RDA works with the City Council to reduce, waive or subsidize local development fees on a cases by case basis	
Continue to enforce State energy conservation requirements for new residential projects and encourage developers to employ additional energy conservation measures with respect to design, siting, ie	Achieve energy efficiency in housing activities		Ongoing	There have been no new building permits pulled or subdivisions submitted but this is something that is on our radar	
Promote standards that promote passive solar heating, overhangs on south facing windows, planting of deciduous trees on the west and south	Achieve energy efficiency in housing activities		Ongoing	There have been no new building permits pulled or subdivisions submitted but this is something that is on our radar	
Apply for funds to assist residents with energy conservation retrofits and weatherization resources	Achieve energy efficiency in housing activities		Fourth quarter of 09	A grant was applied for but we were not successful in obtaining the funds	
Support and help to expedite the construction of Phase II of the Pacheco Village Apartments which provide housing for low income residents	Ensure that all residents have access to housing		2009-2010	The project has been completed and residents are living at the site	
Continue to utilize RDA funding for affordable housing	Ensure that all residents have access to housing		Ongoing	This is ongoing and the RDA has the 20% set aside funds allocated	
Evaluate Zoning Map to ensure higher density is adjacent to services and transit and make changes if necessary	Ensure that all residents have access to housing		October 09 and ongoing	The existing higher density residential uses have been evaluated in relation to the proximity of services and transit	
Seek additional rental assistance programs	Ensure that all residents have access to housing		Ongoing	The /Planning Department and RDA are always looking for funding opportunities but no additional programs have been found to this point	
Establish and implement a reasonable accommodation ordinance	Ensure that all residents have access to housing		Fourth quarter of 09	The City has implemented the reasonable accommodation requirements of the State Building Code	
The City will work with the housing authority in distributing educational materials, will make announcements and refer services to appropriate agencies	Ensure that all residents have access to housing		Ongoing	The City assists in any way possible	

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Set aside \$980,767.60 of RDA funding for the construction of housing for those with extremely low income or to establish rental programs for this interest group	Ensure that all residents have access to housing		2009-2014	For the past two years the City has been successful in funding the Pacheco Village II apartments and will continue to provide funding for this interest group for these uses	
Continue to maintain programs providing assistance for first time homwbuers	Increase the percentage of hioowners in the City and provide adequate info on all housing asistance programs and distribute		Ongoing	The City has maintained programs for this purpose and is active in doing so	
Seek additional funding sources for acquisition of homes	Increase the percentage of hioowners in the City and provide adequate info on all housing asistance programs and distribute		Ongoing	The City was successful in receiving NSP funds for this and utilizing the money in accordance with guidelines and is continuing to do this with project income	
Continue to utilize RDA funding for affordable houing projects	Maintain an adequate percentage of affordable rental units within the City to accommodate all income groups and family types		Ongoing	The RDA sets aside 20% of funds for low and moderate income	
Maintain contact with owners of affordable rental properties and provide information relating to maintenance and rehabilitation	Maintain an adequate percentage of affordable rental units within the City to accommodate all income groups and family types		Ongoing	This in an ongoing effort, contact with owners of affordabl rental properties is maintained and information in regard to maintenance and rehabilitation is available	
Continue with funding programs established for rehabilitation targeting affordable rental units	Maintain an adequate percentage of affordable rental units within the City to accommodate all income groups and family types		Ongoing	Programs are available for the rehabilitation of affordable rental units	
Update Zoning Ordinance to allow for emergency shelters in the R-2 and Commercial districts as permitted uses and include definitions	Encourage redevelopment and new development projects for special need groups		Fourth quarter of 09	The Zoning Ordinance has been updated to allow emergency shelters in the R-2 and Commercial Zoning Districts	
Update Zoning Ordinance to allow for transitional and supportive housing in the Residential Districts and include definitions of such	Encourage redevelopment and new development projects for special need groups		Fourth quarter of 09	The Zoning Ordinance has been updated to allow transitional and supportive housing in the residential districts and definitions have been included	
Update Zoning Ordinance to allow for special needs housing and employee housing as permitted uses in the Residential Zoning Classifications	Encourage redevelopment and new development projects for special need groups		Fourth quarter of 09	The Zoning Ordinance has been updated to allow for special needs and employee housing as permitted uses in the residential zoning districts	
Continue to utilize State, Federal and RDA funding to assist with projects for special needs housing	Encourage redevelopment and new development projects for special need groups		Ongoing	No projects have come forward but that funding is available for those types of projects	
Work with community based organizations and developers with regard to special needs housing and information on emergency shelters	Encourage redevelopment and new development projects for special need groups		Ongoing	This program has changed a bit but is still in effect because we are working with the County on a 10 year plan to end homelessness and special needs housing alternatives	

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General Comments: