Housing Policy Department
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Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: McFarland

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Reporting Period by Calendar Year: from 1/1/2009 to 12/31/2009

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar 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

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(CCR Title 25 §6202)

Jurisdiction City of McFarland

Reporting Period 1/1/2009 - 12/31/2009

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.
De Colores	SF	O	25	60	9		94		USDA		
Almond Grove	SF	O	2	10	2		14		USDA		
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	0	0				
(10) Total by income Table A/A3 ► ►			27	70	11						
(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				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* 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.													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													
	Non-deed restricted													
Low	Deed Restricted													
	Non-deed restricted													
Moderate	Deed Restricted													
	Non-deed restricted													
Above Moderate														
Total RHNA by COG. Enter allocation number:														
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**
Housing Rehabilitation	Establish City Rehabilitation Program	Bi-Annually	The City has received a HOME Grant however no rehabilitation projects were undertaken in 2009.
Public Information on Housing Maintenance	Create and distribute housing maintenance brochures to the public	2009	Brochures were prepared and will be revised yearly to reflect any code changes.
Housing Code Enforcement	Identify at risk housing and building code violations and direct them to get assistance through different programs	Continuing	The City currently contracts out its building inspection services and does not have a Code Enforcemetn Officer. The City will try to secure funding to hire a Code Enforcement Officer to assist with housing code enforcement.
General Plan Update	Update Land Use Element, especially re-designation of non-residential sites to residential	2009	The City of McFarland has retained WZI to prepare a comprehensive update to the City's General Plan.
Zoning Ordinance Review and Amendments	Amend Zoning Ordinance to facilitate affordable housing development; increase multi-family zone according to General Plan Update	Within 1 year of adoption of Housing Element	The Housing Element was adopted in April of 2009 and the Zoning Ordinance will be reviewed and updated as time and money allows. Upon adoption of a new General Plan Land Use Element the Zoning Map will be changed accordingly.
Assist the development of affordable housing	Proactively partner with developers to assist development of housing for lower and moderate income households	2009	The City will seek out partnerships with developers to assist in the development of housing for lower and moderate income households.
Inclusionary Zoning Ordinance	Study the feasibility of adoption of an inclusionary housing ordinance	2009	The City of McFarland adopted an Inclusionary Ordinance in 2005.
Density Bonus Ordinance	Adopt a Density Bonus Ordinance	2009	The City of McFarland adopted an Density Bonus Ordinance in 2008.
Incentives for Higher Density Development	Create various incentives to encourage higher density housing development	2010	The City of McFarland adopoted a Density Bonus Ordinance in 2008.
Second Unit	Revise the zoning ordiance to eliminate the CUP Process for second units in the R-1 zone.	2009/2010	The City of McFarland will revise Chapters 17.12 and Chapter 17.152 to remove the Conditional Use Permit requirement.
Self Help Housing	Build 2 Self-Help housing units	Twice during the planning period	The City of McFarland will reach out to several groups, including Self Help Entrprise, to constrcut affordable housing in the City of McFarland.

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Sustainable Design Guidelines	Sustainable Design Guidelines are to be adopted.	2009	The City of McFarland will adopt guidleines to comply with AB 32 and SB 375.
Section 8 Rental Assistance	Establish relationship with exisitng service providors by 12/2008	2009	The City of McFarland will reach out to several groups to constrcut affordable housing in the City of McFarland.
Streamlined Processing Procedure	Simplify the Planning process	Continuing	The City of McFarland will try to implement new processes to streamline the planning process
First Time Homebuyer Program	Initiate first time homebuyer program	2010	The City of McFarland will work with developers to apply for grants to help establish a first time homebuyers program.
Transitional Housing and Emergency Shelters	Continue to encourage and facilitate a variety of housing types including transitional housing, single room occupancy and emergency shelters.	2009	The City of McFarland has not yet revised the Zoning Ordinance to allow for transitional housing and emergency shelters however an ordinance will be adopted to allow such uses.
Non-Traditional Housing	Amend the Zoning Ordinance to encourage the development of non-traditional housing.	2009	The City of McFarland has not yet revised the Zoning Ordinance to allow for non-traditional housing however an ordinance will be adopted to allow such uses.
Renters Assistance	Assist low income renters with utility bill payments.	2102	No action ahs been taken yet.
Fair Housing Program	Advocate for fair housing, ensure ifnformation is available throughout the community and assist people who are in need of special accomodation.	2102	The City of McFarland, as time allows, will advocate for fair housing by pursuing grant opportunities.
Information in Spanish	Prepare information in Spanish for distribution through libraries, senior centers, civic centers, etc,	2010	All pamphlets are in English and Spanish
Universal Design	Work with private developers to use universal design features in new construction.	Continuing	The City of McFarland has not yet revised the Zoning Ordinance or Building Code to include unioversal design features.
ADA Compliance	Amend Zoning Ordinance requiring ADA compliance for all new rehabilitation public residential and commercial projects.	2009	All rehabilitations will need to be consistent with the ADA requirements of the building code.
Energy Conservation in existing and new housing stock	Develop a pamphlet of the variety of energy conservation programs available.	2009	No pamphlet has been prepared yet.

General Comments:

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This is the first year of the Housing Element adoption therefore severalof the policies have not been implemented. It is anticipated that as time and staffing allows these polices will slowly be encated.