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 1-1-2010 to 12-31-2010

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

Housing Policy Department
Received on:

SEP 04 2012

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(CCR Title 25 §6202)

Jurisdiction City of McFarland

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	
Del Colores	SF	O	19	19			38	38	USDA	38	0
Almond Estates	SF	O	6	6			12	12	USDA	12	0
Kendra Place	MF	R	40	40			80	80	Tax Credit	80	0
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	0	0				
(10) Total by income Table A/A3 ► ►			65	65				130			
(11) Total **Extremely Low-Income** Units*			23								

* 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	0	0	0	HOME funded rehabilitation program.
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	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	188	38	38	38	38	36						188	
	Non-deed restricted													
Low	Deed Restricted	128	26	26	26	26	24						128	
	Non-deed restricted													
Moderate	Deed Restricted	141	29	29	29	29	25						166	-25
	Non-deed restricted													
Above Moderate		318	64	64	6	64	62						260	58
Total RHNA by COG. Enter allocation number:		775	157	157	99	157	172						742	33
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 received a HOME Grant in 2009 for Home Rehabilitation. None were funded in 2010 however it is anticipated that the program will be utilized in 2011 and 2012
Public Information on Housing Maintenance	Create and distribute housing maintenance brochures to the public	2009	Brochures were prepared and are 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 does not have full time building inspectors or code enforcement officers to implement this program. The City is looking into funding opportunites for a code enforcement officer.
General Plan Update	Update Land Use Element, especially re-designation of non-residential sites to residential.	2009	The City of McFarland is pursuing funding opportunites to pay for this update. It is anticipated that the General Plan will be updated prior to 2013..
Zoning Ordinance Review and Amendments	Amend Zoning Ordinance to facilitate affordable housing development; increase muti-family zone according to General Plan Update.	Within 1 year of adoption of Housing Element	The City of McFarland is reviewing the Zoning Ordinance as well as zoning ordinances from other cities to providing development standards such as small lot subdivisions, cluster housing and zero lot line.
Assist the development of affordable housing	Proactively partner with developers to assist development of housing for lower and moderate income households	2009	The City of McFarland is reviewing the Zoning Ordinance as well as zoning ordinances from other cities to providing development standards such as small lot subdivisions, cluster housing and zero lot line.
Inclusionary Housing Ordinance	Study the feasibility of adoption of inclusionary housing ordinance	2009	The City of McFarland adopted an Inclusionary Zoning Ordinace in 2005.
Density Bonus Ordinance	Adopt a Density Bonus Ordinance	2009	The City of McFarland adopted a Density Bonus Ordinance in 2008.
Incentives for Higher Density Development	Create various incentives to encourage higher density housing development	2010	The City of McFarland adopted a Density Bonus Ordinance in 2008 also the City will, prior to 2013, initiate Zoning Ordinance updates to facilitate the construction of high density housing.
Second Unit	Revise the Zoning Ordinance to eliminate the CUP process for second units in the R-1 zone	2009/2010	The City of McFarland will revise Chapter 17.12 and Chapter 17.152 to remove the Conditional Use Permit requirement.

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Self Help Housing	Build 2 Self-Help housing untis	Twice during the planning period	The City of McFarland will reach out to several groups, including Self Help Enterprise, to construct affordable housing in the City of McFarland.
Sustainalbe Design Guidelines	Sustainable Design Guidelines are to be adopted	2009	The City of McFarland has not yet adopted Sustainable Design Guideleines but will do so prior to 2013.
Section 8 Rental Assistance	Establish relationship with exisiting service providers by 12/2008	Continuing	The City of McFarland will reach out to several groups, to construct 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 Homebuyer 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 Ordinace to allow for transitional housing and emergency shelters however an Ordinance will be adopted to allow for such uses.
Non-traditional Housing	Amend the Zoning Ordinance to encourage the development on non-traditional housing	2009	The City of McFarland has not yet revised the Zoning Ordinace to allow for non traditional housing however the City will try to provide non-traditional housing guidelines prior to 2013.
Renters Assistance	Assist low income renters with utility bills payment	2012	No action has beed taken yet.
Fair Housing Program	Advocate for fair housing, ensure information is available throughout the community and assist people who are in need of special accomodation	2012	The City of McFarland,as time allows, will advocate for fair housing by pursuing grant opportunites.
Information in Spanish	Prepare information in Spanish for distribution through libraries, senior centers, civic centers, etc.	2010	All pamphlets are in English as well as 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 Ordinace or Building Code to include universal design features.
ADA Compliance	Amend Zoning Ordinance requiring ADA compliance for all new rehabilitation public residential projects and commercial projects	2009	Not applicabe because the Building Code triggers ADA requirements.
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.

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General Comments:

After the Housing Element was adopted by the City, the City of McFarland has not had a full time planner and as a result several of the Programs were not impemented. The City hired a full time Planner in late 2011 so it is anticipated that several of these programs will be impelemented.