

**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 1-1-2011 to 12-31-2011

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



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

Jurisdiction City of McFarland  
Reporting Period 1/1/2011 - 12/31/2011

**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 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	5			5	HOME funded rehabilitation program.
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	5	0	0	5	

\* 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)**

No. of Units Permitted for Moderate	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
	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

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

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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.		RHNA Allocation by Income Level	Year	Total Units to Date (all years)	Total Remaining RHNA by Income Level							
			1	2	3	4	5	6	7	8		
Very Low	Deed Restricted Non-deed	188	38	38	38	38	36				188	
	Deed Restricted											
	Deed Restricted Non-deed		26	26	26	26	24					128
Low	Deed Restricted Non-deed	128									128	
	Deed Restricted											
	Deed Restricted Non-deed		29	29	29	29	25					141
Moderate	Deed Restricted Non-deed	141									141	
	Deed Restricted											
	Deed Restricted Non-deed											
Above Moderate		318	64	64	64	64	62				318	
Total RHNA by COG. Enter allocation number.		775										
Total Units			157	157	157	157	147				775	
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)	Objective	Timeframe in H.E.	Status of Program Implementation
Housing Rehabilitation	Establish City Rehabilitation Program	Bi-Annually	The City of McFarland Rehabilitated 5 single family dwellings in 2011.
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 opportunities for a code enforcement officer. No change from 2010.
General Plan Update	Update Land Use Element, especially re-designation of non-residential sites to residential.	2009	The City of McFarland is pursuing funding opportunities 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 multi-family zone according to General Plan	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 Ordinance 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. No change from 2010.
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 Enterprise, to construct 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 has not yet adopted Sustainable Design Guidelines but will do so prior to 2013.
Section 8 Rental Assistance	Establish relationship with existing 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 has developed a pre-application review process which will hopefully reduce delays in the initial site plan process. More procedures will be developed as time allows.
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,	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 for such uses prior to 2013.
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 Ordinance 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 been 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 accommodation	2012	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 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 Ordinance 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 applicable 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.

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

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**General Comments:**

Much like in the 2010 Housing Element Annual Report the City still does not have a full time planner and as a result several of the programs have yet to be implemented. However it is anticipated that once a full time planner is hired the remaining programs will be implemented.