

Department of Housing and
Community Development

Housing Policy Department
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ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: McFarland

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Reporting Period by Calendar Year: from 1/1/2012 to 12/31/2012

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 1/1/2012 - 12/31/2012

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 that 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 X7) 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)

	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.		RHNA Allocation by Income Level		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed	188		38	38	38	38	36					188	
	Restricted Non-deed restricted													
	Deed			26	26	26	26	24					128	
Low	Restricted Non-deed restricted	128												
	Deed			29	29	29	29	25					141	
	Restricted Non-deed restricted													
Moderate	Deed	141												
	Restricted Non-deed restricted													
	Deed			64	64	64	64	62					318	
Above Moderate		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 was awarded money through Calhome funding
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 of McFarland is actively recruiting a Code Enforcement Officer and should have the position filled by March 1, 2013. Additionally the City Building Inspectors follow up on citizen complaints regarding unsafe structures.
General Plan Update	Update Land Use Element, especially re-designation of non-residential sites to residential.	2009	The City of McFarland has retained a consultant to prepare a General Plan update. This update will be completed by June 2013.
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 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 (No change).
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 has 2 HOME Grants of 1.5 million dollars each. These grants were for the Villa del Carbe subdivision and are being used for homebuyer assistance.
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.

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Self Help Housing	Build 2 Self-Help housing units	Twice during the planning period	2009	The City of McFarland has approved a multi family project that will have a senior housing component and a traditional multi family component. The funding for these projects require these units be made available to very low and low income families or persons. The City of McFarland has not yet adopted Sustainable Design Guidelines but will do so prior to 2013.
Sustainable Design Guidelines	Sustainable Design Guidelines are to be adopted	2009	Continuing	The City of McFarland has approved a multi family project that will have a senior housing component and a traditional multi family component. The funding for these projects require these units be made available to very low and low income families or persons.
Section 8 Rental Assistance	Establish relationship with existing service providers by 12/2008	Continuing	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.
Streamlined Processing Procedure	Simplify the planning process	Continuing	2010	The City of McFarland will work with developers to apply for grants to help establish a First Time Homebuyer Program.
First Time Homebuyer Program	Inlitate first time homebuyer program	2010		

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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	Revisions to the City of McFarland Municipal Code have not been completed as the date of this report. The City of McFarland will amend the appropriate sections of the Municipal Code prior to the end of 2013.
Non-traditional Housing	Amend the Zoning Ordinance to encourage the development on non-traditional housing	2009	Revisions to the City of McFarland Municipal Code have not been completed as the date of this report. The City of McFarland will amend the appropriate sections of the Municipal Code prior to the end of 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.

General Comments: