CY-2014
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Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of McFarland

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Reporting Period by Calendar Year: from January 1, 2014 to December 31, 2014

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

Housing Policy Department
Received on:
MAR 30 2015

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of McFarland

Reporting Period 1/1/2014 - 12/31/2014

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.
Villa del Caribe	SF	O		24	21		45	0	USDA 502 Direct/Calhome	24	21
Almond Grove Estates	SF	O		20	20		40	0	USDA 502 Direct/Calhome	20	20
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					41	0	0	0			
(10) Total by income Table A/A3 ► ►				44	41	0	85	0			
(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**
No. of Units Permitted for **Above Moderate**						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.			2008	2009	2010	2011	2012	2013	2014	2015	2016	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		25	20			31				76	110
	Non-deed restricted			2								2	
Low	Deed Restricted	158		60	39	21	50	58	44			272	-146
	Non-deed restricted			10	6	3	13					32	
Moderate	Deed Restricted	141		9								9	62
	Non-deed restricted							29	41			70	
Above Moderate		318											318
Total RHNA by COG. Enter allocation number:		805		106	65	24	63	118				461	344
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 of McFarland has an Owner occupied Rehabilitation Program that is actively marketed.
Public Information on Housing Maintenance	Create and distribute housing maintenance brochures to the public	2009	Brochures have been prepared and are updated annually to reflect any code changes.
Housing Code Enfocement	Identify at risk housing and building code violations and direct them to get assistance through different programs.	Continuing	The City of McFarland has hired a full time Code Enforcement Officer in 2013. One of the functions of this Code Enforcement Officer will be to identify sub-standard and/or illegal dwelling units and these structures will then need to be brought to current code.
General Plan Update	Update Land Use Element, especially re-designation of non-residential sites to residential.	2009	The City of McFarland City Council adopted an updated Land Use Element in 2013. This update included several policies that addressed desnity increases and mixed use development to provide more housing opportunities.
Zoning Ordinance Review and Amendments	Amend Zoning Ordinance to facilitate affordable housing development; increase multifamily zone according to General Plan	Within 1 year of adopted Housing Element	The City has adopted an inclusionary zoning ordiance and allows density bonuses.
Assist the development of affordable housing	Proactively partner with developers to assist development of hosuing for lower and moderate income households.	2009	The City of McFarland assisted the developers of Villa del Caribe in securing 3 million dollars in loans (Calhome Program) to install infrastructure. This has resulted in over 29 single family dwellings being made available to low income households.
Inclusionary Housing Ordinance	Study the feasibility of adoption of an inclusionary housing ordinance	2009	The City of McFarland adopted an Inclusionary Housing 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 has adopted a Density Bonus Ordinance to allow for an increase in density above what is allowed by the General Plan. Additionally the City has assisted in the development of a 48 unit apartment complex for persons with very low and low income.
Second unit	Revise the zoning ordinance to eliminate the CUP process for second units in the R-1 zone.	2009/2010	The Zoning Ordinance has been amended to allow for secondary residential units withoout requiring a conditional use permit.

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Self Help Housing	Build 2 Self Help housing units	Twice during the planning period	Self Help has not approached the City about constrcuting new housing in the City of McFarland. If requested, the City will assist Self Help in future development.
Sustainable Design Guidelines	Sustainable Design Guidelines are to be adopted	2009	The City of McFarland recently updated the City's General Plan Land Use element that includes principles and policies for sustainable design guidelines.
Section 8 Rental Assistance	Establish relationship with existing service providers	Continuing	The City of McFarland has and will continue to work with affordable housing groups in developing in McFarland
Streamilned Processing Update	Simplify the planning process	Continuing	The City of McFarland allows for a pre-application review meeting to answer any questions prior to the formal application being submitted.
First Time Homebuyer Program	Initiate first time home buyer program	2010	The City of McFarland provides financial assistance to assist first time homebuyers in purchasing new houses.
Transitional Housing and Emergency Shelters	Continue to encourage and facilitate a variety of housing types including transitional housing.	Continuing	The City of McFarland City Council adopted new Zoning Ordinance Amendments allowing for emergency shelters, transitional and supportive housing and single room occupany units to be permitted in McFarland pursuant to SB-2.
Non-traditional Housing	Amend the Zoning Ordinance to encourage the development of non-traditional housing.	Continuing	In 2013 the City of McFarland amended the Land Use element to allow for non-traditional housing such as mixed use developments to be allowed in commercial areas. The next step is to amend the City's Zoning Ordinance to incldue these General Plan policies.

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Renters Assistance	Assist low income renters.	Continuing	No action has been taken yet.
Fair Housing Program	Advocate for fair housing, ensure information is available throughouth the community and assist people who are in need of special accomodation.	Continuing	The City of McFarland through its willingness to parner with developers and by pursuing grant opportunites is providing equal access to housing opportunities to all citizens of McFarland.
Information in Spanish	Prepare information in Spanish for distribution through libraries, senior centers, civic center, etc.	Continuing	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 is pursuing grants for a comprehensive update to the City's Zoning Ordinance. This update will include universal design requirements in a certain percentage of new housing.
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 on the variety of energy conservation programs available.	2009	The City is a member of the Kern Energy Watch and as a result gets literature on energy conservation programs which are available at the front counter of City Hall.

General Comments:

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2014 HRPP HOUSING PROJECT (Villa del Caribe)					
Address	# of Bed	Lender	Low Inco	Sales Pric	Project Name
701 Cabo San Lucas	4	LOAN SIMPLE	Yes	210,000	Villa Del Caribe
704 Cabo San Lucas Ct	4	Loan Simple	No	236,990	Villa del Caribe
720 Cabo San Lucas Ct	4	Loan Simple	Yes	231,991	Villa del Caribe
704 Rio Caribe Ct	4	Loan Simple	No	215,950	Villa del Caribe
705 Rio Caribe Ct	4	Loan Simple	No	231,990	Villa del Caribe
713 Rio Caribe Ct	4	Loan Simple	No	231,990	Villa del Caribe
709 Cabo San Lucas Ct	4	LOAN SIMPLE/FHA	Yes	201,990	Villa del Caribe
700 Cabo San Lucas Ct	4	LOAN SIMPLE/FHA	Yes	201,990	Villa del Caribe
725 Cabo San Lucas Ct	4	Mortagage House	No	229,990	Villa del Caribe
705 Cabo San Lucas Ct	4	USDA 502 Direct	Yes	231,990	Villa del Caribe
809 Hail Lane	4	USDA 502 Direct	Yes	219,000	Villa Del Caribe
709 Cozumel Ct	4	USDA 502 Direct/ CalHome	Yes	219,000	Villa Del Caribe
817 Acapulco Drive	4	USDA 502 Direct	Yes	219,990	Villa Del Caribe
808 Acapulco Drive	4	USDA 502 Direct	Yes	215,000	Villa Del Caribe
812 Cabo San Lucas	4	USDA 502 Direct/CalHome	Yes	211,990	Villa Del Caribe
721 Cabo San Lucas	4	USDA 502 Direct/CalHome	Yes	209,800	Villa Del Caribe
712 Cabo San Lucas	4	USDA 502 Direct/CalHome	Yes	211,990	Villa Del Caribe
804 Cabo San Lucas	4	USDA 502 Direct/CalHome	Yes	211,990	Villa Del Caribe
728 Cabo San Lucas	4	USDA 502 Direct/CalHome	Yes	211,990	Villa Del Caribe
724 Cabo San Lucas	4	USDA 502 Direct/CalHome	Yes	211,990	Villa Del Caribe
712 Rio Caribe Ct	4	USDA 502 Direct/CalHome	Yes	211,990	Villa Del Caribe
720 Rio Caribe Ct	4	USDA 502 Direct/CalHome	Yes	211,990	Villa Del Caribe
701 Rio Caribe Ct	4	USDA 502 Direct/CalHome	Yes	211,990	Villa Del Caribe
700 Rio Caribe Ct	4	USDA 502 Direct/CalHome	Yes	211,990	Villa Del Caribe
717 Rio Caribe Ct	4	USDA 502 Direct/CalHome	Yes	211,990	Villa Del Caribe
913 Hail Lane	4	USDA 502 Direct	Yes	209,000	Villa Del Caribe
813 Hail Lane	4	USDA 502 Direct	Yes	209,000	Villa Del Caribe
812 Rio Santana Ct	4	Signature Lending		209,000	Villa Del Caribe
909 Hail Lane	4	USDA 502 Direct	Yes	209,000	Villa Del Caribe
708 Cozumel Ct	4	USDA 502 Direct/CalHome	Yes	209,000	Villa Del Caribe
805 Hail Lane	4	USDA 502 Direct	Yes	209,000	Villa Del Caribe
804 Acapulco Drive	4	USDA 502 Direct	Yes	209,000	Villa Del Caribe
801 Acapulco Drive	4	USDA 502 Direct	Yes	209,000	Villa Del Caribe
805 Acapulco Drive	4	USDA 502 Direct	Yes	209,000	Villa Del Caribe
905 Hail Lane	4	USDA 502 Direct	Yes	209,000	Villa Del Caribe
817 Hail Lane	4	USDA 502 Direct	Yes	209,000	Villa Del Caribe
720 Cozumel Ct	4	USDA 502 Direct	Yes	209,990	Villa Del Caribe
705 Cozumel Ct	4	USDA 502 Direct/CalHome	Yes	209,000	Villa Del Caribe
712 Cozumel Ct	4	USDA 502 Direct	Yes	209,000	Villa Del Caribe
713 Cabo San Lucas Ct	4	USDA 502 Direct	Yes	231,990	Villa del Caribe
717 Cabo San Lucas Ct	4	USDA 502 Direct/CalHome	Yes	231,990	Villa del Caribe
724 Rio Caribe Ct	4	USDA 502 Direct	Yes	231,990	Villa del Caribe
1013 Hail Lane	4	USDA 502 Direct	Yes	229,990	Villa del Caribe
716 Cozumel Ct	4	Signature Lending		229,000	Villa del Caribe

721 Cozumel Ct	4	USDA 502 Direct	Yes	229,000	Villa del Caribe
708 Cabo San Lucas Ct	4	USDA 502 Direct/CalHome	Yes	201,990	Villa del Caribe
808 Cabo San Lucas Ct	4	USDA 502 Direct/CalHome	Yes	201,990	Villa del Caribe
800 Cabo San Lucas Ct	4	USDA 502 Direct/CalHome	Yes	201,990	Villa del Caribe
716 Rio Caribe Ct	4	USDA 502 Direct/CalHome	Yes	201,990	Villa del Caribe
708 Rio Caribe Ct	4	USDA 502 Direct	Yes	201,990	Villa del Caribe
709 Rio Carbe Ct	4	USDA 502 Direct/CalHome	Yes	201,990	Villa del Caribe
917 Hail Lane	4	USDA 502 Direct	Yes	199,000	Villa del Caribe
725 Cozumel Ct	4	USDA 502 Direct/CalHome	Yes	199,000	Villa del Caribe
821 Acapulco Dr	4	USDA 502 Direct	Yes	199,000	Villa del Caribe
800 Acapulco Dr	4	USDA 502 Direct	Yes	199,000	Villa del Caribe
813 Acapulco Dr	4	USDA 502 Direct	Yes	199,000	Villa del Caribe
901 Hail Lane	4	USDA 502 Direct	Yes	199,000	Villa del Caribe
820 Acapulco Dr	4	USDA 502 Direct	Yes	199,000	Villa del Caribe
809 Acapulco Dr	4	USDA 502 Direct	Yes	199,990	Villa del Caribe
729 Cozumel Ct	4	USDA 502 Direct/CalHome	Yes	199,000	Villa del Caribe
812 Acapulco Dr	4	USDA 502 Direct	Yes	199,000	Villa del Caribe
728 Cozumel Ct	4	USDA 502 Direct/CalHome	Yes	199,000	Villa del Caribe
816 Acapulco Dr	4	USDA 502 Direct	Yes	201,990	Villa del Caribe
713 Cozumel Ct	4	Mortagage House		229,000	Villa del Caribe
736 Cozumel Ct	4	Signature Lending		229,990	Villa del Caribe
724 Cozumel Ct	4	Signature Lending		229,000	Villa del Caribe
717 Cozumel Ct	4	Mortagage House/CalHome	Yes	209,000	Villa del Caribe
716 Cabo San Lucas	4	USDA 502 Direct/CalHome	Yes	211,990	Villa del Caribe
733 Cozumel Ct	4	Mortagage House		234,000	Villa del Caribe
801 Rio Santana Ct	4				Villa del Caribe
824 Rio Santana Ct	4	Signature Lending		229,000	Villa del Caribe
Total	**284**				

ALMOND GROVE

ADDRESS- # BEDROOMS	LENDER	LOW INCOME	SALES PRICE
850 MAST- 4	USDA	YES	$210, 950
860 MAST- 4	FHA	NO	$210, 950
349 MISSION- 4	USDA	YES	$181, 950
345 MISSION- 3	USDA	YES	$169, 950
341 MISSION- 4	USDA	YES	$181, 950
332 MISSION- 3	USDA	YES	$166, 950
340 MISSION- 4	USDA	YES	$181, 950
360 CARMEL- 4	USDA	YES	$176, 950
354 CARMEL- 3	USDA	YES	$170, 000
348 CARMEL- 4	USDA	YES	$181, 950
306 CARMEL- 4	USDA	YES	$181, 950
312 CARMEL- 3	USDA	YES	$166, 950
324 CARMEL - 4	USDA	YES	$181, 950
330 CARMEL - 4	USDA	YES	$181, 950
337 CARMEL - 3	USDA	YES	$166, 950
325 CARMEL - 3	USDA	YES	$166, 950
328 MISSION - 4	USDA	YES	$185, 000
329 MISSION - 4	USDA	YES	$181, 950
325 MISSION - 3	USDA	YES	$166, 950
321 MISSION - 4	USDA	YES	$176, 950
317 MISSION - 4	USDA	YES	$181, 950
313 MISSION - 4	USDA	YES	$181, 950
309 MISSION - 4	USDA	YES	$173, 950