Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: McFarland

Mailing Address: 401 W. Kern Avenue
McFarland CA 93250

Contact Person: Dennis McNamara Title: Planning Director

Phone: (661) 792-3091 FAX: (661) 792-3093 E-mail: dmcnamara@mcfarlandcity.org

Reporting Period by Calendar Year: from 1/1/2015 to 12/31/2015

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 1/1/2015 - 12/31/2015

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 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.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
Villa del Caribe	SF	O		29			29	0	USDA 502 Direct/Calhome	29	
(9) Total of Moderate and Above Moderate from Table A3 ► ►					41	0	36	0			
(10) Total by income Table A/A3 ► ►				29	41	0	85	0			
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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

Jurisdiction City of McFarland

Reporting Period 1/1/2015 - 12/31/2015

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			4	4	The City of McFarland uses an owner occupied rehabilitation program. This program is included as a goal in the City's Housing Element.
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	4	4	

* 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**	34				2	36	2
No. of Units Permitted for **Above Moderate**						0	

* Note: This field is voluntary

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

Jurisdiction City of McFarland

Reporting Period 1/1/2015 - 12/31/2015

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	29		301	-175
	Non-deed restricted			10	6	3	13					32	
Moderate	Deed Restricted	141		9								9	26
	Non-deed restricted							29	41	36		106	
Above Moderate		318											318
Total RHNA by COG. Enter allocation number:		805											
Total Units ► ► ►				106	65	24	63	118	85	65		526	279
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

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

Jurisdiction City of McFarland

Reporting Period 1/1/2015 - 12/31/2015

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 assisted in the rehabilitation of 4 homes in 2015 through the CalHome owner occupied rehabilitation program.
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. (Goal met)
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.(Goal met)
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 60 single family dwellings being made available to low income households. The City continues to meet with developers of affordable housing and pursue joing grant applications when possible.
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.(Goal met)
Density Bonus Ordinance	Adopt a Density Bonus Ordinance	2009	The City of McFarland adopted a Density Bonus Ordinance in 2008.(Goal met)
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. (Goal met)

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

Jurisdiction City of McFarland

Reporting Period 1/1/2015 - 12/31/2015

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 without requiring a conditional use permit.(Goal met)
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. (Goal met)
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. (Goal met)
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.

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

Jurisdiction City of McFarland

Reporting Period 1/1/2015 - 12/31/2015

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:

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

Jurisdiction	City of McFarland
Reporting Period	1/1/2015 - 12/31/2015