

ATTACHMENT D
WFH Annual Progress Report
on Implementation of the Housing Element
General Plan Report requirement pursuant to
Section 65400 of the Government Code

RECEIVED
DEC 22 2005
DIV. OF HOUSING
POLICY DEVELOPMENT HCD

Jurisdiction: City of Mendota

Address: 643 Quince Street, Mendota, CA 93640

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Report Period: Calendar Year 1/1/04

To: 12/31/04

The following must be included in the report:

A. Progress in meeting Regional Housing Need

1. Total number of new housing permits issued

38 Single Family Resident permits

22 Permits were issued for multi-family low income rental apartments which are under construction.

2. Describe the affordability, by income level, of new units including the number of deed restricted affordable housing unit.

The 43 SFR permits were issued. None of the permits have deed restrictions and are moderate priced homes.

3. Compare units added to regional housing need allocation by income category (very low, lower, moderate, and above moderate)

The 2nd Phase of an 81 multi-family project started in 2003 was completed in 2005.

B. The effectiveness of the housing element in attainment of the community's housing goals and objectives

1. Include a program-by-program status report relative to implementation schedule from each program in the housing element; describe actions taken to implement each program

Pursuant to the Housing Element adopted July 13, 2004, the City is above target on the moderate housing need listed (32).

2. Assess effectiveness of actions and outcomes

The existing construction of the 2 – 81 unit very low, low income rental apartments being constructed exceeds the figure stated in the Housing Element for the needs of the community to date. The City completed preliminary negotiations with a developer to develop 422 SFR scheduled to being construction upon the annexation of the property. This subdivision will target moderate income to upper income groups.

C. Progress toward mitigating governmental constraints identified in the housing element.

Westlands Water District has donated acreage to Self-Help Enterprises to begin construction on low income single family residential units in the near future.

**Attachment A to Attachment D
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A. Progress in meeting Regional Housing Need

2. **Describe the affordability, by income level, of new units including the number of deed restricted affordable housing unit.**

Westlands Water District donated land to Self-Help Enterprises to build new low income units.

3. **Compare units added to regional housing need allocation by income category (very low, lower, moderate, and above moderate).**

The City of Mendota is pro-active in providing affordable housing for its residents. The City of Mendota added 43 housing units between 2004 and 2005 with an additional 81 unit multi-family complex completed and two additional 81 unit multi-family complexes began construction in under construction now. Very low 210 units, low 30 units, moderate 38, 3 units for management and above moderate 0.

The City has issued 43 building permits for single family residential together with 4 building permits for rehab/reconstruction of existing housing.

The City has negotiated with a developer to construct a subdivision of 422 SFR that will be moderate and above moderate housing. The subdivision is in the process of annexing the land and construction will begin.

**Attachment B to Attachment D
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B. The effectiveness of the housing element in attainment of the community's housing goals and objectives:

- 1. Include a program-by-program status report relative to implementation schedule from each program in the housing element; describe actions taken to implement each program:**

In 2005 the City with the guidance of Senator Flores took the balance of a HOME Grant and extended the contract for 24 months. The funds are to be used for TBRA for residents displaced due to the retirement of agricultural land by Westlands Water District.

- 2. Assess effectiveness of actions and outcomes.**

SUMMARY OF ADOPTED PROGRAMS FOR THE MENDOTA HOUSING ELEMENT

POLICY	PROGRAM	TIMING	COMPLETION AND COMMENTS (Identify Date and Action)
1-1-1	Program: The City staff will increase its coordination with the State HCD staff to apply for the funding that is made available through the Housing and Emergency Shelter Trust Fund Act of 2002, including the Joe Serna Jr. Farmworker Housing Grant Program and the CalHome Program.	Ongoing	
1-1-2	The City of Mendota Redevelopment Agency will continue use redevelopment revenues for bond repayment and will set aside whatever is financially feasible up to 20 percent.	Ongoing	
1-1-3	Prepare a <i>Project Information Brochure</i> outlining City participation and incentives, housing needs from the Housing Element (or other market source), a definition of the state and federal funding for which the City is willing to apply, and other pertinent information. Distribute the brochure to local non-profit and for profit development groups, and regional agencies.	1st Quarter 2006	
	Continue to offer meetings with developers of proposed projects where developers have an opportunity to meet City staff to strategize about project design, City standards, necessary public improvements, and funding strategies.	Ongoing	
1-2-1	Use HOME funds and Program Income to assist households with first time homebuyer assistance after bond repayment is achieved.	June 2007	
1-2-2	Increase coordination with State HCD Staff to facilitate applying for funding resulting from the passage of Proposition 46, including the Joe Serna Jr. Farmworker Housing Grant Program and the CalHome Program.	July 2006	
1-2-3	Attend the monthly Council of Fresno County Governments meetings to track regional development.	Monthly	

	Using CDBG Planning/Technical Assistance grant	July 2006	
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	funds, purchase or develop a computer program with spreadsheet and mapping capabilities to track development approvals, zone changes, and General Plan Land Use amendments.		
1-3-1	Assist developers in site selection, and through the project approval process in order to construct 10 moderate and above moderate housing units.	Ongoing	
1-4-1	Contact homeless service providers in Fresno County and the Fresno County Sheriff's Department to determine the number of homeless persons who have been residents of Mendota. Prepare a comprehensive report with recommendations for submittal to the City Council.	January 2006	
	Actively support efforts of homeless service providers who establish short-term bed facilities for segments of the homeless population including specialized groups such as the mentally ill and chronically disabled. Identify potential land that can be used for a homeless or transitional shelter should one be needed. Offer incentives to developers such as the waiving of development fees to construct a facility.	January 2006	
	Amend the current zoning ordinance to allow emergency shelters and transitional housing facilities without a Conditional Use Permit in multifamily zoning districts.	December 2006	
1-4-2	Investigate incentives and reporting procedures that can be implemented to encourage and monitor the development of housing opportunities for specialized housing needs, such as partnering with the Homeless Management Information System (HMIS)	June 2006	
1-4-3	Amend the City's current housing rehabilitation program guidelines to include a grant to very low and low-income senior citizens and very low and low-income disabled persons and to improve accessibility and safety.	June 2005	

1-4-4	Revise zoning ordinance to allow State licensed group homes, foster homes, residential care facilities, and similar state-licensed facilities, regardless of the number of occupants, deemed permitted by right in a residential zoning district, pursuant to state and federal law.	December 2006	Working with developer to construct new senior housing in the City.
	Regularly monitor the City's ordinances, codes, policies, and procedures to ensure that they comply with the "reasonable accommodation" for disabled provisions.	Annually	
1-4-5	Work with farm owners and labor providers to determine the number of farmworkers who may be of need of additional housing in the area surrounding Mendota. The resulting report should address: permanent workers, seasonal resident workers, and migrant workers, including unaccompanied migrant workers. In addition, should the report demonstrate a need, the City in conjunction with local developers will identify potential sites and/or provide or seek financial assistance to prospective developers of the housing for farm labor through the Joe Serna Farmworker Grant Program.	December 2006	
	Revise the City's Zoning Code to ensure compliance with employee labor housing act, specifically, H&S 17021.5 and 17021.6	Ongoing	
1-5-1	Work with the Fresno Housing Authority and use all the influence the City has to obtain more Housing Vouchers for the Housing Authority.	Ongoing	
2-1-1	Monitor average processing times for discretionary development permits on an annual basis.	Annually	
	Continue to promote a coordinated City review process among affected City departments to reduce delays and processing times.	Ongoing	
2-1-2	To preserve affordability, continue to provide incentives (e.g.- density bonus units, fee underwriting, fee deferral, fast-tracking, etc.) to developers of residential projects who agree to provide the specified percentage of units mandated by State law at a cost affordable to very-low and/or low-income households. In addition, propose zoning and permit processing changes to further reduce housing costs and average permit processing time	Ongoing	

	Propose zoning and permit processing changes to further reduce housing costs and average permit processing time.		
2-1-3	Review current planning fees and where appropriate make changes to reflect the affordability of multifamily development	December 2005	
2-1-4	Encourage developers to include second dwelling units as an integral part of their project and to plan for second dwelling units in the design of their projects by providing incentives such as fast-tracking to speed up the review process.	Ongoing	
	Prepare an ordinance to implement AB 1866 regarding second units and density bonuses for moderate-income housing.	January 2006	
2-1-5	Provide incentives to developers of residential projects when feasible who agree to provide the specified percentage of units mandated by State law at a cost affordable to very-low and/or low-income households or senior citizens such as waiving certain development fees.	First Quarter 2006	
2-2-1	Publish the City's Housing Element and updates, Annual Action Plan and respective notices in all public facilities including City Hall, the community center, and the post office.	Ongoing	
3-1-1	Update the inventory of vacant land on a quarterly basis or as projects are constructed.	Quarterly	
	Establish a list of non-profit developers who would be interested in developing affordable housing in the City. Send these providers a development packet including multifamily vacant land inventory, services, and housing incentives.	June 2006	
	Annually review the housing element for consistency with the general plan as part of its general plan progress report.	Annually beginning January 2005	Updating General Plan beginning 2006

3-2-1	Encourage development of well planned and designed projects that provides for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood by continuing to provide incentives such as allowing higher building intensities, reduced parking requirements, reduced set-back and yard requirements, allow for a higher building height, and greater floor area ratios in these zones. In addition, the City will work closely with	First Quarter 2005-Ongoing	
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	the developer of these projects to expedite processing and permit procedures.		
3-3-1	Work with the development community to identify the incentives and programs that will encourage the construction of three and four bedroom rental units.	Ongoing	
3-3-2	Monitor the amount of land zoned for both single-family and multifamily development and initiate zone changes to accommodate affordable housing.	Annually	
3-3-3	Program: Institute a program of lot consolidation to combine small residential lots into a larger lot to accommodate affordable housing production. Contact owners of vacant land and encourage them to consolidate by providing incentives such as fee waivers and fast tracked timing to developers who provide affordable housing.	Ongoing	
3-3-4	Implement the <u>minimum</u> development densities established for each residential zoning district and prohibit development at a lower density. Encourage development at least at 14 units per acre in the R-2 zone with incentives such as reductions and modifications to development standards as needed.	Immediate and Ongoing	
	Implement the provisions of AB 2292 (Dutra) and prevent the down-zoning of a residential property used to meet the RHNA without a concomitant up-zoning of a comparable property.	Immediate and Ongoing	
	Amend zoning ordinance to include a single-family residential district that has a minimum lot size of 5,000 square feet in order to encourage urban infill.	December 2004	
4-1-1	Continue to monitor new developments for compliance with City design standards. Revise the current zoning ordinance to reflect these goals.	October 2005	

4-1-2	Enforce existing regulations regarding derelict or abandoned vehicles, outdoor storage, and substandard or illegal buildings and establish regulations to abate weed-filled yards when any of the above is deemed to constitute a health, safety or fire hazard.	Immediately and Ongoing	
4-1-3	Supply energy and water conservation awareness brochures in all public meeting places	June 2005	
4-2-1	Install and upgrade public service facilities (streets, curbs, gutters, drainage facilities, and utilities) to encourage increased private market investment in declining or deteriorating neighborhoods using CDBG funds.	Annually	
4-3-1	Apply for and aggressively market CDBG and HOME single-family housing rehabilitation funds to meet the goal of rehabilitating 47 units by 2007.	Annually with HCD funding Cycle	
4-3-2	Expand rehabilitation program eligibility to include rental properties	Funding Cycle 2007	
4-3-3	Continue regular contact with the California Housing Partnership Corporation, the agency that monitors the at-risk units and owner notifications of intent to opt-out. Request to be placed on their email list.	Annually	
5-1-1	Require that all recipients of locally administered housing assistance funds acknowledge their understanding of fair housing law and affirm their commitment to the law.	Immediate and Ongoing	
	Acquire and maintain fair housing materials, including all pertinent resource, posters and information available through the Department of Fair Employment and Housing (DFEH) and Housing and Urban Development (HUD) to educate on a variety of fair housing issues. Develop information flyers and brochures that highlight (1) disability provisions of both federal and state fair housing laws and (2) familial status discrimination. Fair housing materials, brochures and flyers will be distributed at outreach events including school fairs, health fairs, and City sponsored events. Collaborate with service agencies to distribute educational materials. Continue the bi-annual educational activities administered by the Fair Housing Program of Central California.	Bi-Annually	

	Refer all housing discrimination referrals to the City Planner who will work with the complainant and refer complaints to the State Fair Employment and Housing Commission	Ongoing	
6-1-1	Maintain membership in the Housing Authority to qualify City residents for Section 8- existing housing assistance administered by the Fresno Housing Authority. Provide information on the availability of County programs to qualified residents	Immediate and Ongoing	