



Community Development
Department

Housing Policy Department
Received on:

APR 04 2012

March 30, 2012

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

RE: Housing Element Annual Progress Report

Enclosed is the annual progress report for the City of Porterville's Housing Element. If you have any questions, please don't hesitate to call me at (559) 782-7460.

Sincerely,

Denise L. Marchant
Development Associate

DLM:dln

Enclosures

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Porterville

Mailing Address: 291 N. Main Street

Porterville, CA 93257

Contact Person: Denise Marchant Title: Development Associate

Phone: (529) 782-7460 FAX: 559 781-6437 E-mail: dmarchant@ci.porterville.ca.us

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 Porterville
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				TOTAL UNITS	(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			
(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)**

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*
	30						30
No. of Units Permitted for Above Moderate	16					16	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

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

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	2007*	2008*	2009	2010	2011	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	Year 1		Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	1,224	65									65	1,159
	Non-deed restricted												
Low	Deed Restricted	862	67									67	710
	Non-deed restricted		81				4					85	
Moderate	Deed Restricted	979											720
	Non-deed restricted		181		36	12	30					259	
Above Moderate		2,409	3,004	10	3	16						3,033	-624
Total RHNA by COG. Enter allocation number:		5,474										3,509	
Total Units			3,398		46	15	50						1,965
Remaining Need for RHNA Period													

Notes: units serving extremely 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 Porterville
 Reporting Period 1/1/2011 - 12/31/2011
 *07/08 are combined statistics in Table 4-2 in the 09-14 Housing Element. 09 numbers are being revised so as to not double count
 Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	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.	Housing Programs Progress Report - Government Code Section 65583.
Name of Program	Objective	Status of Program Implementation
Housing Rehabilitation Program	Assist 10 households	Fourteen households were assisted during this time period
Preservation of Affordable Rental Housing	Work to preserve the affordability of 274 units	Exceeding the goal. Start continues to monitor at-risk projects. Currently, there are none in danger of converting to market-rate rents.
Vacant and Underutilized Sites Inventory	Provide adequate sites for the remaining RHNA of 2,723 units	See attachment
Mixed Use Development	Identify potential sites, offer incentives, pursue HOME funding	Zoning Ord. Amendment adopted 5/4/10 implementing Downtown MU Zone of the GP. Met with developers to look at new projects. Encourage affordable rental housing by using development concessions. In code. 70 infill units were completed at Villa Siena. 4 lots assisted during this time period. Received a new HOME grant and are in the process of promoting the use of these funds.
First Time Low Income Homebuyer Program (FTHL)	Assist 10 households	The HBE classes were reinstated in April 2011. Later funding received for FTHL. 52 households completed the class in 10/11
Homebuyer Education Classes	Offer monthly classes	Authority to participate in program is current
Mortgage Credit Certificate Program	Continue to adopt resolution of approval for the program	City continued working with the Housing Authority to promote
Section 8 Rental Assistance	Promote the use of Section 8 vouchers	City continued working with the Housing Authority to promote
Local, State, and Federal Funding	Pursue funding for tax credit projects, state and federal funds	\$800,000 HOME grant received for FTHL program. Applied for \$600,000 for Callhome grant for Housing Rehab and utilized NSP
Emergency Shelters, Transitional Housing, Supportive Housing, SRO's	Amend zoning Ordinance to incorporate provisions for these	Zoning Ordinance Amended 5/4/2010
Housing for Persons with Disabilities	Adopt infill incentives and reasonable accommodation	Policies and procedures in place for reviewing and granting reasonable accommodation requests.
Farmlaborer Housing	Reasonable accommodation	Zoning Ordinance Amended 5/4/2010
Fair Housing	Amend zoning Ordinance to incorporate provisions. Provide referrals, posting info, update AI and website	See attachment

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Porterville
 Reporting Period 1/1/2011 - 12/31/2012

Table C
 Program Implementation Status

Program Description (By Housing Element Program Names)	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.	Timeframe in H.E.	Status of Program Implementation
Zoning Ordinance Revisions	Amend ZO for 2nd unit law, global warming residential issues.	31-Dec-09	Zoning Ordinance Amendment adopted 5/4/2010
Fee Deferral	Adopt ordinance to defer payment of impact fees until occupancy.	31-Dec-09	Permanent Ordinance adopted 6/2/2009 replacing interim ordinance
Infrastructure Improvements	Leverage funds for infrastructure improvements for production affordable housing	Over 5 years	Established assessment district for a residential neighborhood and have refinanced bonds to proceed with infrastructure improvements. Eight H's assisted with CDBG funds to hook up to City water and sewer facilities.
Energy Conservation	Provide referrals to energy saving programs. Require energy saving methods and materials be used in housing.	Over 5 years	City continued to refer to energy programs especially the GRID and Edison programs being used in the city. Guidelines have been adopted incorporating energy saving materials and methods into HRLP.

Attachment
(Additional Information for Housing Element Report)

Vacant and Underutilized Sites Inventory (Focused Rezone Program)

The City is in the process of implementing the Focused Rezone Program identified in the Housing Element as a program to meet the Regional Housing Needs Assessment (RHNA) requirements. Staff has reassessed the proposed program sites and has identified additional sites that would be appropriate for inclusion in the program. The increased capacity associated with the rezone will provide additional surplus of potential units for future development of low income housing allowed by right. Public informational meetings have been held with property owners and surrounding property owners. Staff is finalizing the environmental review for circulation and anticipates completing the project by the summer of 2012.

Local, State, and Federal Funding

Utilized Neighborhood Stabilization Program (NSP) funding of \$700,099 to acquire and rehab 5 foreclosed properties to sell to households below 120% of Median Income. After selling these properties, two more were acquired and rehabilitation started in 2011 using Program Income.

Fair Housing

Staff continues to refer people to appropriate agencies, post info for public, update website with links to other fair housing sites, sponsor housing workshops. The Analysis of Impediments to Fair Housing Choice (AI) was updated with the new Five Year Consolidated Plan adopted in May 2010.

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

Jurisdiction City of Porterville

Reporting Period 1/1/2011 - 12/31/2011

General Comments:

Of course with the state of the economy, there was not much building activity in the city in 2011, although more than in 2010. The deed restricted units at Villa Siena that were completed this year had already been counted towards meeting the RHNA numbers in the adopted Housing Element. The numbers in Table B were revised from last year's report when it was determined upon review that most of those reported had already been reported in the Housing Element, so they should not be double counted. Hopefully, Table B now has an accurate accounting of the RHNA numbers remaining.