

James Johnson

From: Paul Gorte [pgorte@cityoftaft.org]
Sent: Thursday, September 01, 2011 6:37 PM
To: James Johnson
Cc: Robert T Gorson; lholt@cityoftaft.org
Subject: Taft 2010 Annual Housing Element Progress Report
Attachments: 2010 apr_forms_final032710.xls

Mr. Johnson,

Attached is Taft's 2010 Annual Housing Element Progress Report. Please let me know if you have any questions.

Sincerely,

Paul M. Gorte, AICP

Redevelopment Manager

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HOUSING POLICY
DEVELOPMENT, HCD

SEP 1 2011

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

Jurisdiction City of Taft
Reporting Period 1/1/2010 - 12/31/2010

**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 in 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 (7) of Government Code Section 65583.1	subsection (c)
	Extremely Low-Income*	Very Low-Income	Low-Income				
(1) Rehabilitation Activity	2	3	2	7		2 low income rental units have a 20-year affordability covenant. Other 5 units are owner-occupied rehabs with 30-year deferred (silent second mortgages)	
(2) Preservation of Units At-Risk				0			
(3) Acquisition of Units		1	1	2		assisted 2 FTHB with 30-year deferred (silent second mortgages)	
(5) Total Units by Income	2	4	3	9			

* 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					6. Total	7. Number of Infill units*
	2. 2 - 4 Units	3. 5+ Units	4. Unit	5. Mobile Homes			
			Second			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	July 4, 1905	Year 6	Year 7	Year 8	Year 9	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	2	60
	Very Low	Deed Restricted Non-deed restricted 16										
Low	Deed Restricted Non-deed restricted 10		2									8
	Deed Restricted Non-deed restricted 11											11
Above Moderate	25											25
Total RHNA by COG: Enter allocation number:											2	
Total Units			2									
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)	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
9.3.1 Housing Rehabilitation	This program was established in December 1993 and hoped to target ten (10) units per year as a reasonable objective for each year of the program's operation. The City will encourage five (5) rehabilitation loans per year from 2008-2012.	Ongoing	In 2010 the City processed six (6) rehabilitation loans.
9.3.2 Housing Information - Public Information	A housing information brochure is continually disseminated to the public.	Ongoing	#####
9.3.3 First-time Home Buyer	The program was established in 1997 with the goal of assisting thirteen (13) families as a reasonable objective of the 1997 HOME grant. Twelve (12) loans were funded from the first grant and three (3) more have been funded using HOME program income.	Ongoing	In 2010 the City processed two (2) low income qualified loans. The application and guidelines are available on the City's web site.
9.3.4 Multi-Family Housing Project	Multi-Family Housing Project	December 31, 2012	The Planning department is working with Coats Consulting to construct thirty-nine (39) affordable multi-family housing units.

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9.3.5 Zoning Ordinance Review	The Zoning Ordinance was completed in December 2004 and updated in 2008. The City plans to work with Habitat for Humanity to develop two (2) affordable homes per year on substandard lots.	Ongoing	In 2010 the City did not construct any Habitat for Humanity homes on substandard lots because funds were not available.
9.3.6 Land Use Element Update	The Land Use Element was updated in September 2004, the City approved a new General Plan, including a Land Use Element, in June 2010.	June 30, 2010	The City certified the EIR and approved the General Plan in June 2010. Subsequently the City was sued regarding the approval of the EIR. The litigation is pending.
9.3.7 Creation of "Livable Communities"	Amend the General Plan and Zoning Ordinance by December 2009.	June 1, 2012	#####
9.3.8 Code Enforcement Program	Established revised demolition and rehabilitation objective by May 2009	May 31, 2009	#####
9.3.9 Fair Housing Support	Maintain relationship with regional fair housing services and state and federal district offices.	Ongoing	The Grants Administrator attends annual Fair Housing Training Programs to obtain updated affordable housing information. The Grants Administrator shares and distributes the information with City staff and the public.

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9.3.10 Information Dissemination	#####	December 31, 2010	#####
9.3.11 Senior Housing Project	A senior needs study was conducted and approved by the City Council in December 2007.	Ongoing	The Planning Department provides the 2007 Senior Study to potential developers. The City emphasizes the need for senior housing units to developers.
9.3.12 Homeless Services	Establish the appropriate role and/or level of service as the need arises. Review need for transitional or supportive housing/homeless shelter.	Ongoing	The Grant Administrator and Planning Department work with County agencies and local non-profits charities to assist the homeless.
9.3.13 Persons with Disabilities	Amend the Zoning Ordinance requiring ADA compliance for all new and rehabilitation projects by December 2004.	December 31, 2004	The Grant Administrator provides the option to qualified applicants to have their residential unit meet ADA requirements as part of the City housing programs.
9.3.14 Infrastructure Assistance	Provide assistance on public costs to encourage in-fill development.	Ongoing	No residential infill development projects occurred in 2010.
9.3.15 Financing Assistance	Establish project funding from CalHFA by December 2009.	Ongoing	The funding from CalHFA was suspended in 2009 but was resumed in late 2010.

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9.3.16 Market Rate Entry Level Homes	Encourage developers/builders to build 100-200 homes by December 2012.	Ongoing	The City approved Tentative Tract Map No 6763 in April 2008, which included 122 single-family market rate entry-level homes. In 2009 TTM 6763 became effective when the annexation was completed. No homes have been built because of economic conditions.
9.3.17 Infill Housing	Promote five (5) homes per year to be built on substandard lots that allow zero lot line developments and developments on lots less than 50 feet wide without requiring a variance.	Ongoing	No homes were built in 2010.
9.3.18 Self-Help Housing	Habitat for Humanity has contracted with the City to build as many single family dwellings as needed for very low income and First Time Homebuyers by December 2012.	Ongoing	No Habitat for Humanity homes were built in 2010.
9.3.19 Senate Bill 2 Compliance (Transitional & Supportive Housing)	To amend the Zoning Ordinance by December 2009 to define transitional & Supportive housing as residential uses subject to the same restrictions as residential uses in the same type of structure.	December 31, 2009	The 2008 Zoning Ordinance amendment brought the Zoning Ordinance into compliance with SB 2.
9.3.20 Senate Bill 2 Compliance (Emergency Shelters)	Comply with Senate Bill 2 to allow Emergency Shelters as a permitted use in the General Commercial District without a conditional use permit or other discretionary review.	December 31, 2009	#####
9.3.21 Amending Manufactured Housing Units	To permit a manufactured housing unit in the residential district by right.	December 31, 2009	The 2008 Zoning Ordinance allows a manufactured housing unit by right in the Residential Suburban (RS), Single Family Residential (R-1) and Medium Density Residential (R-2) Zone Districts.
9.3.22 Adoption of General Plan Zoning Code Consistency	To amend the Zoning Ordinance within one year of the adoption of the General Plan update.	June 30, 2011	The consistency reconciliation is on hold pending the conclusion of the litigation regarding the General Plan.

General Comments:

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