

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Housing Policy Department  
Received on:  
**APR - 7 2015**

Jurisdiction: City of Taft  
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 Project Identifier (may be APN No., project name or address)	2 Unit Category	3 Tenure R=Renter O=Owner	4 Affordability by Household Incomes				5 Total Units per Project	5a Est. # Infill Units*	6 Assistance Programs for Each Development See Instructions	7 Deed Restricted Units See Instructions	8 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							
(9) Total of Moderate and Above Moderate from Table A3											0	0	0
(10) Total by income Table A/A3													
(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 which meet 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)**

No. of Units Permitted for Moderate	No. of Units Permitted for Above Moderate					Total	Number of Infill units*
	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes		
						0	
						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.		RHNA Allocation by Income Level	2008	2009	2010	2011	2012	2013	2014	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	16							0				16
	Restricted Non-deed restricted								0				
Low	Deed	10							0				10
	Restricted Non-deed restricted								0				
Moderate	Deed	11							0				1
	Restricted Non-deed restricted		2	2		3	2	1	0				
Above Moderate		25	4	2	1			1	0			8	17
Total RHNA by COG. Enter allocation number:		62											
Total Units			6	4	1	3	2	2	0			18	44
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.	Objective	Timeframe in H.E.	Status of Program Implementation
Housing Rehabilitation	Housing Programs Progress Report - Government Code Section 65583. Program was established in December 1993 to target ten (10) units per year as a reasonable objective in each year of the program's operation. The City will encourage 5 rehabilitation loans per year from 2008 to 2012	Through the Housing Rehab Program there were 3 mobile home units replaced, 2 owner-occupied rehabs and 2 rental rehabs during the 2008 to 2012 period.	2008 to 2012	Programs were marketed with flyers, newspaper ads and the City website.
Housing Rehabilitation - Public Information	A housing information brochure has been prepared and is being distributed to approximately 722 property owners in the City is	Programs were marketed with flyers, newspaper ads and the City website.	2009	In 2011, the City approved a 40 unit family apartment development in our Rails to Trails area next to downtown. The approval was to be followed by an application to HCD for funding from the HOME program. There has been no activity since project approval. As the project remains consistent with current zoning and land development standards, the City will continue to consider this approval active at such time a developer moves forward with the project.
Multi-Family Housing Project	Develop at least 50 affordable multi-family housing units by 2012.	The City completed a comprehensive overhaul and update of the Zoning Ordinance in 2010, which included new zone districts that provide more opportunity for multi-family and mixed-use residential developments, with allowable densities up to 24 du/acre. See "Self Help Housing" Program below for Habitat for Humanity efforts.	2012	The City of Taft certified the EIR and adopted a comprehensive update to the General Plan (include the Land Use Element) in June 2010.
Zoning Ordinance Review	The Zoning Ordinance was completed on December 2004. The City plans to work with Habitat for Humanity to develop 2 affordable homes per year on standard lots. Complete Ordinance review by 12/09.	The City of Taft certified the EIR and adopted a comprehensive update to the General Plan (include the Land Use Element) in June 2010.	2009	The Land Use Element was updated on September 21, 2004. The City is working to update all elements (including Land Use) by December 2009.
Land Use Element Update	The Land Use Element was updated on September 21, 2004. The City is working to update all elements (including Land Use) by December 2009.	The General Plan and Zoning Ordinance were comprehensively updated in 2010, and included policies for Livability, Sustainability, and Energy Conservation.	December 2009	Amend General Plan and Zoning Ordinance by December 2004.
Creation of "Livable Communities"	Amend General Plan and Zoning Ordinance by December 2004.	December 2004 (2009?)		

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Fair Housing Support	Maintain relationships with regional fair housing services and the State and Federal district offices	Ongoing	City staff maintains a list of referral agencies that is utilized for any fair housing complaints coming into the city.
Information Dissemination	Maintain relationships with regional fair housing services and the State and Federal district offices and continue to provide informational material to the public. Continue to distribute information on fair housing laws and provide referrals to investigative or enforcement agencies. Obtain and/or prepare information in Spanish for distribution to the public through libraries, senior centers, civic center offices, etc., by December 2010. Ensure that all new multifamily construction meets the federal and state accessibility requirements.	December 2010	City staff maintains a list of referral agencies that is utilized for any fair housing complaints coming into the city.
Senior Housing Project	A needs senior study was conducted and approved by City Council on December 2007. This program is an effort to study further needs of senior housing.	Ongoing	Needs study conducted and completed in 2007.
Homeless Services	Work with existing service providers and establish the appropriate role and/or level of service as the need may arise. Review need for transitional or supportive housing/homeless shelter.	December 2009	City maintains a list of service providers available upon request. The City currently has one active privately operated Emergency Shelters that focuses on providing shelter for women. See "Senate Bill 2 Compliance" programs below regarding other efforts for other shelters and housing.
ADA Compliance	Amend the Zoning Ordinance requiring ADA compliance for all new and rehabilitation projects by December 2009.	December 2009	Zoning Ordinance has not been amended to include ADA requirements. The 2013 California Building Code went into effect on January 1, 2014. As such, the City implements ADA Compliance via 2013 CBC standards.

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Infrastructure Assistance	Provide assistance on Public Costs to encourage In-fill development. Support low/mod housing with assistance on public utilities costs.	Ongoing	Due to the downturn in the economy and dissolution of Redevelopment Agencies, public financing and assistance is very limited and typically not of such amount to fund infrastructure improvements. The RDA 20% set-aside fund is no longer available. The City is working on other strategies and fee reductions as incentives for projects.
Financing Assistance	Establish project funding from CalHFA by December 2009	December 2009	CalHFA project funding has not been established.
Market Rate Entry Level Homes	Encourage developers/builders to add 100-200 homes by December 2012.	December 2012	The City of Taft has no impact fees or school fees, yet not one new market rate home was built in 2014. A 300+ lot subdivision was approved by the City in 2007. However, due to the downturn of the economy, high unemployment, local issues with long standing sub-surface mineral rights held by local oil companies, and state/federal environmental constraints that add additional cost to projects have slowed this subdivision from building. The subdivision was shown this subdivision from building. The project's resubmitted and approved by the City in 2013. The project's Incidental Take Permit (ITP) was under review of State Fish and Wildlife from October 2013 and approved in April 2014. The developer wants to keep the prices below those in surrounding larger communities, which in turn would make the new homes available to new home buyers.
In-Fill Housing	Promote 5 homes per year to be built in substandard lots that allow zero lot line developments and developments on lots less than 50 feet without requiring a variance.	Ongoing	The City has continuously encouraged single-family residential development on In-fill lots. Many of the lots meet minimum lot size requirements. However, the home building market has not shown much interest in the available single In-fill lots in Taft. In 2011, the city received grant funds and started plans for 6 single-family residential units. Due to staff changes the project was unable to move forward. In early 2014, Habitat for Humanity performed some cost estimating to hopefully start construction on units. However, the City has not heard back from Habitat on their efforts.
Self-Help Housing	Habitat for Humanity has contracted with the City to build as many single-family dwellings for very-low income and first time homebuyers by 2012	2012	Habitat for Humanity last built two homes on adjacent lots back in 2006. The city received grant funds and started plans for 6 SF units back in 2011 and due to staff changes project was unable to move forward. In early 2014, Habitat performed some cost estimating to hopefully start construction on units. However, the City has not heard back from Habitat on their efforts.

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Senate Bill 2 Compliance (Transitional & Supportive Housing)	To amend the Taft Zoning Ordinance by December 2009 to define transitional and supportive housing as residential uses subject to the same restrictions as residential uses contained in the same type of structure.	December 2009	The Taft Zoning Ordinance was comprehensively updated on April 6, 2010. However, transitional and supportive housing were defined and placed within zoning districts that do not exist within the new ordinance. Staff is working with HCD to readopt zoning regulations for transitional and supportive housing.
Senate Bill 2 Compliance (Emergency Shelters)	No Objective stated in Element. However, it is assumed that the Objective is consistent with the Transitional and Supportive Housing Program.	December 2009	The Taft Zoning Ordinance was comprehensively updated on April 6, 2010. However, emergency shelters were defined and placed within zoning districts that do not exist within the new ordinance. Staff is working with HCD to readopt zoning regulations for emergency shelters.
Amending Manufactured Housing Units	Amending the Zoning Ordinance to include single-family manufactured homes into single-family dwellings, and to permit a single-family manufactured home in Residential Suburban (R-S), Single-Family Residential Zone (R-1), and Two-Family Residential Zone (R-2) by right. Also, to amend the Zoning Ordinance to permit by right the use of a mobile home park or subdivision in a high density residential zone. The zoning amendments will be conducted by December 2009 to comply with State law.	December 2009	The Taft Zoning Ordinance was comprehensively updated in April 2010 and included provisions for manufactured housing, which is permitted where single-family units are permitted; the R-S, R-1, and R-2 zones. However, mobile home parks and mobile home subdivisions are permitted with a Conditional Use Permit in the R-S, R-1, and R-2 zones. The R-2 zone permits up to 14 dwelling units per acre.
Adoption of General Plan and Zoning Code Consistency	To amend the Taft Zoning Ordinance within one year of the adoption of the General Plan. GP update by October 2009, revise zoning ordinance by October 2010.	GP 10/2009, ZOA 10/2010	The Taft General Plan Update was adopted in June 2010, while the Zoning Ordinance was adopted in April 2010. City staff is continually looking to revise the Zoning Ordinance to ensure full consistency with the General Plan.

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First-Time Home Buyer (FTHB)	The Program was established in 1997 with the goal of assisting 13 families as a reasonable objective from the 97-HOME Grant. Twelve loans were funded from the first grant and three more have been funded using HOME Program Income.	Ongoing	Seven first-time homebuyers were assisted through the city's program during the 2008-2013 Housing Element period.
Code Enforcement Program	Establish revised demolition and rehabilitation objective by May 2009	May 2009	On October 7, 2008, The City adopted a comprehensive update to the City Municipal Code, which included amendments regarding public nuisances for conditions on real property, dangerous buildings, and vacant dwellings. The City has worked with property owners to demolish 14 single-family residential structures from 2008 to 2014. Additionally, the City provides Code Enforcement through one officer from the Police Department, with supplemental assistance from the City Building Official.

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General Comments:

On April 8, 2015, the City of Taft City Council will review the filing of this Annual Progress Report. Due to the 2014 annual reporting period situated between the 2008-2013 4th Cycle and 2016-2023 5th Cycle Housing Elements, this report was not entered into HCD's online reporting system.

