

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

Jurisdiction TAFI  
Reporting Period 01/01/2015 - 12/31/2015

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the "Final" button and clicking the "Submit" button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

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

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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							
<b>(9) Total of Moderate and Above Moderate from Table A3</b>			0	0	0	11							
<b>(10) Total by Income Table A/A3</b>			0	0	0	11							
<b>(11) Total Extremely Low-Income Units*</b>			0										

\* 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 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				(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	0	1	1	Housing Rehabilitation Program - SFR moderate rehabilitation and energy eff
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	1	1	

\* Note: This field is voluntary

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**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 <b>Moderate</b>	0	0	0	0	0	0	0
No. of Units Permitted for <b>Above Moderate</b>	11	0	0	0	0	11	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	Year 1	Year 2	Year 3	Year 4	Year 5	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	52	0	0	0	0	0	0	0	0	0	0	52
	Non-Restricted		0	0	0	0	0	0	0	0	0		
	Deed Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	26	0	0	0	0	0	0	0	0	0	0	26
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		30	0	0	0	0	0	0	0	0	0	0	30
Above Moderate		146	11	0	0	0	0	0	0	0	-	11	135
Total RHNA by COG. Enter allocation number:		254											
Total Units			11	0	0	0	0	0	0	0	0	11	
Remaining Need for RHNA Period													243

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)	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.	Timeframe in H.E.	Status of Program Implementation
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; objective met.
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. Objective met.

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 substandard lots. Complete Ordinance review by 12/09.	2009	Objective met. Program continued in 2015-2023 HE with task of performing consistency review with Land Use Element
Multi-Family Housing Project	Develop at least 50 affordable multi-family housing units by 2012.	2012	No units developed in 2015. Program to be continued in 2015-2023 HE on identified sites on Adequate Sites Inventory list.
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.	December 2009	Objective met, program complete. No comparable program adopted for 2015-2023 HE
Creation of "Livable Communities"	Amend General Plan and Zoning Ordinance by December 2004.	December 2004(2009?)	Objective met. Revised program in 2015-2023 HE for a Sustainable Community consistent with adopted General Plan
Housing Rehabilitation	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	2008 to 2012	In 2015, one single-family residence was rehabilitated using owner occupied single-family residential rehab funds for moderate rehab and energy efficiency upgrades. Owner qualified as Low Income at 76% AMI. Program to be continued in 2015-2023 Housing Element Programs.
Housing Rehabilitation - Public Information	A housing information brochure has been prepared and is being distributed to approximately 722 property owners in the City is ongoing.	2009	Objective was met. Program to be continued in 2015-2023 HE with more utilization of City website and social media sites.
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	Funded one Low Income (80% AMI) and one Very-Low Income (47% AMI) First-Time Home Buyer loans in 2015. Continuing program in 2015-2023 HE
Code Enforcement Program	Establish revised demolition and rehabilitation objective by May 2009	May 2009	Implementation ongoing, revised program in 2015-2023 HE with focus on rehabilitation and limiting demolitions
Fair Housing Support	Maintain relationships with regional fair housing services and the State and Federal district offices	Ongoing	Objective met and implementation ongoing with 2015-2023 HE program to include owner and renter fair housing support
Information Dissemination	Maintain relationships with regional fair housing services and the State and	December 2010	Objective met and implementation ongoing with 2015-2023 HE program for information dissemination

		<p>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.</p>		
Senior Housing Project	<p>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.</p>	Ongoing	Needs study conducted and completed in 2007. No new senior housing project developed since 2008-2013 HE. Program continued in 2015-2023 HE with an appropriate site identified on Adequate Sites Inventory list.	
Homeless Services	<p>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.</p>	December 2009	Program to be continued in 2015-2023 HE with joint regular meetings beginning in 2016 between representatives of service providers to determine the homeless services need	
ADA Compliance	<p>Amend the Zoning Ordinance requiring ADA compliance for all new and rehabilitation projects by December 2009.</p>	December 2009	Continue program, Zoning Ordinance to be amended in 2016 to include Reasonable Accommodation standards	
Infrastructure Assistance	<p>Provide assistance on Public Costs to encourage in-fill development. Support low/mod housing with assistance on public utilities costs.</p>	Ongoing	Seeking alternative program for 2015-2023 HE, forming a Community Revitalization and Investment Authority, and develop an Infrastructure Assistance Plan in 2016	
Financing Assistance	<p>Establish project funding from CalHFA by December 2009</p>	December 2009	New program for 2015-2023 HE to conduct annual reviews of available funding sources. Utilize funding sources to complete Multi-Family Housing Project program.	
Market Rate Entry Level Homes	<p>Encourage developers/builders to add 100-200 homes by December 2012.</p>	December 2012	Two single family home builders completed 11 homes in 2015, with another eight homes expected to be completed in early 2016. Program will continue with the 2015-2023 HE	
In-Fill Housing	<p>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.</p>	Ongoing	No units developed in 2015. Program to be continued in 2015-2023 HE on identified sites on Adequate Sites Inventory list.	

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	No units developed in 2015. City staff have been in contact with Habitat for Humanity in early 2016 to continue the program. Program to be continued in 2015-2023 HE on identified sites on Adequate Sites Inventory list.
Senate Bill 2 Compliance (Transitional & Supportive Housing)	To amend the Tatt 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	Zoning Ordinance amended June 2015, objective met.
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	Zoning Ordinance amended June 2015, objective met.

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**General Comments:**

Table B's Housing Progress data reflects the City's current Housing Element cycle of 2015 to 2023. However, Table C's Program Implementation Status utilized the 2008 to 2013 Housing Element programs as the 2015 to 2023 programs weren't adopted until December 2015.

Taft Planning Commission approved Annual Progress Report on February 17, 2016. Taft City Council approved Annual Progress Report on March 15, 2016.