

**Department of Housing and
Community Development**

APR 08 2013

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Tehama

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Reporting Period by Calendar Year: from 1/1/12 to 12/31/12

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 Tehama
 Reporting Period 1/1/2012 - 12/31/2012

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. # Init 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	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	0	City foreclosed and retained 4 houses for low income rentals.
(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*
	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	0	0	0	1	0	1	1

* 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.		2009	2010	2011	2012	Year 5	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		
	Very Low	Deed										0
Restricted Non-deed restricted											0	
Deed											0	
Low	Restricted Non-deed restricted										0	4
	Deed										0	
	Restricted Non-deed restricted										0	
Moderate	Deed										0	5
	Restricted Non-deed restricted										0	
Above Moderate					1						0	9
Total RHNA by COG. Enter allocation number:		0	0	0	1						1	23
Total Units											1	23
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.	Housing Programs Progress Report - Government Code Section 65583. in H.E.	Status of Program Implementation
Name of Program	Objective	Timeframe	Status of Program Implementation
Federal/State housing assistance	Rehab/levelate 10 housing units	2009-2014	Did various levels of rehab work on 11 low income homes
Encourage private sector use of housing programs	Local development of low and mod homes	2009-2014	No progress - no demand
Strategies to remove govtrnkt restraints	Maintain areas for residential dev	2011	Residential zoning retained
Removal of constraints for special needs	Provide housing for elderly, etc.	2011	City Hall made ADA compliant
Encourage conformance with building codes	Reduce cost, relax standards	2011	No progress - no demand
Accommodate manufactured housing	Continue to allow manufactured units	Ongoing	One application and then withdrawn because of economy
Support dev. of farmworker housing	Dev. of farm housing in Tehama Co.	Ongoing	None developed
Reduce cost of residential utilities	Use of natural gas	Ongoing	One new unit and one existing convert to natural gas. Converted city hall from electrical heat to natural gas.
Equal Opportunity Housing Programs	Public information	Ongoing	Information posted
Special Housing needs groups	Remove constraints	Ongoing	No progress - no demand
Second Units	Encourage second units	Ongoing	One second unit built-attached housing for parent
Multifamily housing	Encourage multifamily dev.	7/11	No interest from developers

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General Comments:

Because of the poor economy and housing market, there was little interest in building in Tehama. This is further complicated as the entire city is located in a floodplain. The City did accept four houses in lieu of foreclosure which are being retained as low income housing units. Tehama works very hard to maintain the housing units that presently exist. We currently have a CDBG planning grant to create a master transportation and water plan to accommodate future housing needs.