

ATTACHMENT D
WFH Annual Progress Report
on Implementation of the Housing Element
General Plan Report requirement pursuant to
Section 65400 of the Government Code

RECEIVED
DEC 22 2005
DIV. OF HOUSING
POLICY DEVELOPMENT HCD

Jurisdiction: City of Wasco

Address: P.O. Box 836, Wasco, CA 93280

Contact: Keith Woodcock Title: Planning Director

Phone: (661) 758-7211

Report Period: Fiscal Year 2004 To: 2005 ✓

The following must be included in the report:

A. Progress in meeting Regional Housing Need

1. Total number of new housing permits issued
2. Describe the affordability, by income level, of new units including the number of deed restricted affordable housing unit.
3. Compare units added to regional housing need allocation by income category (very low, lower, moderate, and above moderate)

City of Wasco Response: This information is included in the attached report. In summary, the City has met its regional housing needs related to Very Low, Low, and Moderate income categories.

B. The effectiveness of the housing element in attainment of the community's housing goals and objectives

1. Include a program-by-program status report relative to implementation schedule from each program in the housing element; describe actions taken to implement each program
2. Assess effectiveness of actions and outcomes

City of Wasco Response: This information is included in the attached report. In summary, the City has been very proactive (and successful) in applying for funding for the construction of affordable housing projects. The City continues to rehabilitate housing units as funding becomes available.

C. Progress toward mitigating governmental constraints identified in the housing element.

City of Wasco Response: This information is included in the attached report. In summary, the City works to expedite the review and approval of housing projects. The City has an up-to-date General Plan and a Certified Housing Element.

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CHAPTER SIX – GOALS, POLICIES AND PROGRAMS

This chapter describes housing goals, policies, and programs for the City of Wasco. A goal is defined as a general statement of the highest aspirations of the community. A policy is a course of action chosen from among many possible alternatives. It guides decision-making and provides a framework around which the housing programs operate. A program is a specific action, which implements the policy and moves the community toward the achievement of its goals. Programs are a part of the City's five-year action plan, and are described in greater detail in Chapter Six. The letter preceding the program corresponds to the program and descriptions centered in Chapter Six. This combination of goals, policies and programs constitutes the City's local housing strategy.

According to the California state-wide Housing Plan Update, it is the goal of the State to "ensure to all Californians the opportunity to obtain safe, adequate housing in a suitable living environment."

The City of Wasco subscribes to this goal and obtains direction from it in formulating its own goals. Additionally, the State Department of Housing and Community Development has established the following four primary goals:

- Provision of new housing;
- Preservation of existing housing and neighborhoods;
- Reduction of housing costs; and,
- Improvement of housing conditions for special needs groups.

The following are a list of the Goals and Policies of the City of Wasco Housing Element and the City's progress on achieving these goals. The City's goals are in standard text while the progress made by the City is in italics.

H-1.1

RESIDENTIAL DEMOLITION: The City shall not issue a demolition permit except for housing that is unsafe and unrepairable.

In Fiscal Year 2004-2005 the City of Wasco issued six (6) demolition permits for structures determined to be unsafe.

H-1.2

HOMEOWNERS WORKSHOP: Increased awareness among property owners and residents of the importance of long-term housing quality and continuous property maintenance through Program H-1.3.

Although the City of Wasco has not held any homeowner workshops. The City disseminates in the spring and fall seasonal maintenance information on weatherization, insulation and painting etc.

H-1.3

HOMEOWNER WORKSHOPS: Maintenance counseling shall be a part of the technical assistance component of the rehabilitation program, to the extent that it is also important to the prevention of deterioration, maintenance counseling service shall be made available throughout the community. The City will conduct these workshops every other month in a convenient place for all to attend.

As of this date the City of Wasco has not held any homeowner workshops. The City gives out informational items to all participants in the City's rehabilitation program.

H-1.4

COMMUNITY CLEANUP: Conserve neighborhoods through community cleanup. This program consists of the periodic designation of a day or weekend as "neighborhood clean-up/fix-up day." The City will cooperate with various neighborhood groups, civic organizations and others willing to assist in helping those (especially the elderly and disabled) who might be unable to perform minor maintenance tasks.

The City has found that the clean-up of alleyways have been successful in approving the appearance of neighborhoods. The City does cooperate with local groups in this effort..

H-2.1

INFILL HOUSING: Provide loans for in-fill housing on appropriate sites in established neighborhoods and recruit licensed builders to develop infill housing. The City will contact the local building exchange on a quarterly basis to try and recruit licensed builders to develop infill housing in Wasco.
-On vacant sites which are designated and zoned for residential development.

- On sites where non-conforming uses have been terminated.
- On sites with residences which cannot be feasibly rehabilitated.

In Fiscal Year 2004-2005 the City has assisted with the funding of one duplex on an infill lot. Additionally the City of Wasco has received two tentative tract applications for infill subdivisions that will create 13 new lots that are to be zoned as Medium Density Residential.

H-3.1

APPROPRIATE DENSITIES:

Set allowable densities in established residential areas at levels which will maintain neighborhood scale and character. Prevailing densities shall only be exceeded when the existing scale and character of the neighborhood will not be adversely affected, and the new development meets the necessary qualifications in the Wasco Zoning Ordinance and the Land Use Element of the General Plan. The City is going to amend the Zoning Ordinance and General Plan by the end of the calendar year.

The City of Wasco's General Plan was updated in 2002. During this update appropriate densities were assigned to insure that neighborhoods retain their scale and character.

H-4.1

HOUSING DISCRIMINATION:

Prevent housing discrimination based on age, children, color, disability, martial status, national origin, race, religion or sex. The City shall assist in the implementation of anti-discrimination and fair-housing laws. The City will also work with the various community groups, businesses and other agencies to eliminate housing discrimination. The City will disseminate information on fair housing laws, and provide for referrals to appropriate enforcement and investigative agencies. Information will be distributed in both English and Spanish, and will be sent to community and social centers, and public locations.

H-4.2

ACCESSIBLE DWELLING UNITS: In response to SB 520, the City of Wasco will make dwellings adaptable and accessible for disabled occupants. The City shall undertake a comprehensive review of the city ordinance and remove constraints to the disabled by the end of the 2002 calendar year.

The City shall only take on an active role in expanding the availability of units suitable to households with special needs.

In Fiscal Year 2004-2005 the City assisted with four home accessibility projects.

H-4.3

HOUSING OPPORTUNITIES:

The City shall expand housing opportunities for both low and moderate-income households, by grant programs and maintenance of an adequate land supply.

The City of Wasco has acquired funding through the CalHFA, CalHome, HOME and CDBG programs. This money has been made available to developers for the purpose of providing housing opportunities for persons of very low income. Additionally the City Council of the City of Wasco approved a Zone Change that rezoned approximately three acres of Commercially zoned land to High Density Residential. This rezoning allowed for an 81 unit senior housing project.

H-4.4

SPECIAL NEEDS AND VERY LOW INCOME HOUSING:

The City shall expand the availability of housing units suited to the needs of large families, the elderly, disabled, homeless, and others through financial assistance in new construction. The City will provide priority to projects with large families in its CDBG, HOME and other programs.

The City of Wasco has just provided HOME Funds in the amount of one million dollars for the construction of Poso Place Apartments which is to be an 81 unit senior housing project.

H-4.5

RENTAL HOUSING:

Provide adequate rental housing opportunities through the utilization of federal and state financing and subsidy programs to create rental housing opportunities. Programs including (but limited to): CDBG, HOME, Cal HOME, Self Help, Housing Program, etc. The City will apply for these state and federal programs in an attempt to acquire financing subsidies to assist the renter population of Wasco.

The City of Wasco has just provided HOME Funds in the amount of one million dollars for the construction of Poso Place Apartments which is to be an 81 unit senior housing project. Additionally any applicant can apply for financial assistance through the City's numerous programs.

H-4.6

HOME OWNERSHIP:

Expand opportunities for home ownership. The City shall work to expand opportunities for owner occupied housing and home ownership occupied housing and home ownership through the utilization of federal and state financing and subsidy programs to create ownership opportunities. The city will advertise the available programs on a quarterly basis in the local paper.

The City is actively marketing the BEGIN Program with builders in order to provide home ownership possibilities to persons who would otherwise be unable to purchase a new home.

H-5.1

DISPLACEMENT:

Provide relocation services where publicly funded actions cause permanent displacement.

No projects were undertaken in Fiscal Year 2004-2005 that involved any relocations or permanent displacements.

H-5.2

DISPLACEMENT:

Minimize relocation hardship and displacement caused by demolition or conversion of housing.

No projects were undertaken in Fiscal Year 2004-2005 that involved any relocations or permanent displacements.

H-6.1

PRIVATE SECTOR HOUSING:

Make maximum use of the private sector in providing adequate housing accommodations by soliciting and recruiting for profit and non-profit developers to develop in the City.

- A) The City has recently implemented a program, to provide financial incentives to developers in the construction of low income housing within new subdivisions.*
- B) The City of Wasco General Plan Land Use map has been updated to insure that land zoned for multi-family uses is available.*
- C) The City of Wasco Housing Department has a list of approved contractors that are informed when any funding becomes available.*
- D) The City has implemented new landscaping standards to provide for passive cooling for residential development.*
- E) The City of Wasco Housing Department has information items available to the public.*

H-6.2

HOUSING REHABILITATION AND REPLACEMENT:

Use available Federal, State and Local housing subsidy programs to encourage rehabilitation and conduct annual housing condition surveys to determine rehabilitation need and then prioritize these needs. The City will also, through program H-1.4, have "neighborhood clean-up/fix-up days. The City will both, apply for funds, and assist interested individuals in the application of funds for rehabilitation purposes.

In Fiscal Year 2004-2005 the City has rehabilitated a total of 15 residential units. Since the inception of

the program the City has rehabilitated approximately 70 units.

The City has recently conducted a Housing Conditions Survey (2004), following the guidelines set forth in Chapter 16 of the Community Development Block Grant Manual.

H-6.3

ADEQUATE HOUSING SITES: Seek inclusion of low and moderate-income units in new housing developments by providing adequate sites for lower priced rental housing. To enhance and extend this policy, the development of alternative and affordable housing types (i.e.: manufactured housing, condos, mobile home subdivisions, zero lot line, etc.) shall be considered when evaluating new development proposals.

The City of Wasco is exploring ways to amend the City's Zoning Ordinance to allow for mixed use concepts to incorporate all housing types with nearby commercial opportunities.

H-6.4

WEATHERIZATION: Retrofit residential units with weatherization to reduce the overall housing costs through marketing of utility company programs. The City will encourage utility companies to distribute fliers on weatherization on an ongoing basis.

As part of the City's rehabilitation program, all rehabilitated areas are required to use materials and equipment that is energy efficient. Currently the City has rehabilitated 26 total units.

H-6.5

PERMIT STREAMLINING: Streamline the permit and environmental review processes to expedite housing construction. The City shall make every effort to expedite the review and evaluation processes as consistent with the City's interests as defined by policies of the City Zoning Ordinance and General Plan. Priority processing should be given to projects that include low and moderate-income households, and housing which is accessible to the elderly and disabled.

The City of Wasco adheres to the provisions of the California Environmental Quality Act. After the CEQA process the City works to expedite the permit process.

H-6.6

REGULATING IMPACTS:

Ensure that the city's codes and development requirements do not unnecessarily increase the cost of housing.

The City follows the procedures and requirements of the Uniform Building Code. The City has adopted a density bonus program that allows for the modification of certain standards to reduce costs.

H-7.1

HOUSING MAINTENANCE:

Assure that existing housing is maintained in decent, safe and sanitary condition. The City shall make sure that residential units continue to meet the standards of the housing codes by maintaining a systematic inspection of suspect structures.

The City has hired a full time Building Inspector to assist the Housing Department in the rehabilitation and maintenance of existing homes.

H- 8.1

RESIDENTIAL INFRASTRUCTURE: Assure that housing is provided with adequate public improvements, services and amenities.

All new developments are required to submit improvement plans that are checked by the City Engineer. Additionally the City is in the process of creating the position of – Public Works Inspector to inspect all new infrastructure.

Listed below are three tables that reflect the City of Wasco's regional housing needs and the progress made towards satisfying these needs. The Median Income figures were provided by the Kern Council of Governments and the number of units built was provided by the City of Wasco Building Department.

REGIONAL HOUSING NEEDS ASSESSMENT

Income Classification	Number Required
Very Low (0-50%)	111
Low (50% to 80%)	82
Moderate (80% to 120%)	145
Above Moderate (120%+)	144
Total	482

HOUSING UNITS ADDED Fiscal Year 2003-2004

Income Classification	Number Built
Very Low (0-50%)	61
Low (50% to 80%)	50
Moderate (80% to 120%)	100
Above Moderate (120%+)	50
Total	261

HOUSING UNITS ADDED Fiscal Year 2004-2005

Income Classification	Number Built
Very Low (0-50%)	59
Low (50% to 80%)	59
Moderate (80% to 120%)	95
Above Moderate (120%+)	35
Total	248

HOUSING UNITS REMAINING

Income Classification	Number Needed
Very Low (0-50%)	0
Low (50% to 80%)	0
Moderate (80% to 120%)	0
Above Moderate (120%+)	59
Total	59

SUMMARY OF CURRENT HOUSING ELEMENT ACTIVITY
 STATUS OF ELEMENTS RECEIVED
 CITY LISTING

LOCALITY	DATE RECEIVED	ELEMENT TYPE	REVIEW STATUS	ADOPTED DATE	DATE REVIEWED	CONDITIONAL DATE	ANALYST	ELEMENT COMPLIANCE
** KERN								
WASCO	12/22/2005	ANNUAL		/ /	/ /	/ /		
WASCO	11/03/2004	ANNUAL		/ /	/ /	/ /		
WASCO	11/15/2002	ADOPTED	IN	11/05/2002	02/07/2003	/ /	ANGEL	IN
WASCO	05/10/2002	DRAFT	IN	/ /	07/09/2002	/ /	ANGEL	OUT
WASCO	03/08/2002	RESCIND	RESCINDED	/ /	/ /	/ /	ANGEL	IN REVIEW
WASCO	02/08/1993	ADOPTED	IN	06/16/1992	03/22/1993	/ /	CLEARY	IN
WASCO	03/30/1992	DRAFT	IN	/ /	05/14/1992	/ /	ANGEL	OUT
WASCO	12/09/1991	ADOPTED	OUT	12/03/1991	02/19/1992	/ /		OUT
WASCO	07/30/1991	DRAFT	OUT	/ /	09/12/1991	/ /		
WASCO	05/06/1991	DRAFT	OUT	/ /	06/21/1991	/ /		
WASCO	06/25/1986	DRAFT	OUT	/ /	09/24/1986	/ /		
WASCO	09/29/1982	ADOPTED		/ /	/ /	/ /		
WASCO	04/07/1980	DRAFT*		/ /	12/04/1980	/ /		

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H-1.2

HOMEOWNERS WORKSHOP: Increased awareness among property owners and residents of the importance of long-term housing quality and continuous property maintenance through Program H-1.3.

Although the City of Wasco has not held any homeowner workshops. The City disseminates in the spring and fall seasonal maintenance information on weatherization, insulation and painting etc.

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As of this date the City of Wasco has not held any homeowner workshops. The City gives out informational items to all participants in the City's rehabilitation program.

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COMMUNITY CLEANUP: Conserve neighborhoods through community cleanup. This program consists of the periodic designation of a day or weekend as "neighborhood clean-up/fix-up day." The City will cooperate with various neighborhood groups, civic organizations and others willing to assist in helping those (especially the elderly and disabled) who might be unable to perform minor maintenance tasks.

The City has found that the clean-up of alleyways have been successful in approving the appearance of neighborhoods. The City does cooperate with local groups in this effort.

H-2.1

INFILL HOUSING: Provide loans for in-fill housing on appropriate sites in established neighborhoods and recruit licensed builders to develop infill housing. The City will contact the local building exchange on a quarterly basis to try and recruit licensed builders to develop infill housing in Wasco.
-On vacant sites which are designated and zoned for residential development.

- On sites where non-conforming uses have been terminated.
- On sites with residences which cannot be feasibly rehabilitated.

The City of Wasco has funding mechanisms in place to assist with new construction however there were no requests for funding in FYE 2005-2006

H-3.1

APPROPRIATE DENSITIES:

Set allowable densities in established residential areas at levels which will maintain neighborhood scale and character. Prevailing densities shall only be exceeded when the existing scale and character of the neighborhood will not be adversely affected, and the new development meets the necessary qualifications in the Wasco Zoning Ordinance and the Land Use Element of the General Plan. The City is going to amend the Zoning Ordinance and General Plan by the end of the calendar year.

The City of Wasco's General Plan was updated in 2002. During this update appropriate densities were assigned to insure that neighborhoods retain their scale and character.

H-4.1

HOUSING DISCRIMINATION:

Prevent housing discrimination based on age, children, color, disability, martial status, national origin, race, religion or sex. The City shall assist in the implementation of anti-discrimination and fair-housing laws. The City will also work with the various community groups, businesses and other agencies to eliminate housing discrimination. The City will disseminate information on fair housing laws, and provide for referrals to appropriate enforcement and investigative agencies. Information will be distributed in both English and Spanish, and will be sent to community and social centers, and public locations.

H-4.2

ACCESSIBLE DWELLING UNITS: In response to SB 520, the City of Wasco will make dwellings adaptable and accessible for disabled occupants. The City shall undertake a

comprehensive review of the city ordinance and remove constraints to the disabled by the end of the 2002 calendar year.

The City shall only take on an active role in expanding the availability of units suitable to households with special needs.

In Fiscal Year 2005-2006 the City assisted with four home accessibility projects.

H-4.3

HOUSING OPPORTUNITIES:

The City shall expand housing opportunities for both low and moderate-income households, by grant programs and maintenance of an adequate land supply.

The City of Wasco has acquired funding through the CalHFA, CalHome, HOME and CDBG programs. This money has been made available to developers for the purpose of providing housing opportunities for persons of very low income. Additionally the City Council of the City of Wasco approved Tentative Map 6737 which allows for lots that are smaller than the City standard. These substandard lots will promote first time home buyers of low and moderate income categories with the opportunity to purchase a house.

H-4.4

SPECIAL NEEDS AND VERY LOW INCOME HOUSING:

The City shall expand the availability of housing units suited to the needs of large families, the elderly, disabled, homeless, and others through financial assistance in new construction. The City will provide priority to projects with large families in its CDBG, HOME and other programs.

The City of Wasco has various grant programs in place to assist developers in securing construction loans provided that these new units are dedicated as rental units.

H-4.5

RENTAL HOUSING:

Provide adequate rental housing opportunities through the utilization of federal and state financing and subsidy programs to create rental housing opportunities. Programs including (but limited to): CDBG, HOME, Cal HOME, Self Help, Housing Program, etc. The City will apply for these state and federal programs in an attempt to acquire financing subsidies to assist the renter population of Wasco.

The City of Wasco has various grant programs in place to assist developers in securing construction loans provided that these new units are dedicated as rental units.

H-4.6

HOME OWNERSHIP:

Expand opportunities for home ownership. The City shall work to expand opportunities for owner occupied housing and home ownership through the utilization of federal and state financing and subsidy programs to create ownership opportunities. The city will advertise the available programs on a quarterly basis in the local paper.

The City of Wasco Planning Commission has considered the BEGIN Program and has directed staff to develop certain forms of regulatory relief to implement the program.

H-5.1

DISPLACEMENT:

Provide relocation services where publicly funded actions cause permanent displacement.

No projects were undertaken in Fiscal Year 2005-2006 that involved any relocations or permanent displacements.

H-5.2

DISPLACEMENT:

Minimize relocation hardship and displacement caused by demolition or conversion of housing.

No projects were undertaken in Fiscal Year 2005-2006 that involved any relocations or permanent displacements.

H-6.1

PRIVATE SECTOR HOUSING:

Make maximum use of the private sector in providing adequate housing accommodations by soliciting and recruiting for profit and non-profit developers to develop in the City.

- A) The City has recently implemented a program, to provide financial incentives to developers in the construction of low income housing within new subdivisions.*
- B) The City of Wasco General Plan Land Use map has been updated to insure that land zoned for multi-family uses is available.*
- C) The City of Wasco Housing Department has a list of approved contractors that are informed when any funding becomes available.*
- D) The City of Wasco is in the process of updating the Zoning Ordinance to implement traditional neighborhood design in new subdivisions. These standards generally provide substandard lots, commercial opportunities and open space areas to help reduce the cost of living by reducing housing and transportation costs.*
- E) The City of Wasco Housing Department has information items available to the public.*

H-6.2

HOUSING REHABILITATION AND REPLACEMENT:

Use available Federal, State and Local housing subsidy programs to encourage rehabilitation and conduct annual housing condition surveys to determine rehabilitation need and then prioritize these needs. The City will also, through program H-1.4, have "neighborhood clean-up/fix-up days. The City will both, apply for funds, and assist

interested individuals in the application of funds for rehabilitation purposes.

In Fiscal Year 2005-2006 the City has rehabilitated a total of 18 residential units. Since the inception of the program the City has rehabilitated approximately 70 units.

The City has recently conducted a Housing Conditions Survey (2004), following the guidelines set forth in Chapter 16 of the Community Development Block Grant Manual.

H-6.3

ADEQUATE HOUSING SITES: Seek inclusion of low and moderate-income units in new housing developments by providing adequate sites for lower priced rental housing. To enhance and extend this policy, the development of alternative and affordable housing types (i.e.: manufactured housing, condos, mobile home subdivisions, zero lot line, etc.) shall be considered when evaluating new development proposals.

The City of Wasco is exploring ways to amend the City's Zoning Ordinance to allow for mixed use concepts to incorporate all housing types with nearby commercial opportunities.

H-6.4

WEATHERIZATION: Retrofit residential units with weatherization to reduce the overall housing costs through marketing of utility company programs. The City will encourage utility companies to distribute fliers on weatherization on an ongoing basis.

Since 2000 the City of Wasco has allocated over 2 million dollars for home rehabilitation programs.

H-6.5

PERMIT STREAMLINING: Streamline the permit and environmental review processes to expedite housing construction. The City shall make every effort to expedite the review and evaluation processes as consistent with the City's interests as defined by policies of the City Zoning Ordinance and General Plan. Priority

processing should be given to projects that include low and moderate-income households, and housing which is accessible to the elderly and disabled.

The City of Wasco adheres to the provisions of the California Environmental Quality Act. After the CEQA process the City works to expedite the permit process.

H-6.6

REGULATING IMPACTS:

Ensure that the city's codes and development requirements do not unnecessarily increase the cost of housing.

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Assure that existing housing is maintained in decent, safe and sanitary condition. The City shall make sure that residential units continue to meet the standards of the housing codes by maintaining a systematic inspection of suspect structures.

The City has hired a full time Building Inspector to assist the Housing Department in the rehabilitation and maintenance of existing homes.

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All new developments are required to submit improvement plans that are checked by the City Engineer. Additionally the City is in the process of creating the position of – Public Works Inspector to inspect all new infrastructure.

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HOUSING UNITS ADDED Fiscal Year 2005-2006

Income Classification	Number Built
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Low (50% to 80%)	28
Moderate (80% to 120%)	28
Above Moderate (120%+)	70
Total	207

HOUSING UNITS REMAINING

Income Classification	Number Needed
Very Low (0-50%)	0
Low (50% to 80%)	0
Moderate (80% to 120%)	0
Above Moderate (120%+)	0
Total	0