



December 26, 2007

State of California
Department of Housing and Community Development
Housing Policy Department
1800 3rd Street
Room 430
Sacramento CA 95811

HOUSING POLICY
DEVELOPMENT, HCD

JAN 15 2008

Re: City of Wasco Annual Housing Element Update

To Whom It May Concern:

Pursuant to Government Code Section 65400 the City of Wasco has reviewed the effectiveness of the City of Wasco's Housing Element. To complete this review, the City of Wasco uses previous annual Progress Reports as well as current building permit data. The City of Wasco has previously prepared a progress report on the Housing Element that covered Fiscal Year 2005-2006. As a result of this previously prepared report the attached report only includes information from July 1, 2006 to December 31, 2006. Included with this report please find the following information:

- 1) Annual Building Activity Report (total number of units)
- 2) Program Implementation Status
- 3) Regional Housing Needs Allocation Progress

Should you have any questions or comments please do not hesitate to contact the City of Wasco Planning Department at (661) 758-7210.

Sincerely,

Dennis McNamara
Senior Planner

Housing Objectives and Policies

Listed below are the City of Wasco's Housing Element Goals, and relevant Policies. This information is followed by the City's progress in achieving these goals. The City's goals are in standard text while the progress made is in italics.

This will serve to replace Table C

Objective H-1: to maintain the supply of sound housing in the City through the conservation of the current housing stock, as well as newly constructed and rehabilitated units.

Policy: H-1.1-Residential Demolition: The City shall not issue a demolition permit except for housing that is unsafe and unrepairable.

- *From July 1, 2006 to December 31, 2006, one (1) demolition permit for unsafe and generally unrepairable houses was issued.*

Policy: H-1.2 – Increase awareness among property owners and residents of the importance of long term housing quality and continuous property maintenance through Program H-1.3.

- *The City of Wasco has not conducted any homeowners workshops however the City does provide informational fliers regarding home maintenance procedures.*

Policy: H-1.3 – 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.

- *The City of Wasco has not conducted any homeowners workshops however the City does provide informational fliers regarding home maintenance procedures.*

Policy: 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.

- *Throughout 2006, the City found that the cleanup of alleyways was successful in improving the appearance of neighborhoods. The City cooperates with local groups in this effort.*

Objective H-2: To provide new housing for all income groups in appropriate locations.

Policy: H-2.1 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.

- *During 2006, the City had funding mechanisms in place to assist with new construction however; there were no requests for funding in 2006.*

Objective H-3: To increase the supply of housing without over-crowding or adversely affecting the prevailing character of the existing neighborhoods.

Policy: H-3.1 Appropriate Densities: Set allowable densities in established residential areas at levels that 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.*

Objective H-4: To provide maximum housing choice.

Policy: H-4.1 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.

- *The City of Wasco's Housing Department makes available at Wasco City Hall informational fliers regarding anti-discrimination and fair housing laws.*

Policy: H-4.2 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 2006 the City of Wasco assisted in three (3) home accessibility projects.*

Policy: 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 acquired funding through the CalHFA, CalHome and CDBG programs. This money was made available to developers for the purpose of providing housing opportunities for persons of very low income. The City of Wasco is also working with developers to encourage smart growth initiatives which will provide a greater variety of house sizes to better meet the needs of all of Wasco's citizens.*

Policy: H-4.4 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.*

Policy: H-4.5 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.*

Policy: H-4.6 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 of Wasco has applied for funding opportunities through various programs. Once the City is successful in securing funding than it will be made available to potential home owners and developers to assist home ownership opportunities.*

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Objective H-5: To avoid or mitigate hardships imposed by displacement.

Policy: H-5.1 Displacement: Provide relocation services where publicly funded actions cause permanent displacement.

- *The City of Wasco undertook nine (9) rehabilitation projects in 2006 however none of the person affected by these rehabilitation required re-location assistance.*

Policy: H-5.2 Displacement: Minimize relocation hardship and displacement caused by demolition or conversion of housing.

- *The City of Wasco undertook nine (9) rehabilitation projects in 2006 that required the displacement of the occupants however none of these people required re-location assistance.*

Objective H-6: To provide housing to all income groups; particularly low and moderate income groups.

Policy: H-6.1 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.

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

Policy: 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.

- *From July 1, 2006 to December 31, 2006 one (1) rehabilitation permit was issued however a total of twelve (12) rehabilitation permits were issued for 2007. Since the inception of the program the City has rehabilitated approximately eighty four (84) units. During this time the City conducted a Housing Conditions Survey (2004), following the guidelines set forth in Chapter 16 of the Community Development Block Grant Manual.*

Policy: 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 was exploring ways to amend the City's Zoning Ordinance to allow for mixed-use concepts to incorporate all housing types with nearby commercial opportunities.*

Policy: H-6.4 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.*

Policy: 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.

Policy: H-6.6 Ensure that the city's codes and development requirements do not unnecessarily increase the cost of housing.

- *The City follows the Permit Streamlining Act and Uniform Building Code to allow for an expatiated review process of any development projects and building plans.*

Objective H-7: To maintain, improve and enhance the physical appearance of housing.

Policy: 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.

- *From July 1, 2006 to December 31, 2006 one (1) rehabilitation permit was issued however a total of twelve (12) rehabilitation permits were issued for 2007. Since the inception of the program the City has rehabilitated approximately eighty four (84) units.*

Objective H-8: To provide a quality living environment.

Policy: 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.*

Progress in Meeting Regional Housing Need

State law mandates that each city and county meet its regional housing needs. In order to respond to the growing population and household growth of the state and to ensure the availability of decent affordable housing for all income groups, the State of California enacted law (Government Code Section 65584) that requires Councils of Governments (COGs) to periodically distribute the state-identified housing need for its region. This regional housing needs assessment occurs approximately every five years and is a prelude to the housing element update by each local agency. The Department of Housing and Community Development, in consultation with the COG, is responsible for determining this regional need, initiating the process by which each COG must then distribute its share of statewide need to all local jurisdictions within its region.

Listed below are three tables that reflect the City of Wasco’s regional housing needs and the progress made towards satisfying these needs for fiscal years 2003-2006.

This table has been prepared to replace Table B.

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 ADDED
Fiscal Year 2005-2006

Income Classification	Number Built
Very Low (0-50%)	81
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

March 31, 200

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Policy: H-1.1-Residential Demolition: The City shall not issue a demolition permit except for housing that is unsafe and unrepairable.

- *From January 1, 2007 to December 31, 200, four (4) demolition permits for unsafe and generally unrepairable houses was issued.*

Policy: H-1.2 – Increase awareness among property owners and residents of the importance of long term housing quality and continuous property maintenance through Program H-1.3.

- *The City of Wasco has not conducted any homeowners workshops however the City does provide informational fliers regarding home maintenance procedures.*

Policy: H-1.3 – 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.

- *The City of Wasco has not conducted any homeowners workshops however the City does provide informational fliers regarding home maintenance procedures.*

Policy: 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 of Wasco did not conduct any community cleanup days however money was made available as part of a white goods disposal program that allowed citizens to turn in unwanted appliances and furniture to a central location and receive money in return. This program reduced the amount of these items in the alleys and on private property that helped lead to the reduction of blight. Additionally the City has a "brush crew" that routinely cleans up City rights of ways.*

Objective H-2: To provide new housing for all income groups in appropriate locations.

Policy: H-2.1 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.

- *The City of Wasco and the Wasco Redevelopment Agency have been meeting with local builders regarding new construction on infill properties as well as rehabilitation to existing structures within established neighborhoods. Additionally the Wasco Redevelopment Agency has funds available that will assist local contractors on these in-fill projects.*

Objective H-3: To increase the supply of housing without over-crowding or adversely affecting the prevailing character of the existing neighborhoods.

Policy: H-3.1 Appropriate Densities: Set allowable densities in established residential areas at levels that 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 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.*

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Policy: H-4.1 Prevent housing discrimination based on age, children, color, disability, marital 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.

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Policy: H-4.2 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.

- *The City of Wasco's Housing Division if asked will bring houses to current American With Disability Act Standards.*

Policy: 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 acquired funding through the CalHFA, CalHome and CDBG programs. This money was made available to developers for the purpose of providing housing opportunities for persons of very low income. Additionally the City of Wasco has received funds from the BEGIN Program that allow the City of Wasco to provide \$30,000.00 to first time home buyers to assist in the purchase of a house. The City of Wasco is also working with developers to encourage smart growth initiatives which will provide a greater variety of house sizes to better meet the needs of all of Wasco's citizens.*

Policy: H-4.4 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.*

Policy: H-4.5 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.

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- *Additionally the City of Wasco has received funds from the BEGIN Program that allow the City of Wasco to provide \$30,000.00 to first time home buyers to assist in the purchase of a house.*

Objective H-5: To avoid or mitigate hardships imposed by displacement.

Policy: H-5.1 Displacement: Provide relocation services where publicly funded actions cause permanent displacement.

- *The City of Wasco undertook nine (9) rehabilitation projects in 2006 however none of the person affected by these rehabilitation required re-location assistance.*

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- *The City has recently implemented a program, to provide financial incentives to developers in the construction of low income housing within new subdivisions.*
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- *The City of Wasco Housing Department has a list of approved contractors that are informed when any funding becomes available.*
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- *Twelve (12) rehabilitation permits were issued for 2007. Since the inception of the program the City has rehabilitated approximately eighty four (84) units. During this time the City conducted a Housing Conditions Survey (2004), following the guidelines set forth in Chapter 16 of the Community Development Block Grant Manual.*

Policy: 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 has approved Tentative Tract 6737 that incorporates townhouses, substandard single family dwelling lots (3,400 sq. ft) and traditional single family dwelling lots (6,000 sq. ft.) into one inclusive residential development. Additionally the City of Wasco Zoning Ordinance provides various tools that can facilitate inclusionary housing.*

Policy: H-6.4 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.*

Policy: 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.

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January 1, 2007 to December 31, 2007**

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Low (50% to 80%)	12
Moderate (80% to 120%)	150
Above Moderate (120%+)	40
Total	202

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