gm 4/2015

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

Housing Policy Department
Receipt:
APR 18 2016

City or County Name: Wildomar, CA

Mailing Address: 2783 Clinton Keith Rd., Suite 201, Wildomar, CA 92595

Contact Person: Matthew Bassi Title: Planning Director

Phone: 951-677-7751 FAX: E-mail: mbassi@cityofwildomar.org

Reporting Period by Calendar Year: from 1/1/2015 to 12/31/2015

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

no units
see
Table C
all status
indicates
"Completed"
no discussion

Bridgette Moore, Mayor
Timothy Walker, Mayor Pro Tem
Bob Cashman, Council Member
Marsha Swanson, Council Member
Ben J. Benoit Council Member

23873 Clinton Keith Rd, Ste 201
Wildomar, CA 92595
951/677-7751 Phone
951/698-1463 Fax
www.CityofWildomar.org

April 6, 2016

Ms. Melinda Coy
Dept. of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

Subject: 2015 City of Wildomar HCD Annual Progress Report

Dear Ms. Coy,

The City of Wildomar Planning Department has completed the annual HCD Annual Progress Report. The report is attached for your review.

If you have any questions, please contact me at your convenience at (951) 677-7751 or via email at mbassi@cityofwildomar.org.

Sincerely,

Matthew Bassi
Planning Director

Attachment:
2015 Annual HCD Report

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Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Wildomar
Reporting Period 1/1/2015 - 12/31/2015

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	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	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			See Instructions	See Instructions	
TTM 31409 Rancon Monte Vista Residential			0	0	0	126	126	0	0	0	0
TTM 32024 Pacific Cove Inv.			0	0	0	70	70	0	0	0	0
TTM 32952 Diversified Pacific #2			0	0	0	13	13	0	0	0	0
TTM 30839 & TM 30939 Lennar Homes (Andalusia			0	0	0	55	55	0	0	0	0
TTM 31499 Meritage Homes			0	0	0	74	74	0	0	0	0
TM 25122 & TM 32078 Richmond American			0	0	0	149	149	0	0	0	0
Griffin Homes			0	0	0	30	30	0	0	0	0
TM 31479 Diversified Pacific Homes			0	0	0	51	51	0	0	0	0
TTM 31837 Lennar Homes (Andalusia II)			0	0	0	44	44	0	0	0	0
TTM 32535 Lennar North Ranch			0	0	0	84	84	0	0	0	0
TTM 36497 Lennar Residential (Briarwood)			0	0	0	67	67	0	0	0	0
TTM 36519 Lesle Tact Map			0	0	0	10	10	0	0	0	0
(9) Total of **Moderate and Above Moderate** from Table A3 ► ► ►					0	123	123	0			
(10) Total by income Table A/A3 ► ►						896	896				
(11) Total **Extremely Low-Income** Units*			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 it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet 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	0	0	
(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	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)

	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 **Moderate**	N/A	N/A	N/A	N/A	N/A	0	N/A
No. of Units Permitted for **Above Moderate**	111	N/A	N/A	2	10	123	N/A

* 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.												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 Restricted	311	0	0									311
	Non-deed restricted		0	0									
Low	Deed Restricted	415	0	0									415
	Non-deed restricted		0	0									
Moderate	Deed Restricted	461	0	0									461
	Non-deed restricted		0	0									
Above Moderate		1,038	156	896								1,052	-14
Total RHNA by COG. Enter allocation number:		2,225	156	896								1,052	1,173
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly 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.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
H-1.1 General Plan Land Use Change to Provide for Additional Sites	To ensure there is enough land available for the development of housing affordable to lower-income households.	1-Dec-13	Completed.
H-1.2 Large Sites	The City will provide for the inclusion of mixed-income housing in future new growth areas of the city through development agreements, specific plans, and other mechanisms.	Ongoing, as projects are processed through the Planning Department	Completed.
H-2.1 Assistance with Affordable Projects	Maintain land use policies that allow residential growth consistent with the availability of adequate infrastructure and public services.	Meet with developers and non-profits annually to discuss	Completed.
H-3.1 Updated Land Inventory	The City will establish a Land Inventory that provides the mechanism to monitor acreage and location, by General Plan designation, of vacant and underutilized land, as well as buildout of approved projects, utilizing the City's GIS.	Update the land inventory on an annual basis	Completed.
H-3.2 Stratgic Planning Opportunities	Utilize the City's GIS to facilitate preliminary strategic planning studies to identify vacant or underutilized commercial properties for infill constructuon or adaptive reuse in high-density areas.	Annually	Completed.

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H-4.1 Funding Opportunities	Facilitate the development of affordable housing by providing, when feasible, appropriate financial and regulatory incentives.	Ongoing as projects are processed through the Planning Department	Completed.
H-4.2 Available Housing Programs and Assistance	Facilitate the development of affordable housing by providing, when feasible, appropriate financial and regulatory incentives.	Ongoing, as developers approch the City for assistance	Completed.
H-4.3 Multi-Family Development	Facilitate the development of affordable housing by providing, when feasible, appropriate financial and regulatory incentives.	Ongoing, as applications are processed through the Planning and Building and Safety Departments.	Completed.
H-5.1 Homeownership Opportunities	Explore opportunities to work with local nonprofits in an effort to provide homeownership opportunities.	Apply for HOME funds annually	Completed.
H-6.1 Annual Review of the Housing Element	The City will review the Housing Element on an annual basis to determine the effectiveness of the Housing Element in achieving goals and objectives.	Annually, stating in April 2014	Completed.
H-7.1 Development Review and Processing Procedures	The City will continually seek to improve its development review/processing procedures to minimize, to the extent possible, the time required for review of development projects.	Annually, starting December 2014	Completed.
H-7.2 Building Code	As new uniform building codes are adopted, the City will review its building codes for current compliance and adopt the necessary revisions so as to further local development	As new uniform codes are adopted	Completed.

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H-8.1 Incentives for Development of Housing	Provide streamlined processing of residential projects to minimize time and costs in order to encourage housing production	As projects are proposed to the Planning Department	Completed.
H-9.1 Density Bonus	Grant density bonuses to encourage the development of affordable housing	Comply by December 2013	Completed.

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H-10.1 Second Units	Allow for the development of secondary housing units as an affordable housing option.	Comply by December 2013; ongoing, as projects are processed through the Planning Department	Completed.
H-11.1 Priority for Affordable Projects	Encourage housing developers to produce affordable units by providing assistance and incentives for projects that include new affordable units available to lower/moderate income households or special needs housing.	As projects are approved through the Planning Department	Completed.
H-12.1 Special Needs Housing	Ensure the availability of suitable sites for the development of affordable housing to meet the needs of all household income levels, including special needs populations.	As projects are approved through the Planning Department	Completed.
H-13.1 Extremely Low-Income Households	Promote the development of special housing needs, such as housing for seniors, housing for persons with physical, developmental, or mental disabilities, farmworker housing, and housing for extremely low-income persons.	Comply by December 2013; ongoing, as projects are processed through the Planning Department and annual outreach with local developers	Completed.
H-13.2 Farmworkers	The City will amend its Zoning Ordinance in an effort to comply with Sections 17021.5 and 17021.6 of the Health and Safety Code.	Comply by December 2013	Completed.

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H-13.3 Reasonable Accomodation	Develop and formalize a general process for reasonable accomodation requests.	Comply with SB 520 by December 2013	Completed.
H-13.4 Residential Care Facilities	The City will revise the current regulations to meet state law requirements.	Comply with SB 520 by December 2013	Completed.
H-14.1 Child Care Program	Support family housing that addresses resident needs for child care, youth services, recreation opportunities, and access to transit	Ongoing	Completed.
H-15.1 Regional Homeless Issues	The City shall cooperate with the other cities, the County, and other agencies in the development of programs aimed at providing homeless shelters and related services.	Meet with neighboring cities and the County annually to discuss homeless issues	Completed.
H-16.1 Emergency Shelters	Allow transitional and supportive housing and emergency/homeless shelters in appropriate zoning districts.	Comply with SB 2 by December 2013	Completed.
H-16.2 Transitional and Supportive Housing	Allow transitional and supportive housing and emergency/homeless shelters in appropriate zoning districts.	Comply with SB 2 by December 2013	Completed.
H-17.1 Rehabilitation Program	Pursue all available federal and state funds to establish a housing rehabilitation program	Starting in 2014, annually apply for HOME funds as Notices of Funding Availiability are released	Completed.
H-18.1 Code Enforcement	Concentrate rehabilitation assistance and code enforcement efforts in areas which have a concentration of older and/or substandard residential structures	Ongoing	Completed.

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H-19.1 Preservation of At-Risk Housing Units	Preserve the affordibility of federal- and state-subsidized units at risk of conversion to market rate or other affordable housing resources	Annually monitor starting October 2014	Completed.
H-20.1 Fair Housing	Continue to support fair housing laws and organizations that provide fair housing information and enforcement.	Ongoing; assign a point person and post a link to the website by December 2013	Completed.
H-21.1 Fair Housing Education	Support state and federal mandates for fair housing practices in both public and private housing developments	Ongoing; prepare brochures and post a link to the website by December 2013	Completed.
H-22.1 Mortgage Credit Certificate Program	Support programs that offer low- and moderate-income households the opportunity for homeownership.	Ongoing	Completed.
H-22.2 First-Time Homebuyer Program	Grant density bonuses to encourage the development of affordable housing	Consider applying for funding annually to establish a program	Completed.
H-22.3 Foreclosures	Investigate the feasibility of acquiring forecloseure homes and offering them to residents at prices affordable to low- and moderate - income households.	Annually or as funding is available; consider applying for funding to establish a program	Completed.
H-23.1 Acquisition/Rehabilitation	Expand the availabiliy of affordable and/or special needs housing through acquisition or conversion	Ongoing as opportunities arise	Completed.

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H-24.1 Promote Energy Conservation	Encourage the use of energy conservation features in residential construction and remodeling	Ongoing as programs are available	Completed.
H-24.2 Ensure Consistency with Green Building Standards	Encourage the use of energy conservation features in residential construction and remodeling	Annually	Completed.
H-24.3 Implement State Energy Conservation Standards	Encourage the use of energy conservation features in residential construction and remodeling	Ongoing	Completed.