

DEC 13 2013

## Department of Housing and Community Development

### ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: Woodlake

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Woodlake, CA. 93286

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Reporting Period by Calendar Year: from 1/1/12 to 12/31/12 (REVISED)  
1/1/11 to 12/31/11 (REVISED)

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 Woodlake  
 Reporting Period: 1/1/11 - 31-Dec-11

**Table A**  
**Annual Building Activity Report Summary - New Construction**  
**Very Low-, Low-, and Mixed-Income Multifamily Projects**

1	2	3	4				5	5a	6		8
			Affordability by Household Incomes						Assistance Programs for Each Development	Deed Restricted Units	
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Very Low-Income	Low-Income	Moderate-Income	Above-Moderate-Income	Total Units per Project	Est. # Infill Units*	See Instructions	See Instructions	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.
487 Cajon	SF	O	0	0	1	0	1	1			1
461 Cajon	SF	O	0	0	1	0	1	1			1
846 N. Acacia	SF	O	0	0	1	0	1	1			1
242 N. Acacia	SF	O	0	0	1	0	1	1	06=CallHome		0
(9) Total of Moderate and Above Moderate from Table A3			0	0	0	0	0	0			
(10) Total by Income Table A/A3					4			4			
(11) Total Extremely Low-Income Units*											

\* Note: These fields are voluntary

Housing Policy Dept  
 Received on:  
**DEC 13 2013**

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

Jurisdiction: city of Woodlake  
Reporting Period: 1/1/11 - 31-Dec-11

**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, 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				TOTAL UNITS	(4) The Description should adequately document how each unit complies with (7) of Government Code Section 65583.1 NEW FOUNDATIONS, ROOFS, PLUMBING AND BEDROOMS (SELF-HELP ENTERPRISES USING CDBG FUNDS)	subsection (c)
	Extremely Low-Income*	Very/Low-Income	Low-Income				
(1) Rehabilitation Activity	0	2	3	5			
(2) Preservation of Units At-Risk	0	0	0	0			
(3) Acquisition of Units	0	0	0	0			
(5) Total Units by Income	0	2	3	5			

\* 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.	2.	3.	4.	5.	6.	7.
	Single Family	4 Units	Units	Second Unit	Mobile Homes	Total	Number of Infill units*
No. of Units Permitted for Moderate	4					4	4
No. of Units Permitted for Above Moderate	0					0	0

\* Note: This field is voluntary

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

Jurisdiction city of Woodlake  
Reporting Period 1/1/11 - 31-Dec-11

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 (2007)	Year 2 (2008)	Year 3 (2009)	Year 4 (2010)	Year (2011)	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level													
Very Low	Deed Restricted	24	14	34	0	0	0					48	-24
	Non-deed restricted												
Low	Deed Restricted	27	14	34	12	2	0					62	-35
	Non-deed restricted												
Moderate	Deed Restricted	41	16	9	13	3	4					45	-4
	Non-deed restricted												
Above Moderate		190	4	2	2	0						8	182
Total RHNA by COG		282											
Enter allocation number		48	79	27	5	4						163	119
Total Units													
Remaining Need for RHNA Period													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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

Jurisdiction city of Woodlake  
Reporting Period 1/1/11 - 31-Dec-11

Table C  
Table C

### Program Implementation Status

Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
Adequate Sites Program	Update General Plan	1-Jan-09	Completed
	Update Zoning Ordinance to add mixed-use and smart development zone districts	1-Jan-09	Completed
	The Woodlake GP will provide enough land for 125 percent of Woodlake's land needs	1-2009	Completed
	The Land Use element will provide for a range of residential densities	1-Jan-09	Completed
	Amend the Zoning Ord. to provide for farm labor housing and emergency shelters	2009-2010	Completed
	Provide fiscal incentives to promote infill housing	Ongoing	Using CALHOME
Assist in the Development	The redevelopment agency will use set-aside funds for the construction of lower-income households	Ongoing	Redevelopment Agency dissolved
Conserve and Improve Existing Housing Stock	The City of Woodlake will ensure the long-term affordability of tax credit projects in the community.	Ongoing	To date, no tax-credit projects have become converted to market rate housing.
Preserve Units At-Risk of Conversion to Market Rate Uses	The Agency will work the Housing Authority to purchase deteriorated apartment complexes.	Ongoing	Redevelopment Agency dissolved
Address and Remove or Mitigate Constraints	Update the Zoning Ordinance to provide greater design flexibility so that increased densities can be achieved and energy and water conservation strategies can be employed.	1-Jan-09	Completed with the adopted of Woodlake's new Zoning Ordinance.

## ANNUAL ELEMENT PROGRESS REPORT

### *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction city of Woodlake

Reporting Period 1/1/11 - 31-Dec-11

Equal Housing Opportunities	Woodlake will work with the Tulare County Housing Authority to provide a local Fair Share Housing Information Program.	Ongoing	The Housing Authority makes available to all residents in Tulare County information regarding fair share housing.
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**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

Jurisdiction ..... city of Woodlake

Reporting Period ..... 1/1/11 - 31-Dec-11

General Comments: