

Housing Policy Department  
Received on:

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: 1/1/12 - 31-Jan-12

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

Housing Development Information											
1	2	3	4				5	5a	6		8
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			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	Affordability by Household Incomes				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.
430 Ascolano	SF	O	0	0	1	0	1	1			1
150 Walnut St.	SF	O	0	0	0	1	1	1			1
503 Yokut	SF	O	0	0	1	0	1	1			1
441 Cajon Ave.	SF	O	0	0	1	0	1	1	Call HOME		0
421 Cajon Ave.	SF	O	0	0	1	1	1	1			1
504 Kaweah	SF	O	0	0	1	1	1	1	Call HOME		0
191 Laguna	SF	O	0	0	1	1	1	1	09-STBG		0
485 Bravo	MF	R	20	43	0	0	63	0			1
212 S. Valencia	SF	O	0	0	1	1	1	1			1
(9) Total of Moderate and Above Moderate from Table A3			20	43	6	2	71	10			
(10) Total by income Table A/A3			20	43	6	2	71	10			
(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 is 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 (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	TOTAL UNITS		
(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)**

No. of Units Permitted for Moderate	1. Single Family					6. Total	7. Number of Infill units*
	2. 4 Units	3. 2 - 3. Units	4. Second Unit	5. Mobile Homes	5+		
6						6	6
No. of Units Permitted for Above Moderate	2					2	2

\* 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.																			
Income Level	RHNA Allocation by Income Level	Year 1 (2007)	Year 2 (2008)	Year 3 (2009)	Year 4 (2010)	Year (2011)	2012	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level							
	Very Low	Deed Restricted Non-deed restricted 24	14	34	0	0	0	20				68	-44						
Low	Deed Restricted Non-deed restricted 27	14	34	12	2	0	43				105	-78							
Moderate	Deed Restricted Non-deed restricted 41	16	9	13	3	4	6				51	-10							
Above Moderate	190	4	2	2	0	0	2				10	180							
Total RHNA by COG. Enter allocation number:		48	79	27	5	4	71				234								
Total Units												48							
Remaining Need for RHNA Period												48							

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

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Jurisdiction city of Woodlake  
Reporting Period 1/1/12 - 31-Jan-12

Table C  
Table C

### Program Implementation Status

Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
<b>Housing Programs Progress Report - Government Code Section 65583.</b>			
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.			
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.

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### *Housing Element Implementation*

(CCR Title 25 §6202 )

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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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***Housing Element Implementation***  
(CCR Title 25 §6202 )

Jurisdiction

city of Woodlake

Reporting Period

1/1/12

- 31-Jan-12

General Comments: