CITY OF WASCO

GENERAL PLAN ANNUAL REPORT

PLANNING YEAR 2010

Prepared for:

OFFICE OF PLANNING AND RESEARCH

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Prepared by:

CITY OF WASCO COMMUNITY DEVELOPMENT DEPARTMENT

COMPLETED MARCH 2011

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INTRODUCTION

California law requires each city to adopt a comprehensive, long-term General Plan to guide the physical development of the incorporated city and land outside city boundaries that bears a relationship to its planning activities. The General Plan serves as a blueprint for future growth and development; the blueprint to "Build a City." As such, the plan contains policies and programs designed to provide decision makers with a solid foundation for land use and development decisions.

State law further requires each city to complete an annual review of the General Plan to ensure that the goals, policies, and plans of the General Plan are being implemented. This report must:

- Identify compliance with the State General Plan Guidelines;
- Identify status of the General Plan and the process towards its implementation;
- Describe the City's progress in meeting its Regional Housings Needs Allocation; and
- Describe progress in addressing/removing governmental constraints to the maintenance, improvement, and development of housing.

This report looks at the City's process towards implementing its General Plan during the 2010 planning year (January-December).

LEGAL FRAMEWORK AND CONTENT

As provided in the General Plan, and required by State law, the General Plan is reviewed annually to ensure that the objectives, policies, and standards of the Plan are being implemented. Specifically, Government Code section 65400 requires the City to complete an Annual Report by April 1 of each calendar year and submit the report to the Office of Planning and Research and the Department of Housing and Community Development. This report must:

- Identify compliance with the State General Plan Guidelines;
- Identify status of the General Plan and the process towards its implementation;
- Describe the City's progress in meeting its Regional Housings Needs Allocation; and
- Describe progress in addressing/removing governmental constraints to the maintenance, improvement, and development of housing.

TIMEFRAME FOR REPORTING

State law requires that the General Plan Annual Report must be completed and submitted to the Office of Planning and Research and the Department of Housing and Community Development by April 1 of each year. The report would cover the previous calendar year for which it is being completed. This Annual Report covers the 2010 calendar year and has been completed for the April 1, 2011 deadline.

ADMINISTRATION AND STATUS OF THE GENERAL PLAN

The last comprehensive update to the City of Wasco General Plan was adopted in 2002. The General Plan for Wasco includes not only the seven mandated elements of a General Plan as required by State law (Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety) but also an optional Agricultural Element, which covers an additional topic of special and unique concern to the community. The General Plan also contains an Air Quality Element, which satisfies the requirements of Assembly Bill (AB) 170. As the basis for local government decision-making, the General Plan establishes the overall vision for the community and includes objectives, policies, and standards by which projects are analyzed against.

DEPARTMENTAL RESPONSIBILITIES

Implementation of the General Plan objectives, policies, and standards is the responsibility of the numerous departments and teams in the City. City departments responsible for implementation of the General Plan include the:

- City Manager's Office;
- Community Development Department;
- Public Works Department;
- Finance Department;
- Economic Development Department; and
- Redevelopment Agency.

There are also several other governmental agencies that provide services within the City's corporate boundary. While these agencies are not part of the City's operational structure and not directly responsible for implementation of the General Plan, the City does coordinate its activities with these other agencies and relies upon their assistance for full implementation of the General Plan. These additional agencies include, but are not limited to, the:

- Kern County Sheriff's Department;
- Kern County Fire Department;
- Caltrans District 6;
- Wasco Recreation and Parks District;
- Wasco Union Elementary School District; and
- Wasco Union High School District.

AMENDMENTS TO THE GENERAL PLAN

State law allows the City to amend its General Plan no more than four times per year. Amendments may be proposed and acted upon at any time during the year and one action may include multiple amendments. Any changes to the General Plan require public hearings by the Planning Commission and

City Council and evaluation of the environmental impacts as required by the California Environmental Quality Act.

The City adopted one amendment to the General Plan during the 2010 calendar year, as follows:

General Plan Amendment (GPA) 10-01: Assembly Bill (AB) 170 Compliance. The purpose of AB 170 was to require cities and counties in the San Joaquin Valley to amend their general plans to include data and analysis, comprehensive goals, policies and feasible implementation strategies designed to improve air quality. The City added a new element (Chapter 9.0 Air Quality) and Appendix A: AB 170 Requirements to the General Plan to satisfy the requirements of AB 170. City Council approved GPA 10-01 on September 7, 2010.

GENERAL PLAN ELEMENTS AND IMPLEMENTATION PROGRESS

ELEMENT SUMMARY

The General Plan for Wasco includes seven elements that cover a variety of topics as provided for in State law. **Table 1** lists these elements and shows how they relate to the State requirements (State General Plan Guidelines). The contents of these elements are summarized below.

Table 1
Elements of the General Plan and Relationship to State Law

		Topics Required by State Law								Optional Topic
		Land Use	Circulation	Housing	Conservation	Open Space	Noise	Safety	Air Quality[1]	
Wasco General Plan Elements	Land Use	X	O		O	O	O	O		
	Open Space and Conservation				X	X				
	Agricultural	O			O	O				X
	Circulation		X					O		
	Housing	O		X				O		
	Safety	O						X		
	Noise	O					X			
	Air Quality	O	O		O				X	

[1] *State law requires that each jurisdiction within the San Joaquin Valley include specific information related to the improvement of air quality in their General Plans (Assembly Bill 170).*

Notes:

X - Indicates that this element directly addresses the State required topic

O - Indicates that information in this element is related to the State required topic

Land Use Element

The Land Use Element provides the central framework for the General Plan and serves as a compass to guide planners, the general public, and decision makers on the desired pattern of development in Wasco. This Element identifies the distribution, location, and intensity of all planned land uses throughout the City through the use of text, maps, and diagrams. The Land Use Element is divided into five sections, which include development and growth strategies to encourage orderly and contiguous growth: General Land Use and Community Design; Residential Land Use; Commercial Land Use; Industrial Land Use; and, Public and Institutional Land Use.

Conservation and Open Space Element

The purpose of the Conservation and Open Space Element is to protect natural resources including groundwater, soils and air quality. The Element also contains policies to ensure that any environmental hazards such as flooding and exposure to agricultural practices are adequately addressed.

Agricultural Element

The purpose of the Agricultural Element is to encourage the preservation of Prime Farmland and Farmland of Statewide Importance and prevent the premature conversion of farmland to urban uses. The goals and policies of the Agricultural Element include the establishment of growth boundaries within the Wasco Sphere of Influence to meet the purpose of the element. Establishment of a "greenbelt" around the City's perimeter to maintain the physical separation between the City and nearby communities and maintain the scenic beauty surrounding the City is also identified as an objective in the Agricultural Element.

Circulation Element

The Circulation Element provides for the safe and efficient circulation of vehicular and pedestrian traffic in the City. The Element establishes objectives, policies, and standards that will guide the City's circulation system, including the roadway network, transit facilities and services, and bicycle and pedestrian facilities. The text, maps, and diagrams are a basis for the development of the City's transportation network. The Circulation Element is divided into four sections: Street System; Parking and Onsite Circulation; Pedestrian and Bicycle Modes; and, Transit and Rail.

Housing Element

The purpose of the Housing Element is to identify housing solutions that solve local housing problems and to meet or exceed the regional housing needs allocation. The City recognizes that housing is a need that is met through many resources and interest groups. The Element establishes the local goals, policies, and actions (programs) the City will implement and/or facilitate to solve Wasco's identified housing issues.

Safety Element

The Safety Element identifies objectives, policies, and standards to reduce the potential for loss of life and property and to ensure coordinated responses in the event of natural or manmade disasters. This Element is divided into four sections: Emergency Planning; Fire Protection; Flooding; and, Public Safety.

Noise Element

The purpose of the Noise Element is to protect the citizens from exposure to excessive noise, ensure that incompatible land uses don't occur and to preserve the tranquility of residential areas by preventing noise producing uses from locating in or adjacent to residential properties.

Air Quality Element

The purpose of the Air Quality Element is to incorporate comprehensive goals, policies and feasible implementation strategies designed to improve air quality. This Element is divided into five sections: Communication, Cooperation and Coordination; Congestion Management/Transportation Control Measures; Fugitive Dust/PM 10; Energy; and, Land Use, Transportation, and Air Quality.

Status of Implementation of the General Plan

The General Plan relies on implementation of the objectives, policies, and standards contained in the Plan through a variety of processes including: review of entitlements proposed for consistency with goals and policies, focused updates to the Zoning Ordinance to ensure consistency with the General Plan objectives, policies, and standards, and development of programs to promote the stated objectives of the General Plan.

The newly adopted Air Quality does have specific action items identified. Implementation of these action items occurs on a project-by-project basis as well as through projects undertaken by the City of Wasco. One such example is the current effort to update the City's public works standards, which includes incorporation of bike lanes and sidewalks to be consistent with the General Plan policies.

It is recommended that the City develop an Implementation Matrix during the 2011 planning year that identifies the policy for implementation, the related action item to achieve implementation, timing of the action item, and the responsible party or parties for implementation for all elements. This Implementation Matrix will help to ensure that the objectives, policies, and standards of the General Plan are being achieved.

Regional Housing Needs and Removal of Governmental Constraints to Housing

In an effort to address state-wide housing needs, the State of California requires regions to address housing issues and needs based on future growth projections for the area. The Department of Housing and Community Development (HCD) allocates regional housing needs numbers to regional councils of

governments throughout the state. The Regional Housing Needs Plan (RHNP) for the Kern region is developed by the Kern Council of Governments (Kern COG), and allocates to cities and the unincorporated communities in the County their "fair share" of the region's projected housing needs, or the Regional Housing Needs Allocation (RHNA). The RHNP allocates the needs allocation based on household income groupings over the designated planning period.

The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also fill the housing needs for the entire region. Additionally, a major goal of the RHNP is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population.

2006-2013 Regional Housing Needs Plan

The Kern Council of Governments (Kern COG) has prepared a Regional Housing Needs Plan (RHNP) for the 2006-2013 planning period. The 2006-2013 RHNP for the Kern region identified a total of 858 dwelling units as the City of Wasco's "fair share" of the regional needs total. **Table 2** identifies the breakdown of this number for each of the four income categories covered by the RNHP for the City.

Table 2
City of Wasco Regional Needs Allocation for 2006-2013

Income Category	Number of Units	Percent of Total
Extremely Low/ Very Low	208[1]	24.2%
Low	142	16.6%
Moderate	156	18.2%
Above Moderate	352	41.0%
TOTAL	**858**	**100%**

[1] *Includes both Extremely Low and Very Low income groups as Kern COG RHNA does not distinguish between these income groups.*

State law requires the City to identify its progress in meeting its share of the Regional Housing Needs Allocation and to identify local efforts to remove governmental constraints to housing. The City has updated its Housing Element to reflect the 2006-2013 Regional Housing Needs Plan and Regional Housing Needs Allocation and identify solutions to meeting these housing objectives. The Housing Element was adopted by the City on July 21, 2009 and has been certified by the State Housing and Community Development Department.

The RHNP and RHNA only require the City to provide a suitable amount of land needed to build the number of units allocated to the City under the RHNA. The Housing Element of the General Plan identified 24.77 acres of vacant land with a potential for 466 units of multi-family development and 980.82 acres of vacant land with a potential for 3,958 units of single-family development within the City. This indicates that there is enough land available within the City to meet the City's share of the 2006-2013 RHNP.

However, real progress in providing housing to satisfy the region's housing needs is only met through actual construction. **Table 3** and **Table 4** summarize the number and type of units constructed during

the 2010 calendar year by income category. **Table 5** summarizes the cumulative number of units constructed in the City during the current RHNP planning period through the end of 2010. All construction numbers are based on issuance of building permits from January 1 to December 31 of the given year.

Table 3
2010 Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
Project Name or Location	Unit Category[1]	Tenure[2]	Affordability by Household Incomes: Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. No. of Infill Units	Assistance Programs for Each Project	Deed Restricted Units	
Tract 6282	SF	O	7	14	0	0	**21**	21	USDA	-	-
Total of **Above Moderate** (from Table 4) ► ► ►						0	**0**	0			
Total by income units ► ► ►			7	14	2	0	**21**	21			

Notes:

1. Unit Category defined as follows:

SF = Single-family units

2-4 = Two to four unit structures

5+ = five or more unit structure, multifamily

SU = Second unit

MH = Mobilehomes

2. Tenure defined as follows:

R = Renter

O = Owner

Table 4
2010 Building Activity Report Summary for Above Moderate-Income Units – Not Project Specific
(not including those units reported on Table 3)

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total	Est. No. of Infill Units
No. of Units Permitted for **Moderate**	0	2	0	0	0	**2**	2
No. of Units Permitted for **Above Moderate**	No new permits issued in 2010					**0**	0

Table 5
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Income Level		RHNA Allocation by Income Level	2006 Year 1	2007 Year 2	2008 Year 3	2009 Year 4	2010 Year 5	2011 Year 6	2012 Year 7	2013 Year 8	Total Units to Date (through 2010)	Total Remaining RHNA by Income Level
Very Low[1]	Deed Restricted	208	80	42	0	0	0				138	70
	Non-deed restricted		0	9	0	0	7					
Low	Deed Restricted	142	0	0	0	0	0				33	109
	Non-deed restricted		8	9	2	0	14					
Moderate	Deed Restricted	156	0	0	0	0	0				171	-15
	Non-deed restricted		95	59	15	0	2					
Above Moderate		352	95	60	15	0	0				170	182
Total RHNA by COG. Enter allocation number:		858										
Total Units ▶ ▶ ▶			278	179	32	0	23				512	
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶												361[2]

[1] *Includes both Extremely Low and Very Low income groups as Kern COG RHNA does not distinguish between these income groups.*

[2] *Total includes remaining units needed in Very Low, Low and Above Moderate income groups only.*

In summary, as described in the Housing Element, the City has identified enough land to meet its 2006-2013 RHNA obligations. Additionally, as of December 31, 2010, permits have been issued for 512 dwelling units in the City during this RHNA planning period.

Removal of Governmental Constraints to Housing

The Housing Needs Assessment of the General Plan Housing Element states that the development standards for residential development in the City do not constrain the development of new housing or affordable housing. The Housing Element did identify constraints as generally being non-governmental, including rising construction costs, lack of gap funding for affordable projects, and a variety of other market factors.

The City's existing Zoning Code identifies a variety of zoning districts that allow for various housing types, including single family dwellings, duplexes, apartments, condominiums, townhomes, mobilehomes, accessory dwellings, and residential care homes.

In 2009, the City initiated a number of focused updates to the Citywide Zoning Ordinance to implement the action items identified in the adopted Housing Element, including provisions for emergency shelters, transitional and supportive housing. The objective of the updates was to ensure compliance with State law and establish consistency with the General Plan, specifically the adopted Housing Element. These focused updates to the Zoning Ordinance have been adopted and took effect in March of 2010.

Status of Implementation of Housing Element Programs

The Housing Element includes a number of housing programs designed to meet the City's stated housing goals. **Table 6** identifies the housing programs and summarizes the City's progress on implementing those programs.

Table 6

Housing Element Program Implementation Status

Housing Element Program	Objective	Deadline	Status of Program Implementation
H-1: RESIDENTIAL DEMOLITION The City shall not issue a demolition permit except for housing that is unsafe and non-repairable	Removal of 15 units deteriorated beyond repair.	December 31, 2013	The City has proactively been working with property owners to demolish deteriorated units identified through code enforcement. During 2010, the City used Neighborhood Stabilization Funds to demolish 5 units.
H-2: HOMEOWNER EDUCATION Increase awareness among property owners and residents of the importance of long-term housing quality and continuous property maintenance. Continue to provide home maintenance counseling in conjunction with code enforcement activities. In addition, all applicants for assistance through the City's housing rehabilitation program shall be counseled and provided with information regarding the benefits of home maintenance, and all participants in the City's first time homebuyer program shall be required to attend homebuyer education training to be conducted by City staff and/or an outside provider.	55 first-time homebuyers and 75 households rehabilitating their homes with City financial assistance.	December 13, 2013	The City has put together a 6 hour Homebuyer Education Course that has been approved for use by the State Programs used for homebuyer activities. The City started offering the course in October 2009. During 2010, the City offered 5 classes and had a total of 35 homebuyer education participants. Additionally, 10 low-income households bought homes in 2010 with City assistance.
H-3: COMMUNITY CELAN-UP Conserve neighborhoods through community	1,500 Households/Year	Annual	The City has established a community clean-up day and currently holds two such days

clean-up. This program consists of the designation of two (2) days a year as "neighborhood clean-up/fix-up days". 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.			annually.
H-4: 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.	6 units on scattered individual lots and 20 potential units in a mixed use project being pursued by the Redevelopment Agency in the downtown area, as well as other possible mixed use projects.	December 31, 2013	In September 2008 the RDA entered into a contract with an Engineering/Architectural firm to design plans and provide cost estimates for a mixed use project in the downtown area, including 17 residential units. This project is now being reviewed for building permit approval.
H-5: 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	Provision of adequate sites to accommodate construction of 858 new housing units during the 2006-2013 planning period.	December 31, 2013	The Zoning Ordinance provides density requirements within each of the zone districts. These zone districts have been designated throughout the City with the consideration of maintaining existing densities in established neighborhoods. The City has identified adequate sites to accommodate the construction of

General Plan.			new housing units during the 2008-2013 planning period, as identified in the Housing Element.
H-6: HOUSING DISCRIMINATION 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.	4,595 households (households residing in City per 2007 DOF estimate).	December 31, 2013	The City complies with all laws related to fair housing practices.
H-7: ACCESSIBLE DWELLING UNITS The City will adopt Reasonable Accommodations to implement its codes and provide financial assistance to accommodate the housing needs of disabled persons in accordance with Sections 65008 and 65583 of the California Government Code. The City will continue to support the applications of non-profit and for profit developments that provide accessible dwelling units. The City will continue to require all public projects to comply with the requirements of the Americans With Disabilities Act and all private projects to comply with the accessibility standards of the ICC Code, and continue to allow group homes as a principally permitted use (i.e., by right)	123 units of new elderly/farm worker housing and accessibility improvements in 15 units occupied by disabled persons.	December 31, 2013	No units were assisted through the City's housing program in 2010.

in all residential zones. The City will also continue to take an active role in expanding the availability of units suitable to households with special needs.			
H-8: HOUSING OPPORTUNITIES The City shall expand housing opportunities for both low and moderate-income households by maintenance of an adequate supply of land for residential development, the application of appropriate development standards, and the pursuit of state/federal grants to financially assist with new housing construction. The City will apply for these grants as the NOFA's become available.	253 units for Very Low and Low income households (including 123 units listed under Program H-7 and 30 FTHB units) and 156 units for Moderate income households.	December 31, 2013	During 2010, the City awarded $800,000 in CDBG funds to assist in rehabilitation of Housing Authority farm labor units. In 2008, the City of Wasco approved a 58 unit multifamily development intended for very low and low income persons and families. Building permits were submitted for review in 2010 for construction of these 58 units.
H-9: SPECIAL NEEDS, EXTREMELY LOW, VERY LOW AND 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 financially assisting with new construction. The City will give priority to projects providing for large families in its CDBG, HOME and other grant funded programs. The City will apply for these grants as the NOFA's become available. The City will also continue to allow emergency shelters and transitional housing as a principally permitted use (i.e., by right) in the R-1, R2, and R-3 zones and as a conditionally permitted use (i.e., subject to approval of a CUP) in the C-O and C-D zones. The City of Wasco will be amended by January 10, 2010. These amendments are as follows:	100 units (non-elderly units included under Program H-7).	December 31, 2013 for 100 units January 10, 2010 for Zoning Ordinance Text Amendments	Refer to Program H-7 progress notes. The City passed and adopted Zoning Ordinance Text Amendment 09-07 on February 16, 2010, which addressed the identified amendments.

1. Allow emergency shelters by right in the C-O and C-D zones. 2. Allow residential care facilities with 6 or fewer people by right in the R-1-6, R-2, R-3, C-D and C-O zones. 3. Allow residential care facilities with 7 or more persons in the R-1-6, R-2, R-3, C-D and C-O zones subject to the issuance of a Conditional Use Permit. 4. Allow transitional and supportive housing by right in all residential zones.			
H-10: RENTAL HOUSING Provide adequate rental housing opportunities through the utilization of federal and state financing and subsidy programs to create rental housing opportunities. Programs include, but are not limited to: CDBG, HOME, etc. The City will continue to apply for these state and federal programs as NOFA's become available in an attempt to acquire financing subsidies to assist the renter population of Wasco.	223 units for Very Low and Low income households listed under Program H-7.	December 31, 2013	During 2010, the City awarded $800,000 in CDBG funds to assist in rehabilitation of Housing Authority farm labor units.
H-11: HOMEOWNERSHIP 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 (HOME, Begin, CalHome, etc.) to create ownership opportunities. The City will advertise the available programs on a quarterly	55 households to be assisted – 45 with BEGIN funds and 10 with HOME funds.	December 31, 2013	During 2010, the City assisted 10 low-income homebuyers with HOME and CalHome funds.

basis in the local paper.			
H-12: RELOCATION Provide relocation services where publicly funded actions cause permanent displacement.	No specified objective.	-	The City has an approved Residential Antidisplacement and Relocation Assistance Plan as part of the housing programs.
H-13: DISPLACEMENT Minimize relocation hardship and displacement caused by demolition or conversion of housing.	No specified objective.	-	The City has an approved Residential Antidisplacement and Relocation Assistance Plan as part of the housing programs.
H-14: 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. Provide financial assistance and encourage the private development of additional sales and rental housing units suitable to the needs of lower income, moderate income and higher income households by providing adequate land inventory. B. Support the private sector in its efforts to meet the housing needs of all economic segments of the community by providing adequate land inventory. C. Provide information to developers and real estate professionals about housing program incentives to the private sector which facilitate the construction of	Provide adequate sites with appropriate zoning and development standards to accommodate development of 858 new housing units during the 2006-2013 planning period and secure grant funding to financially assist with the construction of at least 253 Very Low and Low income housing units (units included under Program H-7).	December 31, 2013	The City currently has homebuyer funds available through the CalHome, BEGIN and HOME Programs. Informational brochures for Homebuyer Programs are available on the City website and in the lobby of City offices. An annual meeting is held for local real estate agents and lenders to educate them on the programs and any updates in program requirements. The City has identified adequate sites to accommodate the construction of new housing units during the 2008-2013 planning period, as identified in the Housing Element.

housing stock within the City. D. Encourage the use of passive housing design concepts which make use of the natural climate to increase energy efficiency and reduce shelter costs. E. Provide marketing material on housing program incentives.			
H-15: HOUSING REHABILITATION AND REPLACEMENT Use available federal, state and local housing subsidy programs to encourage rehabilitation and conduct periodic housing condition surveys (at least once every five years) to determine and prioritize rehabilitation needs. Continue to pursue code enforcement and housing rehabilitation efforts in a coordinated fashion. The City will also, through Program H-3, conduct "neighborhood clean-up/fix-up days". The City will both obtain/set aside funding, and assist interested individuals in applying for funds for rehabilitation purposes.	12 Minor Home Rehabilitations 42 Moderate Home Rehabilitations 21 Substantial Home Rehabilitations 10 Replacement Units Conduct housing condition surveys at 5-year intervals	December 31, 2013	No rehabilitations were initiated in 2010. However, the City does have rehabilitation funds available and will be marketing the program.
H-16: 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.	No specified objective.	-	The City Zoning Ordinance allows for Precise Development Plans and Specific Plans to be used as a tool to encourage alternative development patterns.

Additionally, when possible, the Wasco Redevelopment Agency will participate in lot consolidation to provide appropriately sized parcels to facilitate the development of higher density multifamily rentals for lower income households.			
H-17: 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 and will expand the eligible activities under its housing rehabilitation program to include weatherization improvements.	85 dwelling units.	December 31, 2013	The City has drafted Energy Efficiency Standards to be used in the housing rehabilitation program.
H-18: 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.	No specified objective.	-	The City hired a consulting firm in 2009 to review and streamline the permit review process. Recommended measures are continuously being implemented.
H-19: REGULATING IMPACTS Ensure that the city's codes and development requirements do not unnecessarily increase the cost of housing. In conjunction with the annual	No specified objective.	January 1, 2010 for Zoning Ordinance Text Amendments	The City passed and adopted Zoning Ordinance Text Amendment 09-07 on February 16, 2010, which addressed a majority of the identified

Housing Element update the development requirements will be reviewed to insure that there is no increase in the cost of housing. The City of Wasco Zoning Ordinance will be amended prior to January 1, 2010 to remove governmental constraints. These amendments are as follows: 1. Remove the Conditional Use Permit requirements for lower income projects. 2. Allow emergency shelters by right in the C-O and C-D zones. 3. Reduce the parking requirements to 1 space per unit for facilities that house persons with disabilities. 4. Reduce the parking requirements to 1 space for 1 bedroom and efficiency units. 5. Adopt a reasonable accommodation standard.			amendments. Section 17.19.020(Q)(9) currently requires one parking space per bedroom for secondary dwelling units. This City of Wasco is currently reviewing potential design guidelines for emergency shelters.
H-20: HOUSING MAINTENANCE Assure that existing housing is maintained in decent, safe and sanitary condition. The City shall ensure that residential units continue to meet the standards of the housing codes by maintaining a systematic inspection of suspect structures. Coordinate code enforcement and housing rehabilitation activities.	Abatement of 15 dilapidated units; neighborhood clean-up assistance for 11,250 households.		During 2010, the City used Neighborhood Stabilization Funds to demolish 5 units.
H-21: RESIDENTIAL INFRASTRUCTURE Assure that housing is provided with adequate	No specified objective.	-	The City has programmed infrastructure improvements into the CIP, focusing on

public improvements, services and amenities. Give priority to proposed lower income housing units when allocating available water supply and wastewater treatment systems capacity.		neighborhoods of need. The City was awarded $4.1 million of American Recovery and Reinvestment Act (ARRA) funding to install water meters Citywide, $2 million of State Revolving Loan funding to upgrade the wastewater treatment plant, and $1 million of ARRA funding for road construction. These projects are currently under way.