

Jurisdiction	Kerman	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	2										3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Very Low	Deed Restricted	238	-	-	-	-	-	-	-	-	-	-	1	237
	Non-Deed Restricted		-	-	-	-	1	-	-	-	-	-		
Low	Deed Restricted	211	-	-	5	-	6	-	-	-	-	-	13	198
	Non-Deed Restricted		-	-	-	1	1	-	-	-	-	-		
Moderate	Deed Restricted	202	-	-	-	-	-	-	-	-	-	-	325	-
	Non-Deed Restricted		-	-	34	37	58	21	94	81	-	-		
Above Moderate		258	-	-	9	58	12	-	-	-	-	79	179	
Total RHNA		909												
Total Units			-	-	48	96	78	21	94	81	-	418	614	
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date	Total Units Remaining	
Extremely Low-Income Units*		119	-	-	-	-	-	1	-	-	-	1	118	

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

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Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
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.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program A	Review Annexation Standards in Memorandum of Understanding	End of 2025	Ongoing – The City will meet and confirm with the County and required by the MOU adopted in 2021, to ensure the feasibility and viability of urban development as part of the Annexation and Pre-zoning process.
Program B	Rezone and Provision of Adequate Sites	End of 2025	Ongoing – the City will work with property owners and developers to maximize the development ability of land through the rezoning process.
Program C	Monitoring of Residential Capacity (No Net Loss)	End of 2025	Completed - City adopted an ordinance to increase minimum density to 20 units per acre. Rezoned property site zoned Rural Residential (RR) in city limits to Multi-Family Residential.
Program D	Lot Consolidation and Lot Splits	End of 2025	Ongoing - as development occurs, City will encourage lot consolidation or lot splitting to promote the efficient use of land for residential development pursuant to the Subdivision Map Act.
Program E	Affordable Housing Incentives	End of 2025	Ongoing – The City will continue to work with housing developers to expand affordable housing opportunities in the community.
Program F	Farmworker Housing	End of 2025	Ongoing – The City in 2019 adopted ordinance 19-01, relating to Farmworker/Employee Housing. The City will continue to support developments that provide housing for farmworkers and their families.
Program G	Regional Collaboration on Housing Opportunities	End of 2025	Ongoing – City of Kerman continues to actively participate on the MJHE committee. By participating with MJHE members, the City can explore opportunities for further collaboration, and make the best use of limited resources.
Program H	Water and Wastewater Service	End of 2025	Ongoing – City continues to work to address water supply and infrastructure capacity limits and grant priority to affordable housing units.

Program I	Housing Choice Vouchers	By 2025	Ongoing – The City will make Housing Choice Voucher information accessible to residents, via the website and in person. Referrals are made to Housing Authorities
Program J	Encourage and Facilitate Accessory Units (Second Units)	End of 2025	Ongoing – In 2018, the City adopted an ordinance to allow second units in all residential zone districts by right, and streamline permit processing. The City will work on making standard ADU plans available for construction by 2023 using grant assistance monies.
Program K	Monitor CUP Requirement for Multifamily and Mixed Use Developments	End of 2025	Ongoing – The City is monitoring CUP requirements to ensure it does not impact mixed or multifamily uses
Program L	Fresno County Homebuyer Assistance Program (HAP)	End of 2025	Ongoing - City staff participates with Fresno County's Homebuyer Assistance Program (HAP). Brochures available at the counter and periodic Utility newsletter. Refer all inquiries to Fresno County.
Program M	First-Time Homebuyer Resources	End of 2025	Ongoing - City staff participates with Fresno County's First-Time Homebuyer Assistance Program. Brochures available at the counter and periodic Utility newsletter. Refer all inquiries to Fresno County.
Program N	Code Enforcement	Ongoing	Ongoing – The City continues to use code enforcement and substandard abatement processes to bring substandard housing units into compliance.
Program O	Housing Rehabilitation Programs	Ongoing	Ongoing – The City participates with both Fresno County Housing Assistance Rehabilitation Program (HARP) and USDA Home Repair home repair loans/grants- City has loan/grant packager for USDA on staff to assist and promote via the utility newsletters, counter brochures, website.
Program P	Fresno County Rental Rehabilitation Program (RRP)	End of 2025	Ongoing – The City provides rehabilitation program resources via periodic Utility newsletters, counter brochures. Referrals are made to Fresno Count.
Program Q	Preservation of Assisted Housing at Risk of Converting to Market Rate	End of 2025	Ongoing – The City will contact property owners and send notices to tenants of their rights and eligibility to obtain special Section 8 vouchers reserved for tenants of converted HUD properties.
Program R	Zoning Code Amendments	End of 2025	Ongoing – The City adopted ordinance 2019-01 and 2021-02 to address Farmworker/Employee Housing. The City is working with a strong consultant to update Title 17 of the Kerman Municipal Code to comply with all administrative and legislative requirements of the Department of Housing and Community Development Department.
Program S	Monitoring of Planning and Development Fees	Ongoing	Ongoing - The City will monitor fees charges for housing development and consider incentives to facilitate affordable housing-City waived Development Impact Fees for an affordable housing apartment project in 2017-Gateway Villa Apartments 61 units.
Program T	Fair Housing	Ongoing	Ongoing – the City will work on an informational fair housing resources brochure for the counter, public library and has City website resources listed.

Program U	Energy Conservation	Ongoing	Ongoing – The City will work on providing and promoting energy conservation resources for new and rehabilitated developments, via brochures and information on the website.
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(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table E
Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

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Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Residential Units									
Mobilehome Park Preservation									
Total Units by Income									

nd restrictions for the unit. Before adding information to

ove Moderate	Notes
	6

<u>Date Converted</u>	<u>Notes</u>
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NOTE: SB 9 PROJECTS ONLY. This table only needs to be completed if there were lot splits applied for pursuant to Government Code 66411.7 OR units constructed pursuant to 65852.21. Units entitled/permited/constructed must also be reported in Table A2. Applications for these units must be reported in Table A.

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Note: ... indicated an optional field
Cells in grey contain auto-calculation formulas

Table I Units Constructed Pursuant to Government Code 65852.21 and Applications for Lot Splits Pursuant to Government Code 66411.7 (SB9)										
Project Identifier				Project Type	Date	Unit Constructed				Notes
1				2	3	4				
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Activity	Date	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Notes
Summary Row: Start Data Entry Below										

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NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

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Note: "+" indicates an optional field
 Cells in grey contain auto-calculation formulas

Table J														
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915														
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved							Units (Beds/Student Capacity) Granted Density Bonus	Notes
1				2	3	4							5	6
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SH - Student Housing)	Date	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total Additional Beds Created Due to Density Bonus	Notes
Summary Row: Start Data Entry Below														

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Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	81
Above Moderate		0
Total Units		81

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

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	0	79	143
2 to 4	0	0	0
5+	0	0	0
ADU	0	2	1
MH	0	0	0
Total	0	81	144

Housing Applications Summary	
Total Housing Applications Submitted:	0
Number of Proposed Units in All Applications Received:	0
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

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Please update the status of the proposed uses listed in the entity's application for funding and the c 50515.02 or 50515.03, as applicable.

Total Award Amount	\$
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested
Accessory Dwelling Unit Design	\$20,000.00	\$16,000.00
Mixed Use Conceptual Design	\$20,000.00	\$0.00
Multi-family Conceptual Design	\$25,000.00	\$0.00

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Tab

Completed Entitlement Issued by Affordability Summary	
Income Level	
Very Low	Deed Restricted
	Non-Deed Restricted
Low	Deed Restricted
	Non-Deed Restricted
Moderate	Deed Restricted
	Non-Deed Restricted
Above Moderate	
Total Units	

Building Permits Issued by Affordability Summary	
Income Level	
Very Low	Deed Restricted
	Non-Deed Restricted
Low	Deed Restricted