



City of Farmersville
Planning Commission Agenda

Wednesday January 20, 2016 6:00 P.M.

1. PC Agenda Packet 01-20-2016, 6:00 PM

Documents: [PC AGENDA PACKET 1-20-16.PDF](#)

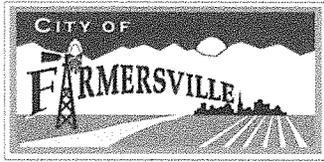
1.1. Power Point Presentation

Documents: [WORKSHOP 11-4-15 COMPRESSED.PDF](#)

2. Approval Of Minutes

2.1. Minutes Of December 20, 2015

Documents: [SIGNED PC MINUTES 12-16-2015 FOR 1-20-2016.PDF](#)



City of Farmersville
Planning Commission Agenda
January 20, 2016 • 6:00 p.m.

1. Call to Order. *The Chairperson calls the meeting to order*
2. Roll Call: *The Chairperson asks for roll call.*

Casas: ___ Lopez: ___ Lamas: ___ Luna: ___
3. Pledge of Allegiance. *The Chairperson leads the Pledge of Allegiance.*
4. Approval of Minutes: December 16, 2015. *The Chairperson asks for a motion to approve the minutes, as well as a second.*

Motion: ___ Second: ___
5. Public Comments. *The Chairperson should ask for any public comments (that are not related to items listed on the agenda).*

This portion of the agenda is reserved for persons wishing to address the Planning Commission on any matter that is not listed for review on the agenda. Individuals must give their name and address and limit their comments to three minutes. Issues raised during Public Comments are informational only and the Planning Commission cannot take action at this time. All comments shall be directed towards the Chairperson and not to individual Commissioners or staff.

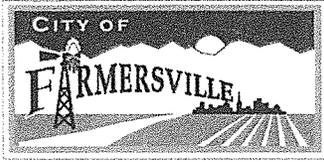
6. A. Workshop on Housing Element Update. A review of potential action plans for the Housing Element
 1. *The Chairperson asks for a presentation from staff.*
 2. *The Chairperson asks for comments/questions from Commissioners*
 3. *The Chairperson asks any comments/input from the public.*
7. Director's Comments, Commissioner Comments. *The Chairperson asks for a report from the Director; Following that, the Chairperson asks for any comments from the Commission.*
8. Adjournment. *The Chairperson asks for a motion to adjourn the meeting and then a second.*

Next Planning Commission Meeting: Tentatively scheduled for February 17, 2016.

Next Resolution number: 2016-01.

AGENDA ITEM #4

DRAFT



City of Farmersville Planning Commission Minutes December 16, 2015 • 6:00 p.m.

1. Call to Order. *The Vice Chairperson called the meeting to order 6:00pm.*

2. Roll Call: Present: R. Casas, A. Lopez, M. Lamas

Absent: J. Luna, M. Sisk

Pledge of Allegiance. *Led by Vic chair A. Lopez.*

3. Approval of Minutes: November 18, 2015.

A motion to approve the November 18, 2015 Minutes was made by R. Casas, second by M. Llamas. Motion passes with a vote of 3-2-0.

Ayes: R. Casas, A. Lopez, M. Llamas

Absent: J. Luna, M. Sisk

Noes: 0

5. Public Comments. *None.*

6. Public Hearings

A. Conditional Use Permit 2015-05 (Verizon Wireless). A proposal to establish a cell tower on a parcel located at 586 S. Farmersville Boulevard. Resolutions 2015-08 and 2015-09.

K. Schoettler presented the staff report on the CUP 2015-05.

A. Lopez, Vice Chair opened for Public Comments at 6:08pm.

M. Llamas, Commissioner commented – is the tree the same height as the tower that is behind City Hall?

K. Schoettler – the tower behind City Hall is a little over 100 feet. The proposed tower on S. Farmersville Blvd will only be 80 feet.

A. Lopez, Vice Chair– who owns this parcel and has a public notice been given?

K. Schoettler –Yes we did notify residents with a Public Notice, and the property owner has signed a consent form for the project.

J. Hightower from SAC wireless – commented, the property owners are Mr. & Mrs. Sousa.

Public hearing closed at 6:12 pm

A motion to adopt Resolution 2015-08 was made by Commissioner R. Casas. Second by Commissioner M. Llamas. Motion passes with a vote of 3-2-0.

Ayes: R. Casas, A. Lopez, M. Llamas
Absent: J. Luna, M. Sisk
Noes: 0

A motion to adopt Resolution 2015-09 Conditional Use Permit was made by Commissioner M. Llamas. Second by Commissioner R. Casas. Motion passes with a vote of 3-2-0.

Ayes: R. Casas, A. Lopez, M. Llamas
Absent: J. Luna, M. Sisk
Noes: 0

7. Old Business

- A. **Workshop on Housing Element Update.** An overview of work completed to date and a highlight of information and issues.

K. Schoettler commented that due to the absence of Commissioners we will table the Housing Element workshop until the January meeting.

K. Schoettler also commented that we have a letter of resignation from our Chairman, M. Sisk. We will need to put out notice that we have an opening for the Planning Commission. Next meeting we will need to formalize a chairman and vice chair.

8. Director's Comments, Commissioner Comments.

K. Schoettler – commented we are expecting the Rite Aid project to be breaking ground shortly after the New Year. Also, last month we had a meeting with the church that has property across the street from City Hall. They may be willing to sell it to someone for commercial use and use those funds to purchase a property in a different location.

7. **Adjournment.** A motion to adjourn was made by R. Casas, second by M. Llamas. At 6:20pm.

Ayes: R. Casas, A. Lopez, M. Llamas
Absent: J. Luna, M. Sisk
Noes: 0

DRAFT

ATTEST:

Chair/Vice Chair
Matt Sisk, Alice Lopez

Patricia F. Button
City Clerk

FARMERSVILLE PLANNING COMMISSION

HOUSING ELEMENT WORKSHOP

Date: January 20, 2016
To: Farmersville Planning Commission
From: Karl Schoettler, Planning Consultant
Subject: Workshop on Farmersville Housing Element – Ch. 8 (Policies, Goals and Objectives)

This report continues the ongoing informational workshops on the Farmersville Housing Element. The Commission has already reviewed drafts of the first seven chapters of the Element. Today's workshop will cover potential action plans for the final chapter of the Housing Element – before it is submitted to the State for review and certification.

The action plan chapter from the 2009 Housing Element is attached as a “starting point” for review of potential action plans. Some action plans will be carried over from the 2009 Housing Element. Other action plans that were accomplished will be deleted. Some action plans from 2009 relied on participation of the Farmersville Redevelopment Agency. Since the State dissolved redevelopment in 2012, these action plans will be eliminated.

Action plans will be organized under the following topics:

- A. Provisions for Extremely Low-, Very Low-, Low- and Moderate-Income Housing
- B. Mitigation of Governmental Constraints
- C. Moderate-Income Housing Opportunities
- D. Conserve and Improve Existing Affordable Housing Stock
- E. Provisions of Adequate Sites and Infrastructure for Housing Development
- F. Energy Conservation Opportunities
- G. Equal Housing Opportunities and Public Participation
- H. Preserve At-Risk Assisted Projects

For each of these overriding topics, participants will review action plans from the 2009 Housing Element and decide which of those to retain, as well as those that can be eliminated. In addition other action plans may be suggested for consideration.

After this workshop the City Planner will finalize the Housing Element for submittal to the State Department of Housing and Community Development for review and comment. Following review by the State the Housing Element will come back before the Planning Commission and then City Council for final adoption.

ATTACHMENTS

- Chapter 8: Policies, Objectives and Action Plans (from 2009 Housing Element)

8 • HOUSING POLICIES, OBJECTIVES AND ACTION PLANS from 2009 Housing Element

The following sections establish the individual policies, goals and action programs of the Housing Element. This chapter is divided into eight program areas, which are required by Government Code Section 65583(c) (1)-(7). For each of these program areas, this chapter will detail the goals, policies, objectives and programs that will implement the state-mandated program area.

A. PROVISIONS FOR EXTREMELY LOW-, VERY LOW-, LOW-, AND MODERATE-INCOME HOUSING

Section 65583(c) of Housing Element law states that "localities are to address their housing needs through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs, when available."

Section 65583(c) (2) states that the housing element shall contain programs which "assist in the development of adequate housing to meet the needs of low- and moderate-income households."

To develop through public and private channels, sufficient new housing to ensure the availability of affordable housing for all households in Farmersville.

Affordability is the most pressing problem of the housing issues in California. For the extremely low-, very low- and low- income household, the problem is basic - having enough money to afford shelter. For the moderate- and above moderate-income households, the issue is being able to afford the purchase of a home. Between these two ends of the spectrum are the households that can afford housing (either renting or buying)

Farmersville Housing Element 2009 - 2014
Chapter 8: Goals, Objectives and Action Plans

but may struggle with making ends meet because housing is consuming a greater amount of their monthly income.

Although state and local governments, as well as private industry, have important roles in providing assisted housing, federal funding is essential to the provision of housing for very low-, low-, and moderate-income households. Without this resource, the ability of local government to address the housing needs of these income groups is very limited.

Policies

1. Wherever appropriate, facilitate the use of federal or state programs that can assist in the development of new housing consistent with identified city-wide housing needs and adopted local plans and programs.
2. Support efforts that serve to coordinate and improve the ability of the housing industry to effectively respond to local housing needs.
3. Accommodate and encourage development of a full range of housing types within Farmersville by 2014.
4. Maintain a sufficient inventory of developable land to accommodate timely construction of needed new residential units.
5. Promote balanced, orderly growth to minimize unnecessary developmental costs, which increase the cost of housing.

Objectives

1. Construction of 250 non-market rate dwellings by 2014, which equals the City of Farmersville's regional housing needs share.
2. Construction of 306 market-rate dwellings by 2014, which equals the City of Farmersville's regional housing needs share.

Programs

1. **Redevelopment Assistance.** Where appropriate, the City of Farmersville will utilize its Redevelopment Agency Low and Moderate Income Housing funds for

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Chapter 8: Goals, Objectives and Action Plans

the construction of extremely low- very low- and lower- income households. These funds will be allocated for low interest loans to developers, purchase of land for affordable housing projects, land write down, and/or construction of infrastructure improvements associated with these projects. In particular funding priority will be given for projects that include housing for extremely low- and very-low income households.

Time Period: This program is implemented on an ongoing basis, as private developers submit development applications for projects

Responsible Agency: Farmersville Redevelopment Agency

Funding: LMI funds

2. **HOME Funding.** Farmersville will encourage and work with a qualified housing entity to submit an application for funds under the HOME Program on behalf of the City. The City will in turn provide funds to first-time homebuyers, either as down-payment assistance and/or to pay development impact fees. This program provides financial assistance to low- to moderate- income families for the purchase of newly constructed homes or existing homes. The City Planner and City Manager will work with a qualified non-profit housing entity to identify appropriate building sites. The Redevelopment Agency shall consider providing financial assistance for lot consolidation/cleanup.

Year: Annually/ongoing

Responsible Agency: City of Farmersville and qualified developers

Funding: HOME funds

3. **In-Fill Development.** Farmersville will work with a qualified developer to construct single family homes that are affordable to low- and moderate- income households. These homes could be constructed on in-fill residential lots some of which may have originally contained dilapidated homes that have been demolished. The City Planner and Code Enforcement officer will identify appropriate lots for this program. In addition, the Farmersville Redevelopment Agency will consider providing financial assistance for lot consolidation and cleanup, as and when permitted by State redevelopment laws.

Year: Infill Lots will be identified on a special map and be made available (along with program information) by the second quarter of 2011. This

program will be implemented in an ongoing fashion and is dependent on the project capacity of local housing organizations.

Responsible Agency: City of Farmersville

Funding: CDBG funds

4. **Planned Development Zone.** The City of Farmersville will encourage private developers who are proposing residential development to seek a P-D (Planned Development) zone district. These districts allow for greater flexibility in residential design and better utilization of land. These opportunities allow the developer to potentially provide a more affordable housing product. The City will prepare an informational brochure that explains the standards and procedures for this zone.

Year: This program will be implemented on an ongoing basis.

Responsible Agency: City of Farmersville, Planning Department

Funding: General fund

5. **Density Bonus.** The City of Farmersville will encourage developers to apply for a density bonus for qualified projects. Consistent with State law, a density bonus may be granted for projects that agree to limit residency to qualified households, including low-income and the elderly. In addition to granting a density bonus of up to 25 percent, the City must also grant at least one additional development standard concession – such as reduced building setbacks, for instance. To help facilitate this program, the City will adopt its own density bonus ordinance, consistent with State law. Until the local ordinance is adopted, projects can be processed using the state density bonus law.

Year: Adopt density bonus ordinance by third quarter of 2012.

Responsible Agency: City of Farmersville, Planning Department

Funding: General fund

6. **Housing Authority.** The City of Farmersville will assist the Tulare County Housing Authority's implementation of the conventional Public Housing Rental Program and the Section 8 Existing Program, which provides rent subsidies directly to participating landlords, and will support that Agency's attempts to secure additional funding for expanded programs.

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The City Planner will assist the Housing Authority on an ongoing annual basis in identifying additional rental housing stock that can be used for the Section 8 Program. To assist the Housing Authority in expanding their Section 8 Program in Farmersville, the City will contact owners of rental housing stock that are in need of rehabilitation and inform them of the availability of redevelopment funds. The unit will be required to be brought up to code prior to the unit being available for the Section 8 program.

Year: This program will be implemented on an ongoing basis

Responsible Agency: City of Farmersville and Tulare County Housing Authority

Funding: HUD funds and Redevelopment funds

7. **Farmworker Housing**. The City will identify a development partner for a farmworker housing project to develop affordable housing for farmworkers. The City will support the project by expediting approval and consideration of redevelopment funding will be given. Waivers or reductions in fees (and impact fees) will be considered. The City will seek to develop 50 units in this fashion during the Housing Element planning period. Other Housing Element action programs (including increasing allowed density standards adding "Farmworker Housing" to the list of permitted uses in appropriate zones in the Zoning Ordinance, and adopting a density bonus) will help to improve the effectiveness of this action plan)

Year: First quarter, 2011

Responsible Agency: City of Farmersville

Funding: General fund and Redevelopment funding.

**B. MITIGATION OF GOVERNMENTAL CONSTRAINTS (SECTION
65583(c)(3))**

Section 65583(c)(3) states that for each policy, requirement, or procedure identified as a governmental constraint, the element must include an appropriate program action to eliminate or modify the constraint or demonstrate how it will be offset by another policy or program."

Minimize governmental constraints in Farmersville that would jeopardize the development of affordable housing.

Policy

1. Minimize significant constraints to affordable housing caused by the City of Farmersville, including residential development standards, improvement standards and residential density standards.
2. Remove governmental constraints to the maintenance, improvement, or development of housing for the disabled.

Objective

1. The City shall continue to review its residential zoning districts to provide greater flexibility in regards to zone standards, including setbacks, lot size, parking requirements, and height limitations.
2. The City shall implement zoning recommendations of the 2002 General Plan Update that pertain to residential development standards.
3. The City shall require, either through site plan review or a conditional use permit, 10 percent of all ground floor multi-family units be designed to be handicapped-accessible.

Programs

1. **Reasonable Accommodations.** Farmersville will amend its Zoning Ordinance and adopt a “Reasonable Accommodations Ordinance” to permit encroachments into the front, side and rear yard setback areas for improvements that serve persons with a disability, including carports, garages, wheelchair ramps, ramp railings and porches. This process will be handled as an administrative approval.

Year: Fourth Quarter, 2009
Responsible Entities: City of Farmersville
Funding: General Fund

2. **Special Housing Types.** The City of Farmersville will amend its Zoning Ordinance to treat “Transitional Housing” and “Supportive Housing” as residential uses, subject to the same development standards that apply to similar housing types in the same zone. In addition, special development standards will be created that recognize the special aspects of these land uses, such as reduced parking, setback and landscaping requirements, among others. In doing so, the City should survey the standards of other area jurisdictions which have already adopted such standards.

Year: Second quarter, 2010
Responsible Entities: City of Farmersville
Funding: General Fund

3. **Infill Projects.** The Farmersville Redevelopment Agency will seek to offer financial assistance from its Low and Moderate Income fund for qualified affordable housing projects on properly zoned small/odd shaped lots. Financial assistance could be made available to assemble parcels, pay impact fees, reduce building/planning permit fees or assist in the installation of off-site improvements, such as curb/gutter or infrastructure, or for the demolition of existing substandard units. The City will establish a program to facilitate this action plan, including creation of a map identifying potential infill sites and a brochure to market the program to potential developers. These materials will be completed by the third quarter of 2010. The City will endeavor to facilitate the development of 35 units during the planning period of the Housing Element.

Year: Immediate, ongoing

Responsible Entities: City of Farmersville
Funding: General Fund

4. **Increased Density in RM-2.5 zone.** The City will amend the Zoning Ordinance to specify an increased density for the RM-2.5 (High Density Multi-Family Residential (one unit per 2,500 square feet)) zone district. Specifically, the density standard shall be increased to allow a “realistic” density of at least 20 dwelling units per acre. The current maximum density standard is one dwelling unit per 2,500 square feet of lot area. This has yielded a maximum of about 17.4 units per acre.

Year: Third quarter, 2010
Responsible Entities: City of Farmersville
Funding: General Fund.

5. **Employee Housing.** The City will amend the Zoning Ordinance to permit by right employee housing for six or fewer persons in the R-1 zone, and employee housing for up to 12 units or 36 beds in the U-R zone. Until the ordinance is amended, the City will defer to State law on this issue, in the event that requests are submitted in the interim.

Year: Second quarter, 2010
Responsible Entities: City of Farmersville
Funding: General Fund.

6. **Emergency Shelters and Related Housing Types.** The City will amend the Zoning Ordinance to allow “Emergency Shelter”, as permitted uses in the R-M zones. The use will not be subject to any discretionary approval such as a Conditional Use Permit. Table 6-3 demonstrates that there are over ten acres of land available for the establishment of emergency shelters on nearly 30 parcels. In addition, the City may develop written objective standards to regulate an emergency shelter consistent with Government Code Section 65583(a) (4) (A). Until the ordinance is amended, the City will defer to State law on this issue, in the event that requests are submitted in the interim.

Year: Third quarter, 2010
Responsible Entities: City of Farmersville
Funding: General Fund.

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7. **Single Room Occupancy development.** The City will amend the Zoning Ordinance to allow the use “Single Room Occupancy (SRO)”, as a permitted use in the RM zones. Further, development standards for these uses will be established, as necessary.

Year: Third quarter, 2010
Responsible Entities: City of Farmersville
Funding: General Fund.

8. **Density Bonus for large families.** Information provided in the Housing Element indicated a fairly severe overcrowding problem in the City. To help address this issue, the City will consider adopting a density bonus for affordable housing projects that provide a certain number of four bedroom units. In formulating this ordinance, the City should examine similar ordinances adopted by other communities.

Year: Third quarter, 2012
Responsible Entities: City of Farmersville
Funding: General Fund

9. **Parking Standards for Disabled Housing Projects.** The City will review the Zoning Ordinance’s parking standards and if warranted will amend the ordinance to specify reduced parking standard for housing projects for disabled residents. This action plan recognizes that disabled residents likely do not drive and that a reduction in parking requirements could help to improve the affordability of such projects.

Year: Third quarter, 2012
Responsible Entities: City of Farmersville
Funding: General Fund

10. **Multi-Family Residential.** The City will amend the Zoning Ordinance to classify “Apartments and multiple family dwellings” as a permitted use in the R-M zones.

Year: First quarter, 2010
Responsible Entities: City of Farmersville

Funding: General Fund

11. **Residential Care Homes**. The City will amend the Zoning Ordinance to list Residential Care Homes for six or fewer persons as a “permitted use” in the R-1 and R-M zones. Further, the use “Large Residential Care Homes” will be added as a conditionally-permitted used in the R-1 and R-M zones. This use will also be added to the Definitions section of the Zoning Ordinance. Also, the Ordinance’s definition of the term “family” will be amended to comply with State law.

Year: First quarter, 2010

Responsible Entities: City of Farmersville

Funding: General Fund

C. MODERATE -INCOME HOUSING OPPORTUNITIES

Section 65583 (c)(2) states that moderate-income housing should be promoted as well as lower-income housing. Some cities are only receiving lower-income housing and housing for the middle -class is becoming nonexistent.

To develop a market for middle-income housing

Policies

1. Promote the construction of middle-income housing in Farmersville using HOME funds for first-time home buyers.
2. Utilize the Planned Development district to promote innovative design concepts and affordable middle-income housing.

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3. Through Farmersville's economic development efforts, the City should seek to attract industries that have a wage scale that supports the purchasing of middle income housing units.

Objectives

1. The City shall implement recommendations of its 2002 General Plan update regarding diversification of the local economy.
2. The City of Farmersville shall utilize its low- to moderate-income redevelopment housing funds to promote the construction of middle-income housing.

Programs

1. **Planned Development Zone.** Farmersville will encourage private developers who are proposing residential development to seek a P-D (Planned Development) overlay district. Planned Development standards allow for greater flexibility in residential design and more efficient utilization of land. These opportunities allow the developer to potentially provide a more affordable housing product. Within the past five years the City has successfully facilitated the approval of over 450 lots within P-D zoned subdivisions.

Year: Immediate/Ongoing

Responsible Entities: City of Farmersville

Funding: General Fund

2. **HOME Program Funding.** The City of Farmersville and the Farmersville Redevelopment Agency will continue to implement the first time home buyer program with HOME funds and other identified sources (including a portion of the Redevelopment Agency's annual 20 percent set aside funds). This program serves those households who are otherwise excluded from the market-rate purchase of a home within the community (households earning less than 80% of the area median income). Buyers will be first-time home buyers (not having owned a home for the previous three years). Financial participation in these programs will include assistance with down payment costs, closing costs and other secondary financing mechanisms. The City will market this program utilizing English and Spanish language brochures and will endeavor to assist seven households per year with this program.

Year: The City will prepare promotional materials and display them at City Hall and distribute them to local realtors within six months of adoption of the Housing Element.

Responsible Entities: City of Farmersville and Farmersville Redevelopment Agency

Funding: HOME and Redevelopment funds.

- 3 **2002 General Plan Implementation.** The City shall implement policies in the 2002 General Plan that will lead to diversification of Farmersville's economy – thereby creating more opportunities for the establishment of moderate and above moderate-income housing.

Year: First quarter, 2010 and ongoing

Responsible Entities: City of Farmersville

Funding: General Fund

D. CONSERVE AND IMPROVE EXISTING AFFORDABLE HOUSING STOCK (SECTION 65583(C) (4))

Section 65583(c)(4) states that the housing program shall "conserve and improve the condition of the existing affordable housing stock."

To manage housing and community development in a manner that will promote the long-term integrity and value of each new housing unit and the environment in which it is located.

To maintain and improve the quality of the existing housing stock and the neighborhoods in which it is located.

Policies

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1. Provide that new housing is constructed in accordance with design standards that will ensure the safety and integrity of each housing unit.
2. Encourage application of community design standards that will provide for the development of safe, attractive, and functional housing developments.
3. Manage new residential development consistent with the Farmersville General Plan and Zoning Ordinance so that adverse impacts on the city's natural resource base and overall living environment are minimized.
4. Eliminate blight within Farmersville's residential neighborhoods.
5. Enforce the State Housing Code.
6. Provide housing rehabilitation services to homeowners within Farmersville.

Objectives

1. Farmersville shall develop community design and improvement standards that will provide for the development of safe, attractive, and functional housing developments and residential environments.
2. Farmersville will aim to process ten building permits per year for substandard homes that will be rehabilitated.

Programs

1. **Project Review.** The City of Farmersville shall facilitate residential development that is well-designed and maintained, attractive and affordable. Affordable housing units will be accomplished through increased unit densities; attractive design through architectural review through the city's site review process and proper maintenance, through conditions such as maintenance agreements and landscaping and lighting districts.

Year: Ongoing, project by project

Responsible Agency: Farmersville Project Review Committee

Funding: General Fund

2. **Community Development Block Grant Funding.** Farmersville will continue to annually apply for CDBG funds for rehabilitation of housing in Farmersville. The City will aim to process ten housing rehabilitations per year under this funding.

Year: Ongoing, annually

Responsible Entities: City of Farmersville and a qualified non-profit housing entity

Funding: CDBG funds

3. **Redevelopment Assistance.** The City shall prioritize funding from its Redevelopment Low & Moderate Income fund for housing projects for special needs groups, such as disabled, the elderly, farmworkers, female-headed households, homeless, and extremely low income households.

Year: Ongoing, annually

Responsible Entities: Farmersville Redevelopment Agency

Funding: Redevelopment Low & Moderate Income fund

4. **Removal of Substandard Units.** The City will continue to identify dilapidated units in Farmersville that require demolition. The City will notify the property owner of this requirement. Once the lot is vacant, the City will work with the property owner to facilitate the construction of a new unit on the lot.

Year: Ongoing, annually

Responsible Entities: Farmersville Redevelopment Agency

Funding: Redevelopment Low & Moderate Income fund

E. PROVISION OF ADEQUATE SITES AND INFRASTRUCTURE FOR HOUSING DEVELOPMENT

Section 65583 (c)(1) states that the housing program shall "identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage development of a variety of types of housing for all income levels, including rental housing, factory-built housing,

mobile homes, and emergency shelters and transitional housing in order to meet the community's housing goals as identified in subdivision (b)."

Provide adequate housing sites for a range of housing types within the Farmersville planning area.

Policies

1. Monitor residential development and land consumption within the context of the General Plan Land Use Element, to ensure that adequate lands are available for residential development.
3. Ensure that Farmersville's infrastructure systems are properly planned, designed and financed.

Objectives

1. Monitor residential land development and consumption during the planning period.
2. Review the master plans for each of its infrastructure systems - waste water facility, water and storm drainage. These master plans will ensure that each system is adequate to meet the growth demands detailed in the General Plan Update.

Programs

1. **Monitor Land Supply.** Monitor residential land development and demand, in the context of lands designated for residential development on the Land Use Map of the Farmersville General Plan. Make adjustments to the map accordingly, as demand warrants, to ensure that an adequate supply of land exists for future residential development.

Time Period: Ongoing, annually

Responsible Agency: City of Farmersville, Planning Department

Funding: General fund

2. **Zoning for Multi-Family.** Farmersville shall zone approximately 9 acres of undeveloped land with the “reconstituted” RM-2.5 (High Density Residential) zone, to accommodate its share of extremely low- very low- and low-income units as prescribed in the Regional Housing Needs Allocation Plan. This land shall be in parcels large enough to accommodate at least sixteen units at a minimum density of 20 units per acre. These sites shall permit owner-occupied or rental multifamily uses by-right and accommodate at least 50 percent of the remaining need for lower-income households on sites designated as residential use only.

Time Period: third quarter, 2010

Responsible Agency: City of Farmersville, Planning Department

Funding: General fund

3. **Lot Consolidation Program.** The City will establish a special lot consolidation program to facilitate the combination of small parcels that are zoned for High Density Multi-Family Residential to larger sizes that will increase the feasibility of affordable income housing projects by providing for larger-scale projects. As part of this program, the City will waive the fee for a lot merger. To promote this program the City will prepare a brochure and other promotional materials and forward this information to affordable housing developers in the area.

Time Period: Second quarter, 2010

Responsible Agency: City of Farmersville Planning Department

Funding: General fund

4. **Utility Master Plans.** A review of each of Farmersville's utility master plans should be conducted over the next five years. These master plan reviews should provide a five-year capital improvement program for each infrastructure system and a mechanism for financing these improvements consistent with AB 1600.

Time Period: Third quarter, 2012

Responsible Agency: City of Farmersville, Public Works Department

Funding: Sewer, water and storm drainage funds

5. **Utility Priority.** The city will give priority for water and sewer service to qualified affordable housing projects, consistent with SB 1087. The City shall adopt written policies and procedures to implement this program.

Time Period: Adopt policy and procedures by second quarter of 2010
Responsible Agency: City of Farmersville, Public Works Department
Funding: General Fund

F. ENERGY CONSERVATION OPPORTUNITIES

Section 65583 (a) (7) requires that the housing element contain an "analysis of opportunities for energy conservation with respect to residential development."

To promote energy conservation activities in all residential neighborhoods.

Policies

1. Advocate and support proposed federal and state actions to promote energy conservation.
2. Promote development of public policies and regulations that achieve a high level of energy conservation in all new and rehabilitated housing units.
3. Encourage maximum utilization of federal and state programs which assist homeowners in providing energy conservation measures.

Objectives

1. Amend Farmersville's Zoning and Subdivision Ordinances to promote energy conservation.

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2. Implement a weatherization program for senior and low income households in Farmersville.
3. Ensure that all residential units that are rehabilitated include energy saving measures.

Programs

1. **2002 General Plan Implementation.** Implement policies of the 2002 General Plan update and amend sections of the Farmersville Zoning and Subdivision Ordinances to promote energy conservation. Specifically, amend sections of the ordinances that refer to solar orientation, planting of street trees, width of streets, and minimizing the use of cul-de-sac streets.

Year: Third quarter, 2010

Responsible Entities: City of Farmersville

Funding: General Fund

2. **Weatherization Program.** Continue implementing weatherization programs for senior and low income households. The rehabilitation of housing units using CDBG funds will include energy conservation improvements, including double-paned windows, wall insulation, weather stripping, etc.

Year: Ongoing, as needed

Responsible Entities: Farmersville Redevelopment Agency

Funding: L&M funds

3. **Fees for Solar Systems.** The City shall consider adopting reduced building permit fees for the installation of residential solar power systems

Year: Fourth quarter, 2009

Responsible Entities: City of Farmersville

Funding: General Fund.

4. **Overall Rehabilitations.** The rehabilitation of housing units by a qualified non-profit housing entity using CDBG funds will include energy conservation

improvements, including double-paned windows, wall insulation, weather stripping, etc.

Year: Fourth quarter, 2009

Responsible Entities: City of Farmersville

Funding: CDBG funds

G. EQUAL HOUSING OPPORTUNITIES AND PUBLIC PARTICIPATION

Section 65583 (C)(5) requires that the housing element contain a local equal housing opportunity program that will provide a means of resolving local housing discrimination complaints. Further, this program should provide policies and programs that make it illegal to discriminate against any person because of race, color, religion, sex, disability, familial status, national origin, ancestry, marital status, sexual orientation, source of income and age.

To promote equal access to safe and decent housing for all economic groups.

Policies

1. Encourage enforcement of fair housing laws throughout the City.
2. Support programs which increase employment and economic opportunities.
3. Encourage full utilization of federal and state housing assistance programs which can enable those persons with unmet housing needs to obtain decent housing at prices they can afford.
4. Support the development of housing plans and programs, including new government subsidized housing, which maximizes housing choice for minorities and lower-income households commensurate with need.

Farmersville Housing Element 2009 - 2014
Chapter 8: Goals, Objectives and Action Plans

5. Wherever possible, implement adopted land development and resource management policies without imposing regulations which have the effect of excluding housing for lower-income groups.
6. Continue to involve all segments of Farmersville's population in the establishment and implementation of housing policies and programs

Objectives

1. The City will facilitate the annexation, reclassification, environmental processing and design review of multi-family projects that wish to develop in Farmersville.
2. Ensure that all new, multi-family construction meets the accessibility requirements of the federal and State fair housing acts through local permitting and approval processes.

Programs

1. **Rental Assistance.** Farmersville will encourage rental assistance for extra low-, very low- and low- income households through programs provided by the Tulare County Housing Authority.

Year: Ongoing, annually

Responsible Entities: City of Farmersville and Tulare County Housing Authority

Funding: HUD funds

2. **Housing Information.** Farmersville will prepare a newsletter and brochure detailing equal housing opportunity programs. Consideration will be given to including these brochures in monthly utility bills. This information will also be added to the City's website and made available at various locations such as City Hall, the Post Office, Library, Community Center, Senior Citizen's center and other appropriate locations. Information shall be prepared in English and Spanish.

Year: First quarter, 2010

Responsible Entity: City of Farmersville

Funding: CDBG funds

Farmersville Housing Element 2009 - 2014
Chapter 8: Goals, Objectives and Action Plans

3. **Accessibility.** Farmersville, through its review processes will require that all ground floor multi-family housing units meet accessibility requirements of state and federal housing requirements.

Year: Ongoing, project by project
Responsible Entity: City of Farmersville
Funding: General Fund

4. **Reasonable Accommodations Ordinance.** The Farmersville Planning Department will submit to the City Council for review and approval an amendment to the Farmersville Municipal Code that provides reasonable accommodations for persons with disabilities.

Year: Fourth quarter, 2009
Responsible Entity: City of Farmersville
Funding: General Fund

5. **Public Participation.** Implement a program of information and involvement to ensure that all segments of Farmersville's population has the opportunity to know and participate in housing programs. These strategies will include the following:
- a. Make the Housing Element available in electronic form on the City's website
 - b. Prepare a written (and on-line) brochure that explains the City's housing programs and policies. The brochure should be made available in English and Spanish.
 - c. Continue to publicize meetings and events concerning housing.

Year: Third quarter, 2010
Responsible Entity: City of Farmersville
Funding: General Fund

H. PRESERVE AT-RISK ASSISTED PROJECTS

Section 65583 (C)(6) (a) requires that the Housing Element contain policies and programs that preserve units at-risk of conversion, including Section 8 opt-out, condominium conversions, and conversion of tax credit allocation financed residential development to market rate units.

Preserve residential dwellings from becoming unaffordable due to conversion to market rate housing.

At-Risk Units

The Housing Element is required to contain policies and programs that preserve at-risk residential units from conversion, including Section 8 opt-out, condominium conversions, and conversion of tax credit allocation financed residential development to market-rate units. As demonstrated in Chapter 5 of the Housing Element, no assisted projects will be eligible for conversion to market-rate rents over the next ten years.

Policies

1. The City of Farmersville shall respond to any federal and/or state notices that indicate that existing non-market rate housing projects may transition to market-rate housing.
2. The City of Farmersville shall respond to any Opt-Out Notices filed by the Tulare County Housing Authority.

Objectives

1. The City of Farmersville will coordinate with the Tulare County Housing Authority to encourage that the City's existing Section 8 housing units remain in the Housing Authority's program.
2. The Farmersville Code Enforcement officer will work to notify owners of rental property per year about the opportunity to enter their units in the Housing Authority's Section 8 program. Section 8 units are subject to periodic review by

the Housing Authority and are often maintained in better condition than other rental units

Programs

1. **Section 8 Housing Program.** The Redevelopment Agency will consider providing funds for rehabilitation of rental units if the owner agrees to rent the units under the Housing Authority's Section 8 program.

Year: Ongoing, project by project

Responsible Entities: Farmersville Redevelopment Agency

Funding: Redevelopment funds

2. **Conversion Monitoring.** The City will closely monitor notices of the potential conversion of existing affordable housing projects to market-rate rents, and will undertake actions (as feasible) to try to preserve the affordability of such units. The City will notify appropriate state and federal housing agencies that administer rent-restricted units in Farmersville that it wishes to receive notices of potential conversion of units to market-rate rents. Entities that have indicated interest in participating in affordability programs are listed in Table 5-5 of Chapter 5.

Year: Ongoing

Responsible Entities: City of Farmersville

Funding: General Fund

Quantified Objectives

The following table establishes numeric objectives of the Housing Element, detailing the City's goals for the number of housing units by income category that can be constructed, rehabilitated, and conserved in Farmersville over the Housing Element's planning period.

Table 8-1
Quantified Housing Objectives, 2009 – 2014

Farmersville Housing Element 2009 - 2014
Chapter 8: Goals, Objectives and Action Plans

Income Group	New Construction	Rehabilitation	Conservation
Extremely Low Income	45	15	19
Very Low Income	37	15	18
Low Income	40	15	18
Moderate Income	89	15	
Above Moderate Income	306	0	
Totals	518 units	60 units	55 units*

* This figure represents Section 8 units in Farmersville, which are generally available to extremely low-, very low- and low-income households

Community Workshop
Farmersville Housing Element

January 20, 2016



Today's Objectives...

- Learn about the Housing Element
- Learn about Farmersville
- Ask and answer questions



Farmersville Housing Element
Workshop 

There will be questions.....

Whenever you see a slide with a question in a green box it will be a multiple choice question.



Farmersville Housing Element
Workshop 

Housing is one of the main functions of a city.

Whether a house, apartment or mobile home

Occupies more space than any other land use.



Farmersville Housing Element Workshop



City policies and standards can affect how much it costs to live there and how much it costs developers to build housing

Farmersville is generally considered affordable compared to other parts of California, but often how much people earn can't keep up with the relative cost of rents

What kinds of government policies affect affordability?



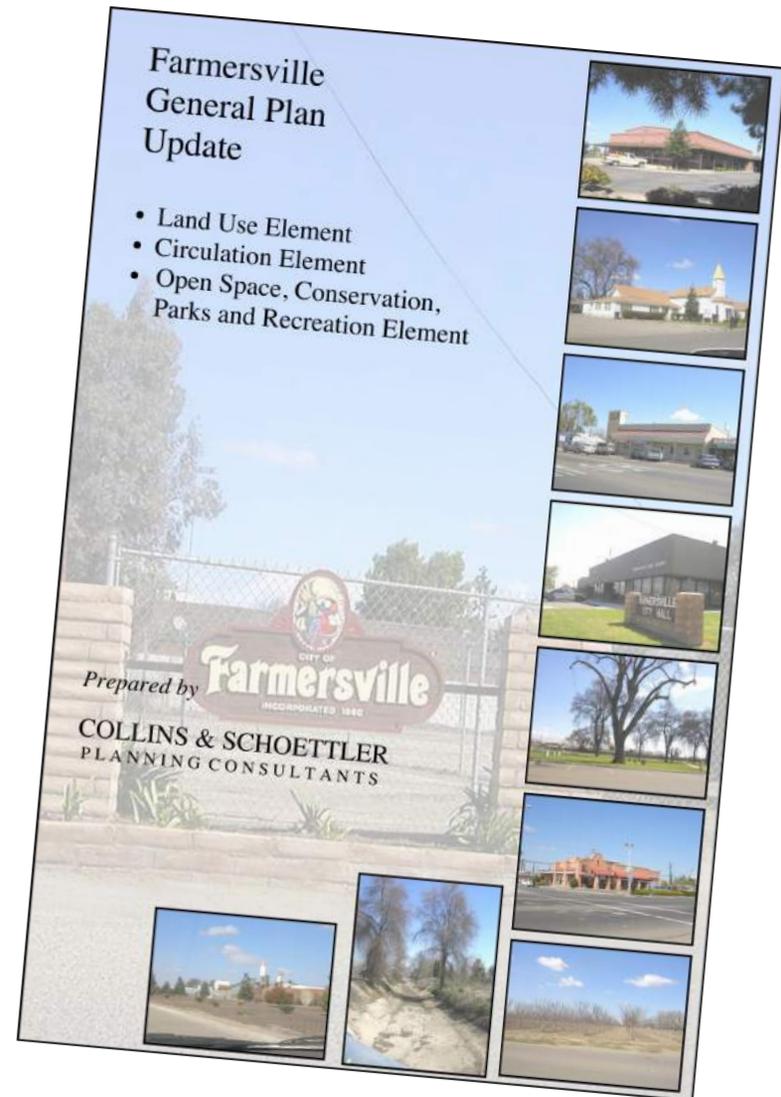
Farmersville Housing Element Workshop



Since the early 1970's the State has required cities to prepare and adopt a General Plan that establishes policies to guide growth of the city.

Required elements include:

- Land Use
- Circulation
- Housing**
- Open Space
- Conservation
- Noise
- Safety



What is the Housing Element?

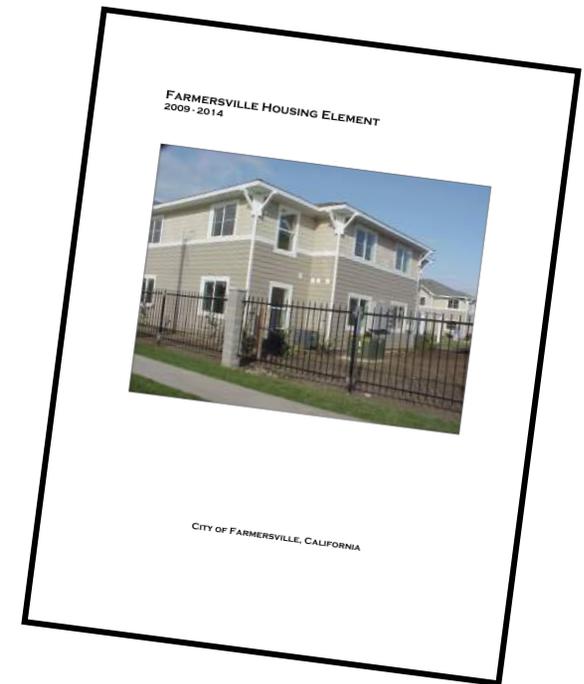
- Part of the City's General Plan
- Must be updated every 8 years
- This Housing Element covers the years Jan 1, 2016 through December 31, 2023



- *“Housing Element is Farmersville’s policy document to ensure that safe and decent housing is available to all income groups now and in the future.”*
- **State of California Department of Housing and Community Development (HCD) must approve the Housing Element**
- Critical to have a certified Housing Element to obtain many types of grants.

What are the three major components of the Housing Element?

1. Analyze the results of the previous Housing Element (2009 – 2015)
2. Profile existing conditions in the community relating to housing:
 - Socioeconomics
 - Housing conditions
 - Housing needs
 - Residential land resources
 - Development constraints
3. Establish goals, objectives and policies for the production and conservation of housing.



Content of Housing Element is stipulated by State law.

There will be 8 chapters:

1. Introduction
2. Evaluation of 2009 Housing Element
3. Community Profile
4. Housing Profile
5. Housing Needs
6. Residential Land Resources
7. Development Constraints
8. Housing Issues and Goals, Objectives and Action Plans

Chapter 1: Introduction

- Reasons and authority for preparing the Housing Element
- Reviews State law pertaining to the Housing Element
- Shows how the Element is organized
- Overview of the planning area (city limits and SOI)
- Shows how Housing Element needs to be consistent with the rest of the General Plan.



Chapter 2: Evaluation of 2009 Housing Element

- Reviews results of previous Housing Element in terms of:
 - Number of units constructed - by income group
 - Number of dwellings rehabilitated – by income group
 - Action Plans (43 action plans)



How Did We Do....?

- City completed all amendments to the Zoning Ordinance;
- City zoned 9 acres of land for multi family residential;
- Housing activity dropped drastically due to economy;
- Redevelopment terminated by the State.

Housing Resources

Farmersville Housing Element Workshop



Fair Housing Complaints:

California Department of Fair Employment & Housing
(800) 884-1684
contact.center @ dfhe.ca.gov
www.dfeh.ca.gov/contact.htm

Housing Authority units and Section 8 programs

Tulare County Housing Authority
1138 S Crenshaw Court
Visalia CA 93277
559-738-8450
<http://www.hatc.net>

City of Farmersville Housing Programs & Code Enforcement

909 W. Visalia Road
(559) 747-0458
www.cityoffarmersville-ca.gov

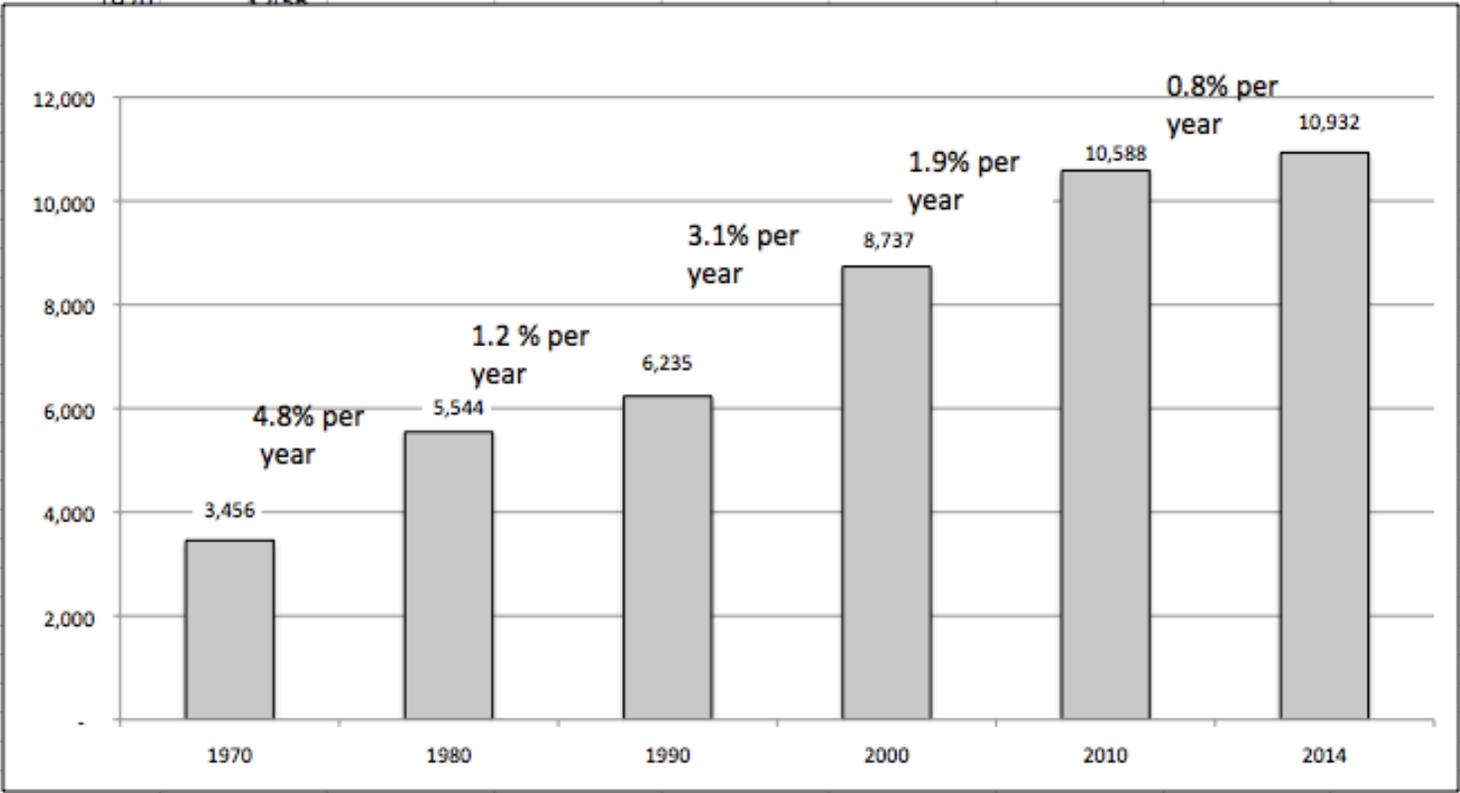


Chapter 3: Community Profile

- Population
- Income
- Retail Sales
- Employment
- Age
- Ethnicity



Population Growth 1970 – 2014



???% since 1970
1.9% 2000-2010
0.8% since 2010

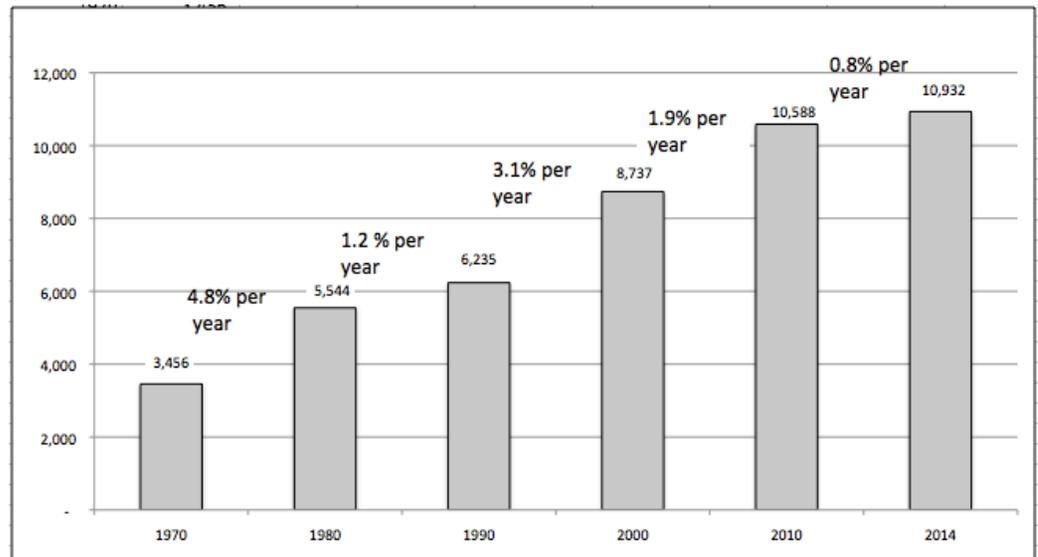
Farmersville Housing Element Workshop



Question:

Since 1970,
Farmersville's population
has increased by what
total percent?

- a. 50%
- b. 180%
- c. 216%



216%

Question:

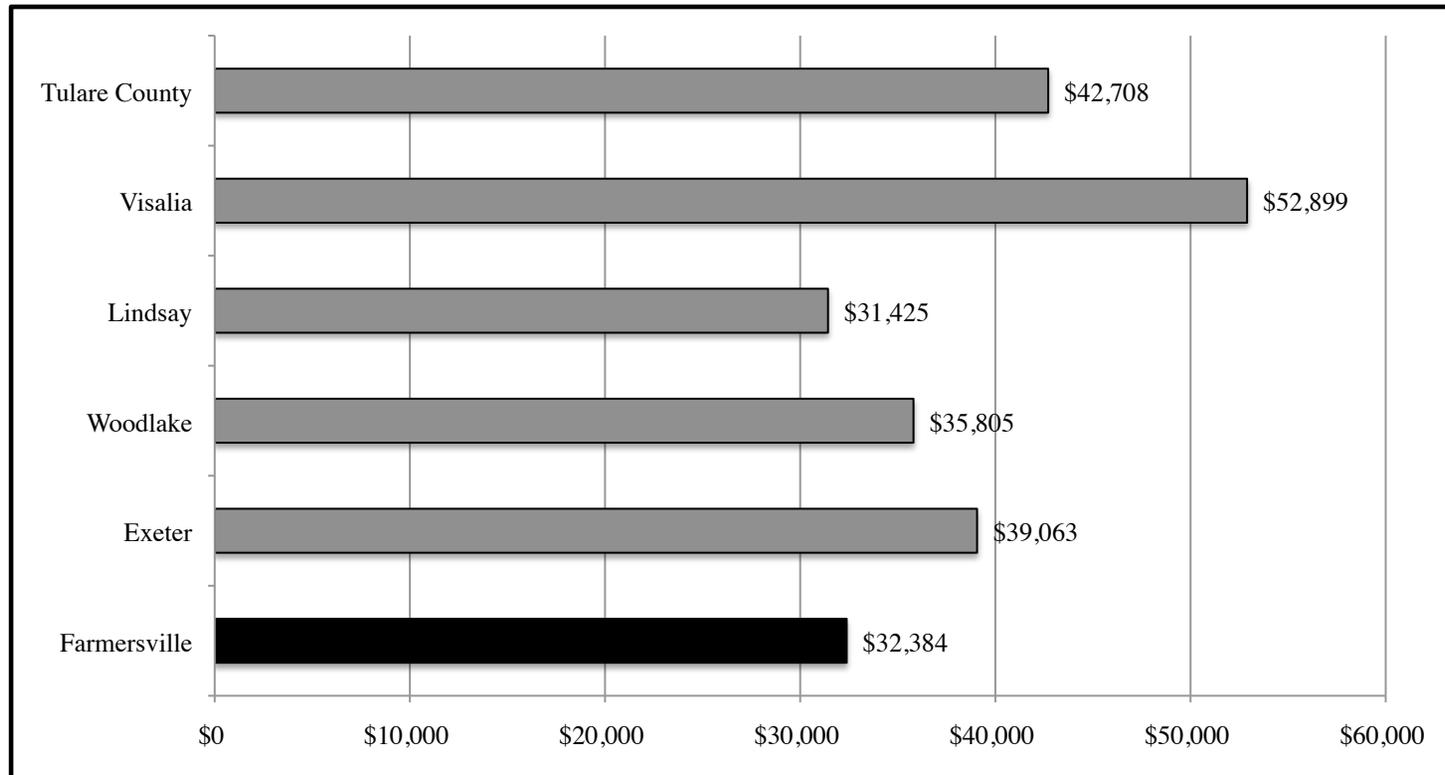
What does the Farmersville's
General Plan predict the City's
population to be in the year 2025?

- a. 15,500
- b. 17,854
- c. 125,000

b. 17,854

Income

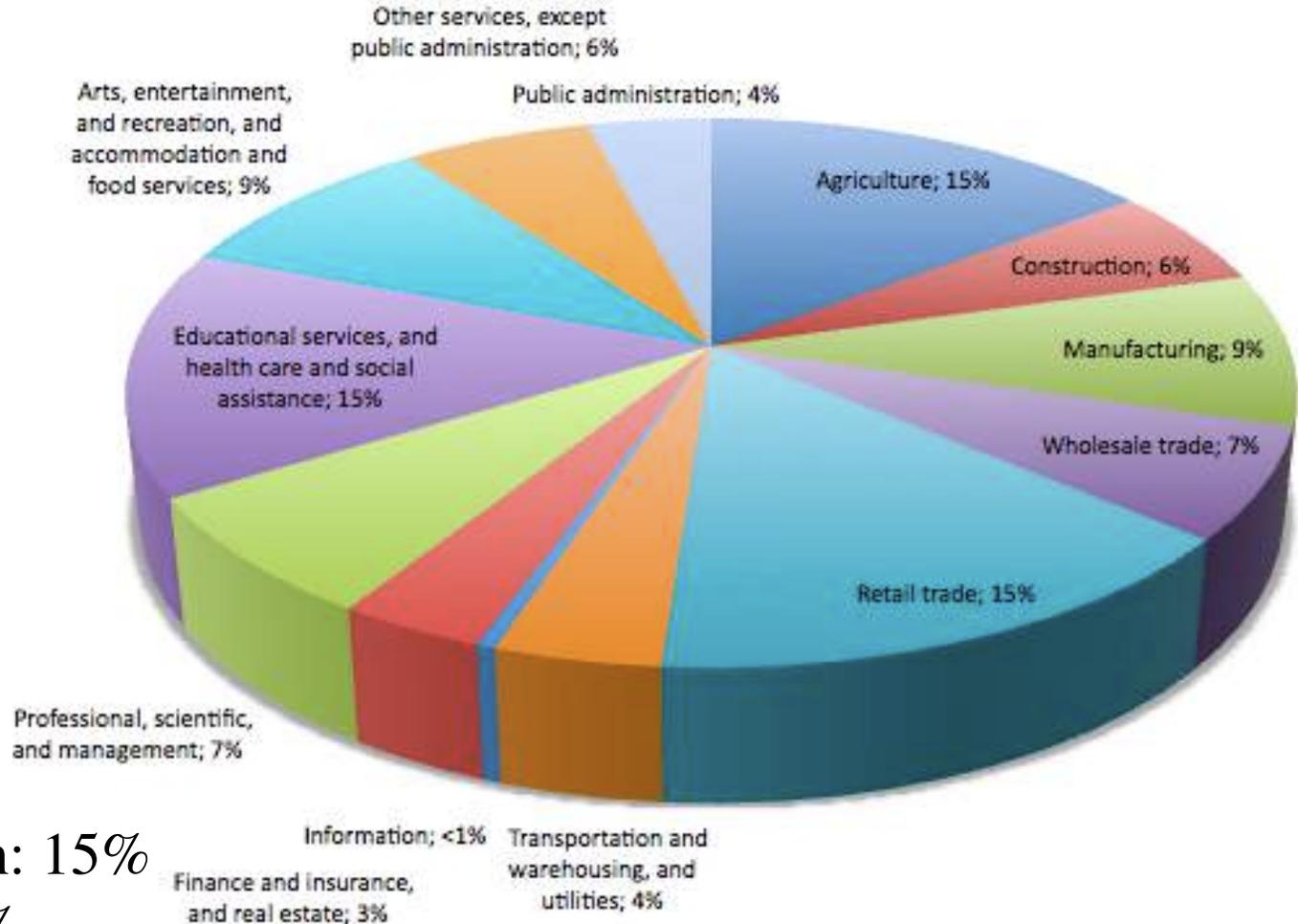
Median Income levels (2010 Census)



Farmersville: \$32,384, up from \$27,782 in 2000. Tulare County: \$42,708

Employment

Farmersville Housing Element Workshop



Retail: 15%

Education/Health: 15%

Agriculture: 15%

Manufacturing: 9%

Food/Accommodations: 9%

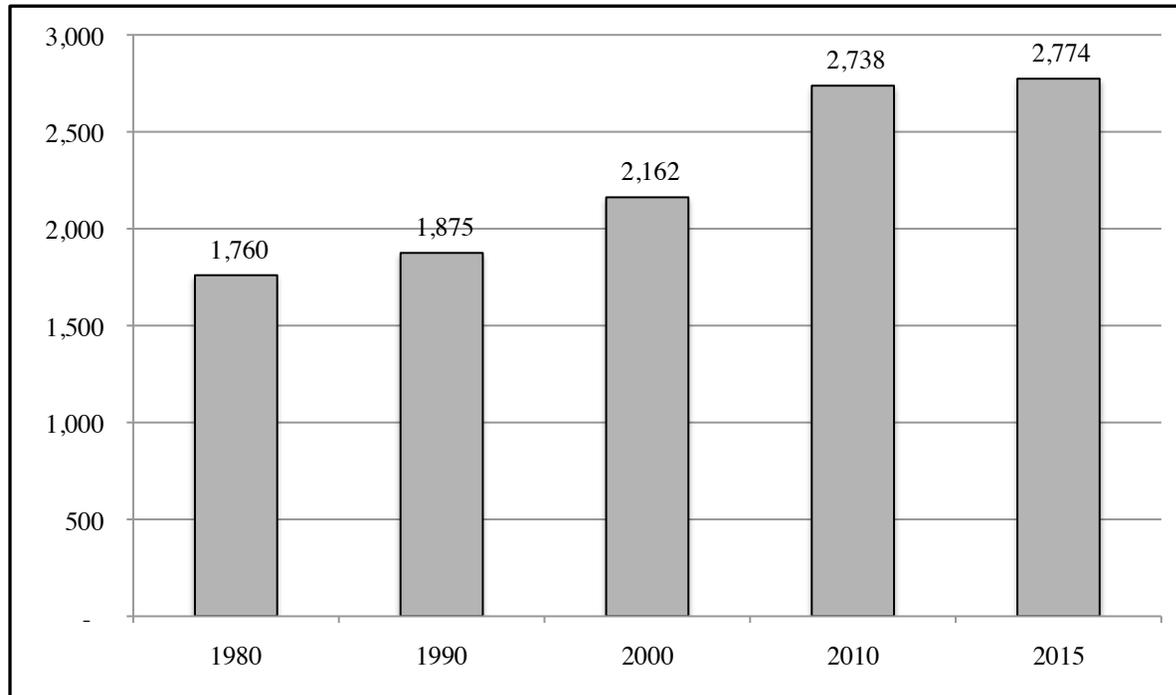
Agriculture used to be #1 employer

Chapter 4: Housing Profile

- Housing Unit Growth
- Housing by Type and Tenure
- Household size
- Vacancy rates



Housing Units (Table 4-1, (p. 4-1))



- 41 units per year average

- Since 2010: only 10 units per year

612

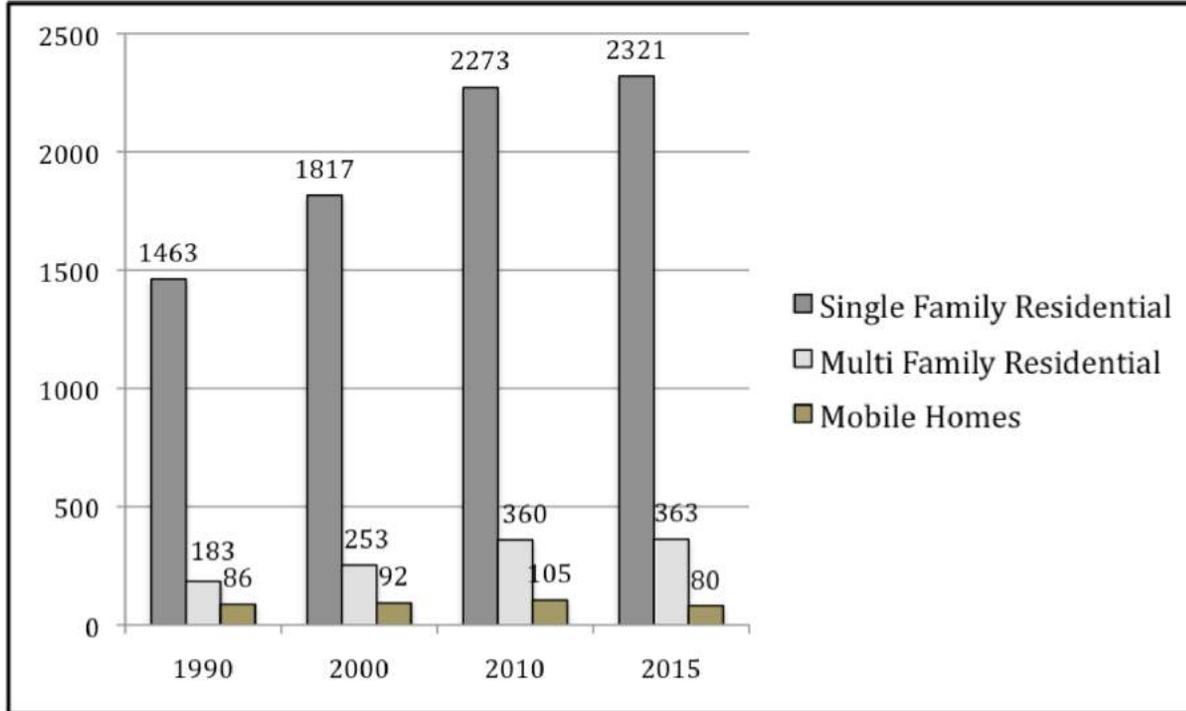
Question:

How many dwellings (single and multi family) have been built in Farmersville since 2000?

- a. 125
- b. 612
- c. 783

Units by Type

Farmersville Housing Element
Workshop 



Single Family: 84%
Multi Family: 13%
Mobile Homes: 3%

Question:

What percentage of dwellings were single family homes in 2015?

- a. 84%
- b. 50%
- c. 33%

Persons per Household, 2014

3.99 persons per household in Farmersville (State DOF)

Question:

Which city has the highest number of persons per household?

<i>Dinuba</i>	3.9
<i>Exeter</i>	3.1
<i>Farmersville</i>	4.1
<i>Lindsay</i>	3.9
<i>Woodlake</i>	3.8
<i>All cities</i>	3.3

Chapter 5: Housing Needs

- Housing Affordability
- Overpayment
- Housing Quality
- Overcrowding
- Special Needs Groups:
 - Elderly Persons
 - Handicapped Persons
 - Large Family Households
 - Female Heads of Household
 - Homeless
 - Farm Workers
- Projected Housing Needs
- Projected Housing Demand for All Income Levels
- Preservation of Assisted Housing

Farmersville Housing Element Workshop



Housing Affordability & Income Categories

City is assigned a certain number of dwelling units to be built for five income categories

- “Extremely low income” <30% CMI
- “Very low income” 30-50%
- “Low income” 50-80%
- “Moderate income” 80-120%
- “Above moderate income” > 120%

“Above-Moderate Income”

More than \$69,480/year or \$5,790/mo.

120%

“Moderate Income”

Up to \$69,480/year
\$5,790/month

Tulare County Median Income
\$57,900

80%

“Low Income”

Up to \$46,300/year
\$3,858/month

50%

“Very Low Income”

Up to \$28,950/year
\$2,413/month

30%

“Extremely Low Income”

Less than \$17,370/year
\$1,448/ month

Family of four

Median home prices/rents

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Workshop 

	<u>Farmersville</u>	<u>Tulare County</u>	<u>California</u>
Home	\$105,000	\$163,100	\$366,400
Rent (monthly)	\$728	\$821	\$1,224

Overpayment (p. 5-3): (households paying more than 30% of income for housing)

52% of owner occupied households overpayed in 2010

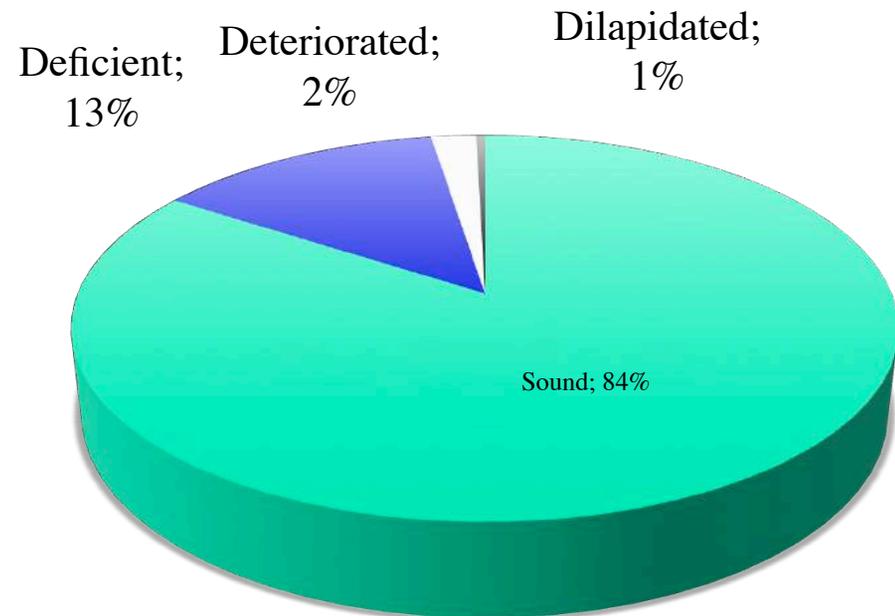
65% of renter occupied households overpayed in 2010

If a family earns \$2,000 per month and rent is over \$600 then they are “overpaying” for housing.

Housing Quality Survey

- 1) **Sound Structure:** a well maintained structure in good condition with no or very few defects of minor consequence.
- 2) **Deficient Structure:** a structure in relatively good condition, but in need of more than a few minor repairs and in general maintenance.
- 3) **Deteriorated Structure:** a structure in need of several minor repairs including plumbing and electrical work and roof repairs.
- 4) **Dilapidated Structure:** a structure in need of more than two major repairs and/or a high number of minor repairs which makes the rehabilitation of the structure economically unfeasible.

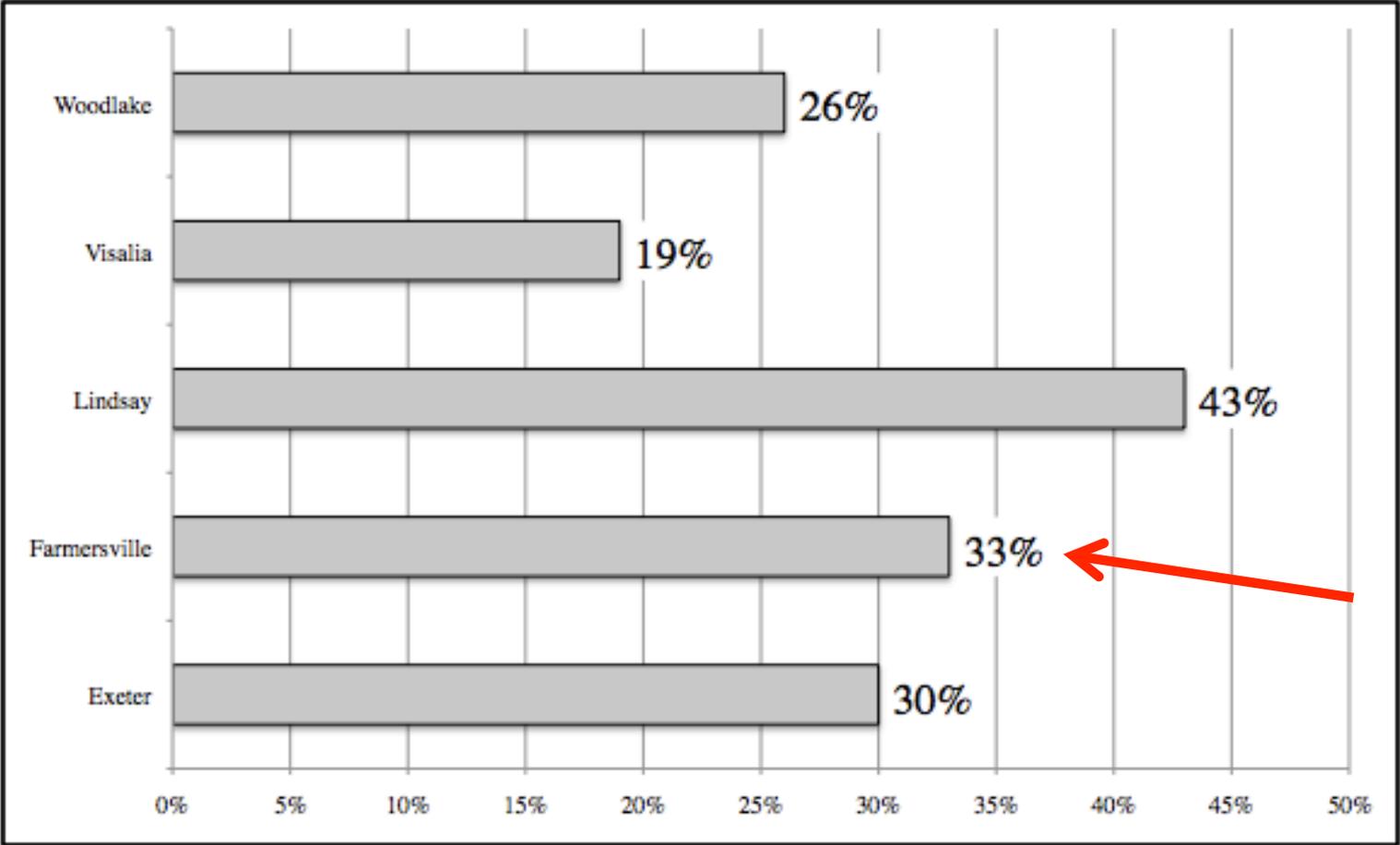
Survey for 2015



- Slight decrease in conditions from 2009 (11% were below sound condition)
- City offers low-interest loans for home repair
- City also provides code enforcement in dangerous situations



Area Cities Poverty Rate - 2013



Special Needs Groups

the elderly;
the disabled;
large families;
female heads of household;
farm workers; and
extremely low-income residents.

Elderly

- Defined as 65 and over
- ?? % of residents are elderly in 2010
- 25% of households have an elderly member
- 22% of elderly households are owner-occupied
- 65% are renter-occupied
- 56% of elderly are also disabled

What percentage of
Farmersville
residents were
elderly in 2010?

- a. 7%
- b. 14%
- c. 29%

7%

City actions:

- Village Grove Apartments (48 units)
- Farmersville Senior Apartments (40 units)



Persons with Disabilities

?? % of residents listed a disability in 2010
56% over age 65 are disabled.

“Developmentally disabled: “Disability that originates before age 18”.
67 residents receiving assistance

What percentage of residents were disabled in 2010?

- a. 2%
- b. 11% **11%**
- c. 20%

Housing Element concerns:

City allows group homes in all residential zones and disabled multi family units in R-2 and R-3 zones

City amended code to allow Reasonable Accommodations

Female heads of household

?? % of households were female headed in 2010

16% of Tulare County as a whole

Homeless

Fewer than 6 chronically homeless in Farmersville

City has amended zoning code to allow for homeless shelters, transitional housing, supportive housing, etc.

What percent of households are female headed in 2010?

- a. 13%
- b. 24%
- c. 39%

24%

Farmworkers

?? % of working population employed in agriculture in 2010.

Housing Authority operates Linnel Farm Labor Center– 191 units of housing for farmworkers.

Housing Element Concerns

- Farmworker housing allowed by right in R-2 and R-3 zones
- City amended code to allow employee housing by right in all residential zones (including single family residential).

What percentage of Farmersville's workforce was employed in agriculture in 2010?

- a. 10%
- b. 15%
- c. 37%

15%

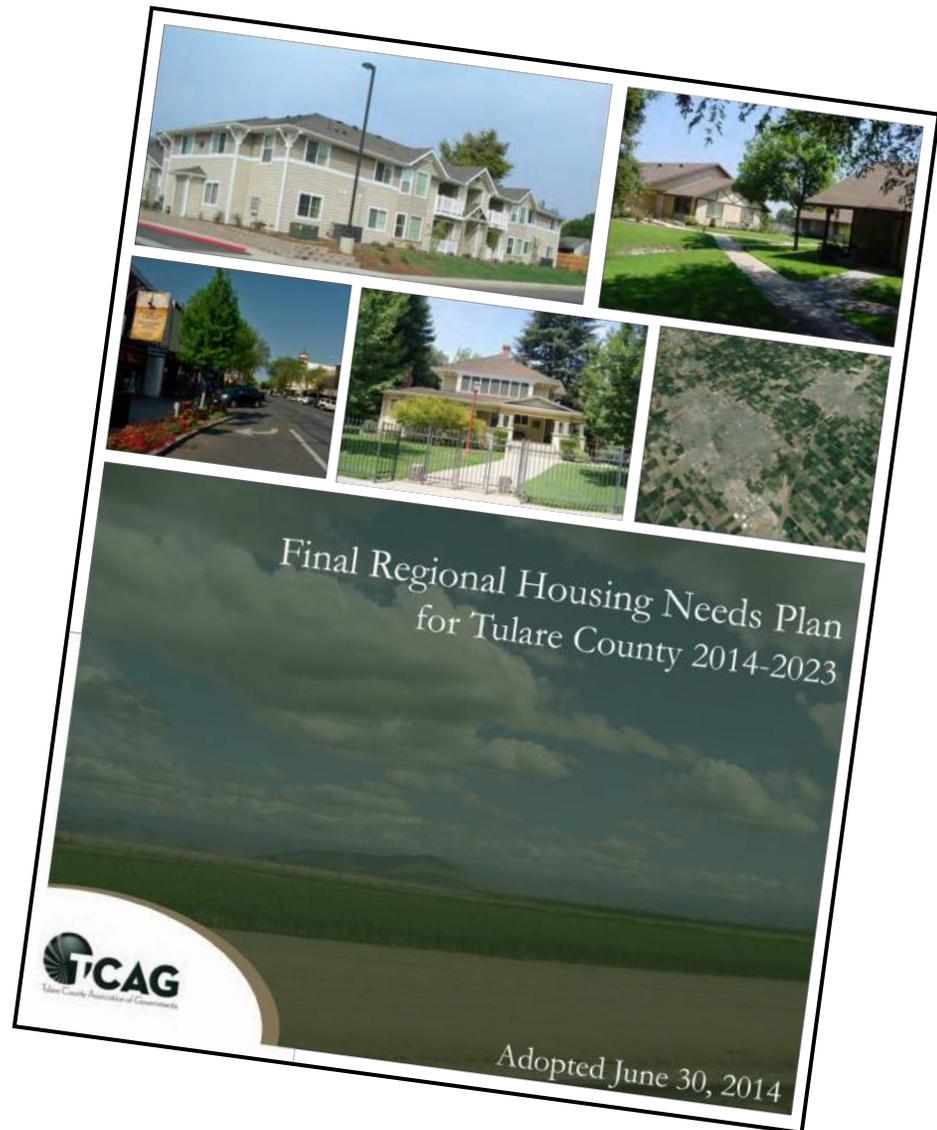
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New construction goals:

The State of California
(through Tulare County
Association of
Governments (TCAG))
assigns each city target
numbers for the
development of new
housing units

Known as the Regional
Housing Needs Allocation
(RHNA)



RHNA Assignment by City for 2016-2023

Dinuba	965 units
Exeter	625 units
Farmersville	466 units
Lindsay	590 units
Porterville	3,196 units
Tulare	3,594 units
Visalia	10,021 units
Woodlake	372 units
County	7,081 units



New Construction Need (p. 5-18)

Units (by income group) that should be built by December 31, 2023

Assigned by the State of California:

<u>Income Group</u>	<u>Units Needed</u>	<u>Percent of total</u>	
Extremely Low	37	8%	
Very Low	37	8%	Projections seem high:
Low	65	14%	Requires 56 units per year
Moderate	68	15%	
Above Moderate	259	55%	Farmersville added only 26 units from 2010 to 2015! That's 4 units per year.
Total	466 units	100%	<u>City won't get penalized if units aren't built.</u>

Does Farmersville Have Enough Land?

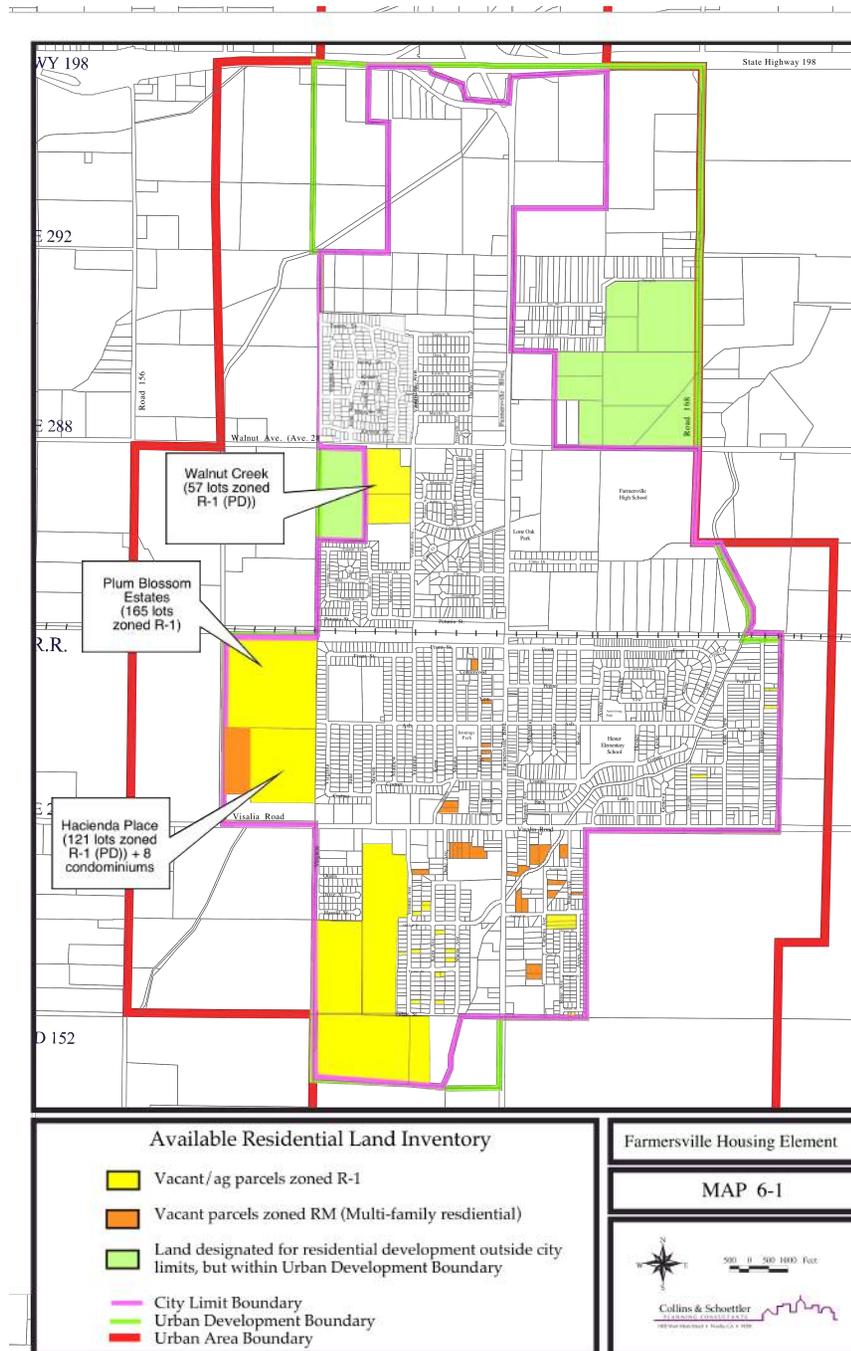
<u>Income Group</u>	<u>Units Needed</u>	
Extremely Low	37	} 139 must be multi family units
Very Low	37	
Low	65	
<hr/>		
Moderate	68	} 327 can be single family units
Above Moderate	259	
Total	466 units	

Does Farmersville have land available for these targets?

Does Farmersville have available land?

Land Availability Map

Shows undeveloped land zoned and designated for multi family and single family residential development



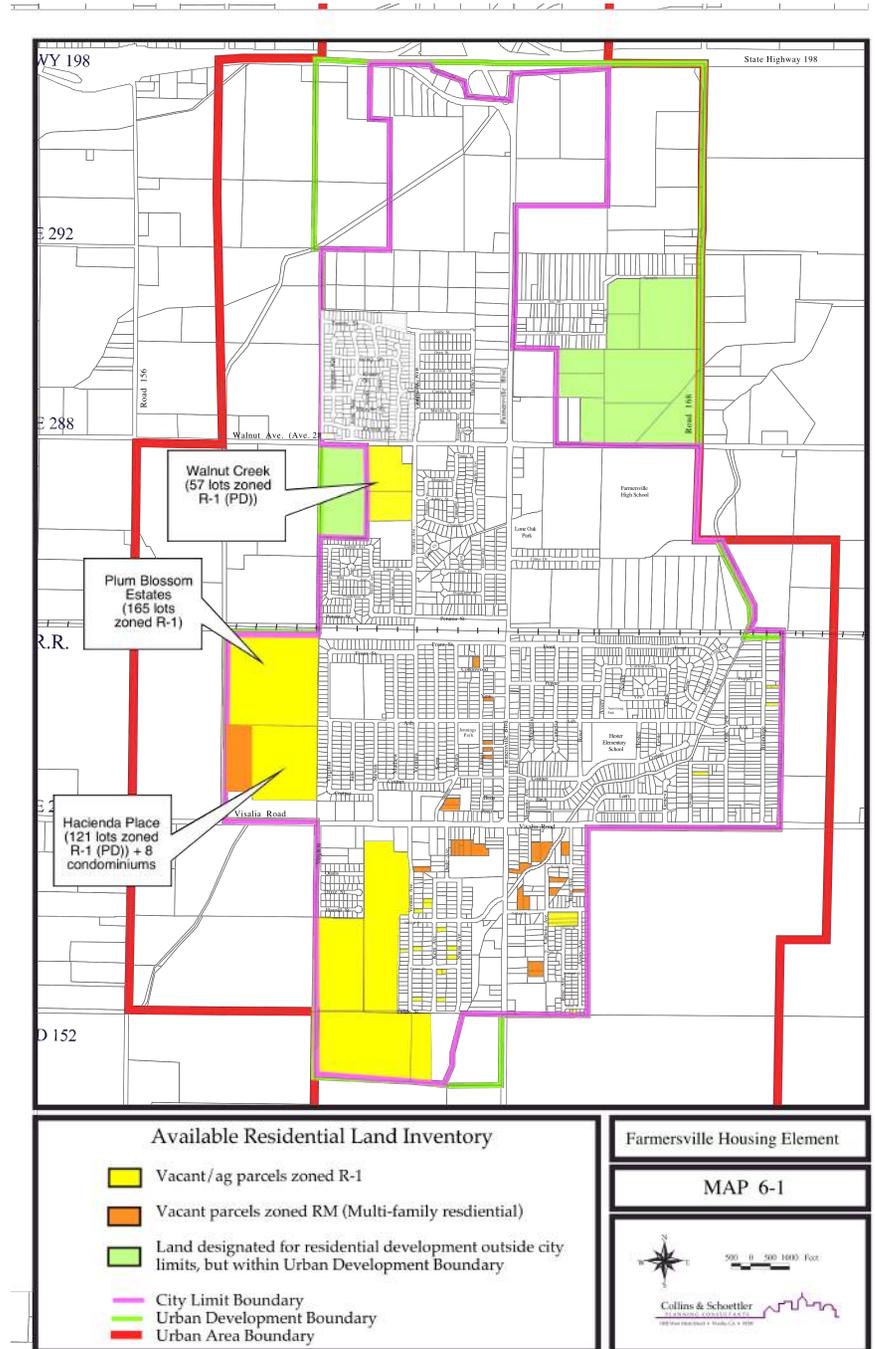
Land Available for Multi-Family Development

Need = 139 units

Can develop at up to 20 units per acre

- 139 units @ 20 units per acre = 7 acres needed.

Farmersville has 7.6 acres zoned RM-2.5 in city limits (could accommodate **152 units**)

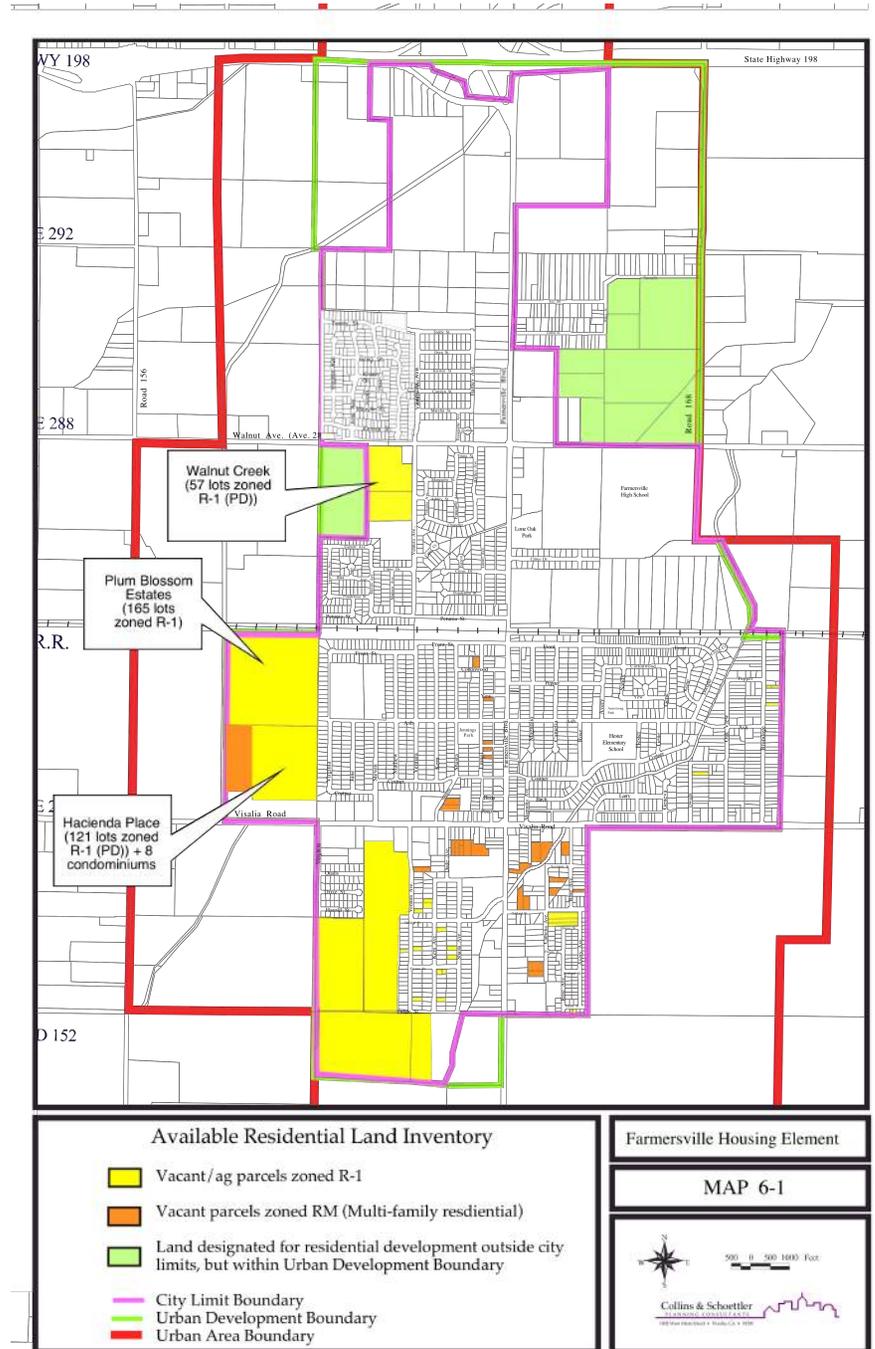


Land Available for Single Family Development

Need = 327 units

Typically develop at 4.5 units per acre

- 327 units @ 4.5 lots per acre = 73 acres needed
- Farmersville has 182 acres zoned R-1 in city limits (could accommodate **820 homes**)
- 116 acres of land outside city limits designated “Medium Density Residential” = **486 additional units**



Utilities and Streets

Sewer

Water

Storm Drain

Streets

There is capacity in these systems to serve development projected to occur.

Developers must install these systems to serve their projects and must pay impact fee the City uses to make capital improvements





Chapter 7: Development Constraints

Government Constraints:

- Zoning Standards
- Building Codes
- Fees and exactions
- Permit procedures

Non-Governmental Constraints

- Cost of Financing
- Price of Land
- Cost of Construction
- Lifestyle Preferences

Environmental Constraints

- Flood zones
- Soils
- Habitat Issues



*Are there City regulations
or fees that make it difficult
to build affordable housing?*

Farmersville Housing Element Workshop



Zoning Standards

- lot size and dimensions

- Setbacks

- Density

- height

- Parking

- etc.

Zone Districts

<u>Development Standards</u>	<u>R-1</u>	<u>RM-2.5</u>	<u>RM-4.0</u>
Minimum lot size or unit density	6,000 square feet	1 unit per 1,700 s.f.	1 unit per 4,000 s.f.
Minimum lot width:	60 feet	60 feet	60 feet
Coverage:	No standard	70 percent	70 percent
Front yard setback:	25 feet	15 feet	15 feet
Rear yard setback	10 feet	10 feet	10 feet
Side yard setback (single story):	5 feet	5 feet	5 feet
Side yard setback (two stories):	7.5 feet	10 feet	10 feet
Height	18 feet	30 feet/3 stories	30 feet/3 stories
Parking:	2 spaces per unit	1.5 spaces per unit	1.5 spaces per unit

- Comparable to other cities

- Farmersville allows smaller lots (6,000 s.f.) than some other jurisdictions

- Density standard for apartments (RM-2.5 zone) was increased to be consistent with other area cities.

Impact Fees

Fees the city charges developers to upgrade city utility and services (water, sewer, storm drainage, streets, police, fire and administration)

City	Impact Fees for Multi Family Units	Impact Fees for Single Family Units
Farmersville	\$10,613	\$9,946
Exeter	\$8,599	\$9,682
Woodlake	\$8,418	\$8,487
Lindsay	\$7,128	\$13,195
Dinuba	\$5,894	\$26,169

- Comparable to other area cities

Non-governmental constraints

Financing rates – currently very low (3% - 4%)

Cost of land – comparatively low (\$25,000 - \$35,000/acre)

Cost of construction – relatively low

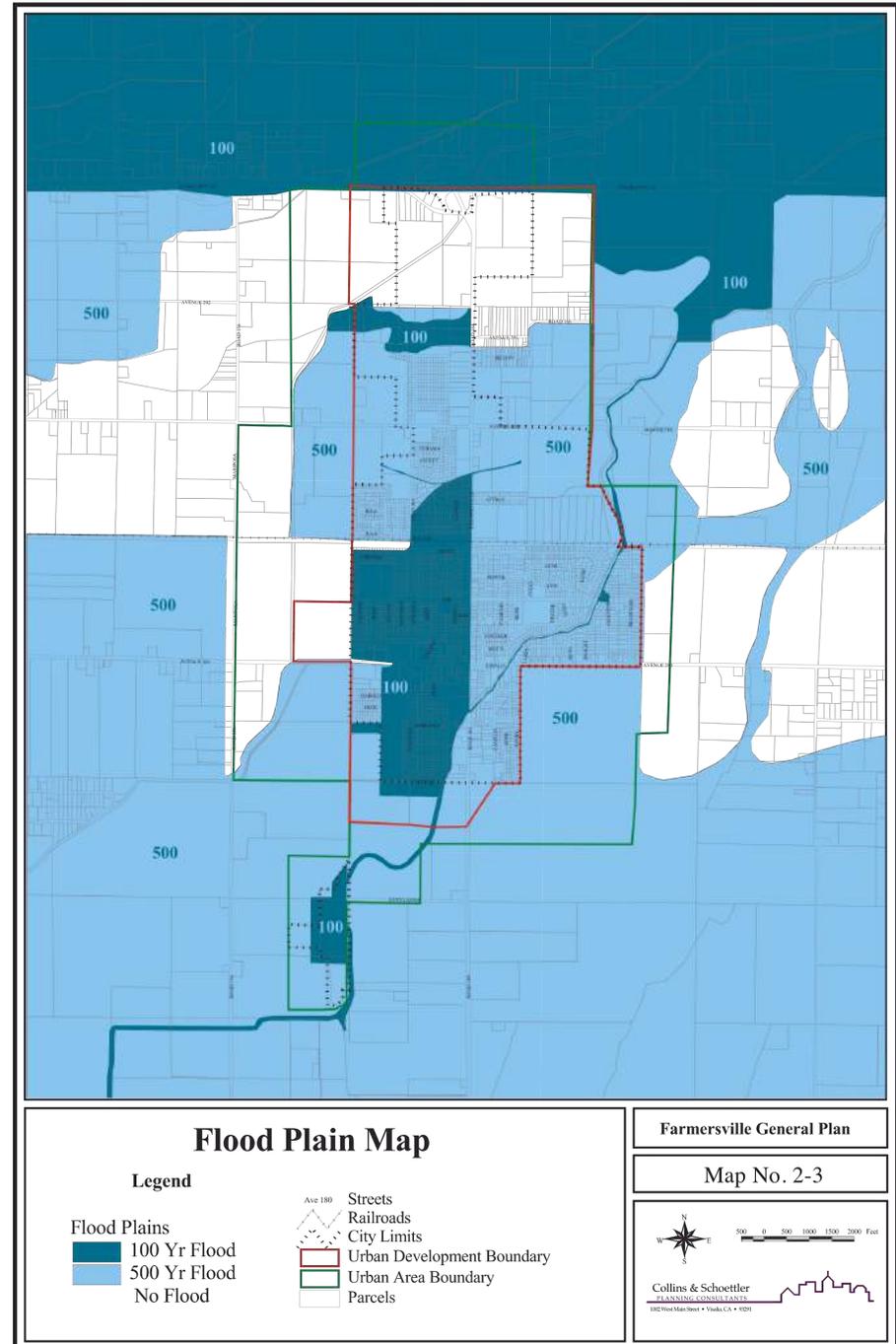
- Low costs can help developers to build affordable housing.

Environmental Constraints

-Flooding

-Habitat issues

- Can increase the cost of housing



Chapter 8 will contains goals, objectives and action plans for the 2016 Housing Element



Goals for 2016 Housing Element

- **Housing programs**

- first time homebuyer,
- home rehab,
- credit counseling,
- homebuyer workshops, etc.

- **Mitigation (reduction) of Governmental Constraints**

- Review zoning standards
- Promote special programs

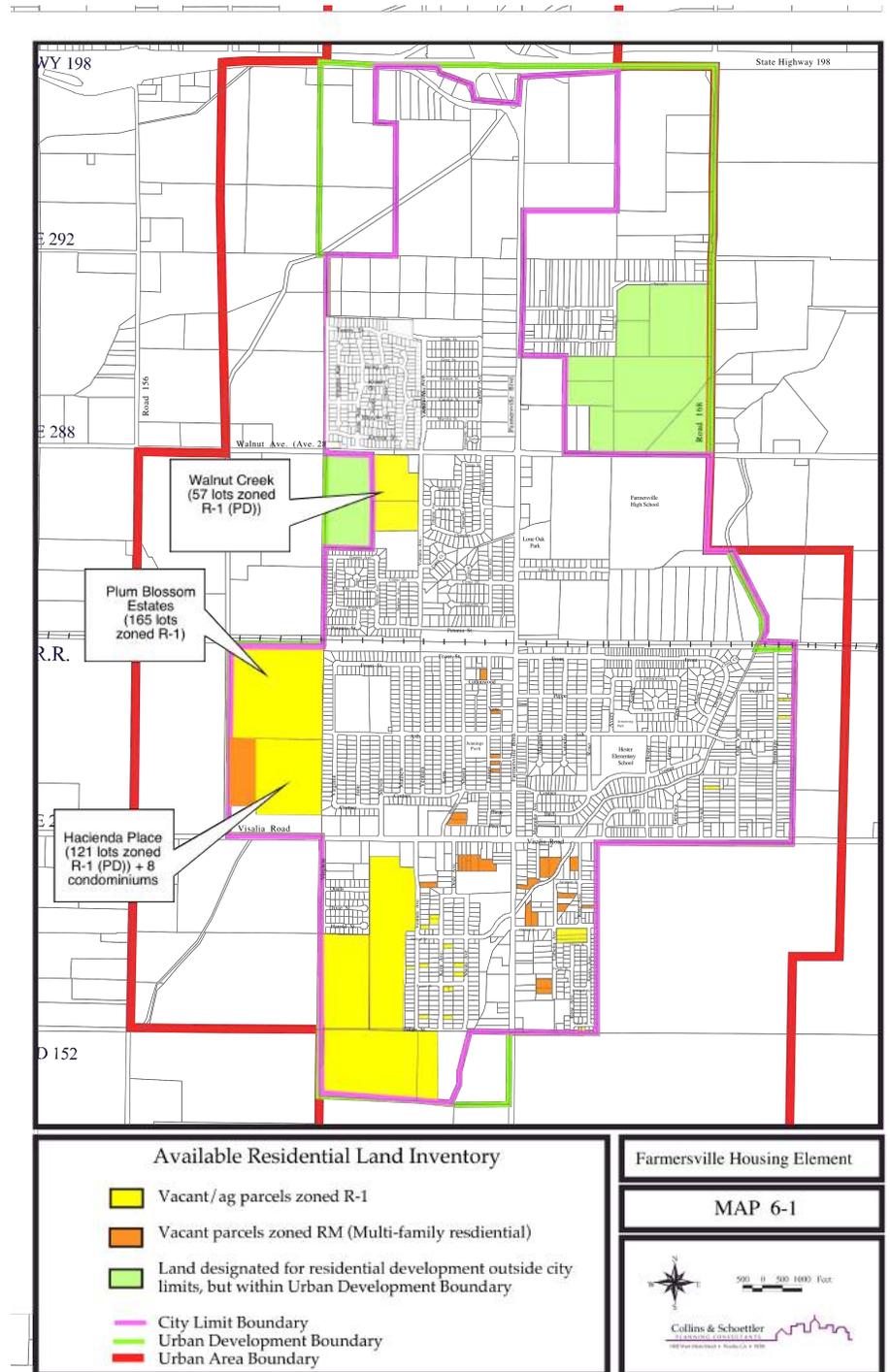


- **Preserve existing affordable housing**

- Monitor potential conversion of units to market rate

- **Ensuring adequate sites for future housing**

- Monitor zoning and land supply



- **Energy conservation opportunities**

- weatherization,
- solar,
- insulation,
- shading, etc.

- **Equal housing opportunities and public participation**

- promote housing discrimination awareness,
- public workshops, etc.
- Permit streamlining



Next Steps....

Action plans will be formalized at next month's Planning Commission meeting (January 20 at 6pm)

All are welcome!

More information

Karl Schoettler
Collins & Schoettler
karl@weplancities.com
(559) 734-8737

Housing Resources

Farmersville Housing Element
Workshop 

Fair Housing Complaints:

California Department of Fair Employment & Housing
(800) 884-1684
contact.center @ dfeh.ca.gov
www.dfeh.ca.gov/contact.htm

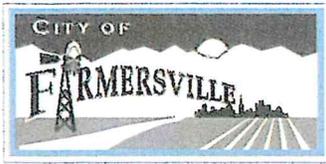
Housing Authority units and Section 8 programs

Tulare County Housing Authority
1138 S Crenshaw Court
Visalia CA 93277
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<http://www.hatc.net>

City of Farmersville Housing Programs & Code Enforcement

909 W. Visalia Road
(559) 747-0458
<http://www.cityoffarmersville-ca.gov>





City of Farmersville Planning Commission Minutes December 16, 2015 • 6:00 p.m.

1. Call to Order. *The Vice Chairperson called the meeting to order 6:00pm.*
2. Roll Call: Present: R. Casas, A. Lopez, M. Lamas

Absent: J. Luna, M. Sisk

Pledge of Allegiance. *Led by Vic chair A. Lopez.*

3. Approval of Minutes: November 18, 2015.

A motion to approve the November 18, 2015 Minutes was made by R. Casas, second by M. Llamas. Motion passes with a vote of 3-2-0.

Ayes: R. Casas, A. Lopez, M. Llamas

Absent: J. Luna, M. Sisk

Noes: 0

5. Public Comments. *None.*

6. Public Hearings

- A. Conditional Use Permit 2015-05 (Verizon Wireless). A proposal to establish a cell tower on a parcel located at 586 S. Farmersville Boulevard. Resolutions 2015-08 and 2015-09.

K. Schoettler presented the staff report on the CUP 2015-05.

A. Lopez, Vice Chair opened for Public Comments at 6:08pm.

M. Llamas, Commissioner commented – is the tree the same height as the tower that is behind City Hall?

K. Schoettler – the tower behind City Hall is a little over 100 feet. The proposed tower on S. Farmersville Blvd will only be 80 feet.

A. Lopez, Vice Chair– who owns this parcel and has a public notice been given?

K. Schoettler –Yes we did notify residents with a Public Notice, and the property owner has signed a consent form for the project.

J. Hightower from SAC wireless – commented, the property owners are Mr. & Mrs. Sousa.

Public hearing closed at 6:12 pm

A motion to adopt Resolution 2015-08 was made by Commissioner R. Casas. Second by Commissioner M. Llamas. Motion passes with a vote of 3-2-0.

Ayes: R. Casas, A. Lopez, M. Llamas
Absent: J. Luna, M. Sisk
Noes: 0

A motion to adopt Resolution 2015-09 Conditional Use Permit was made by Commissioner M. Llamas. Second by Commissioner R. Casas. Motion passes with a vote of 3-2-0.

Ayes: R. Casas, A. Lopez, M. Llamas
Absent: J. Luna, M. Sisk
Noes: 0

7. Old Business

A. **Workshop on Housing Element Update.** An overview of work completed to date and a highlight of information and issues.

K. Schoettler commented that due to the absence of Commissioners we will table the Housing Element workshop until the January meeting.

K. Schoettler also commented that we have a letter of resignation from our Chairman, M. Sisk. We will need to put out notice that we have an opening for the Planning Commission. Next meeting we will need to formalize a chairman and vice chair.

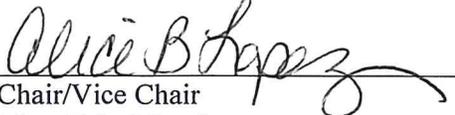
8. Director's Comments, Commissioner Comments.

K. Schoettler – commented we are expecting the Rite Aid project to be breaking ground shortly after the New Year. Also, last month we had a meeting with the church that has property across the street from City Hall. They may be willing to sell it to someone for commercial use and use those funds to purchase a property in a different location.

7. **Adjournment.** A motion to adjourn was made by R. Casas, second by M. Llamas. At 6:20pm.

Ayes: R. Casas, A. Lopez, M. Llamas
Absent: J. Luna, M. Sisk
Noes: 0

ATTEST:


Chair/Vice Chair
Matt Sisk, Alice Lopez


Patricia F. Button
City Clerk



