Agenda # 5.1 A

City Council Workshop

Farmersville Housing Element

March 28, 2016

What is the Housing Element?

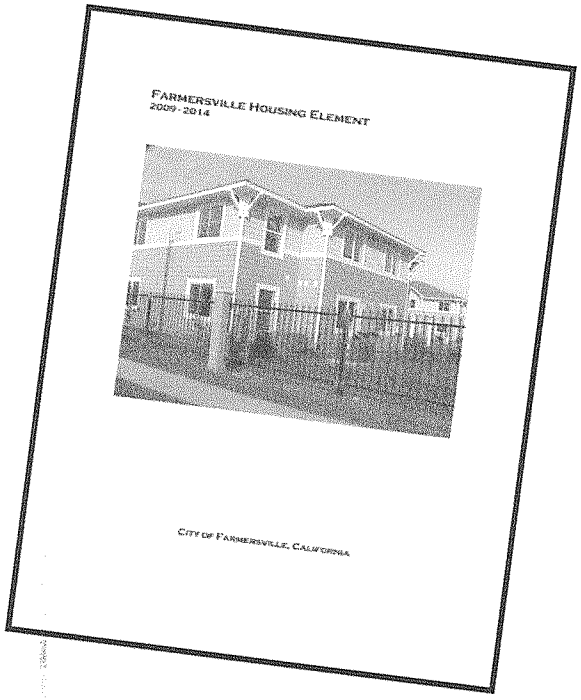
- Part of the City's General Plan
- Must be updated every 8 years
- This Housing Element covers the years Jan 1, 2016 through December 31, 2023

- *"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 are 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;

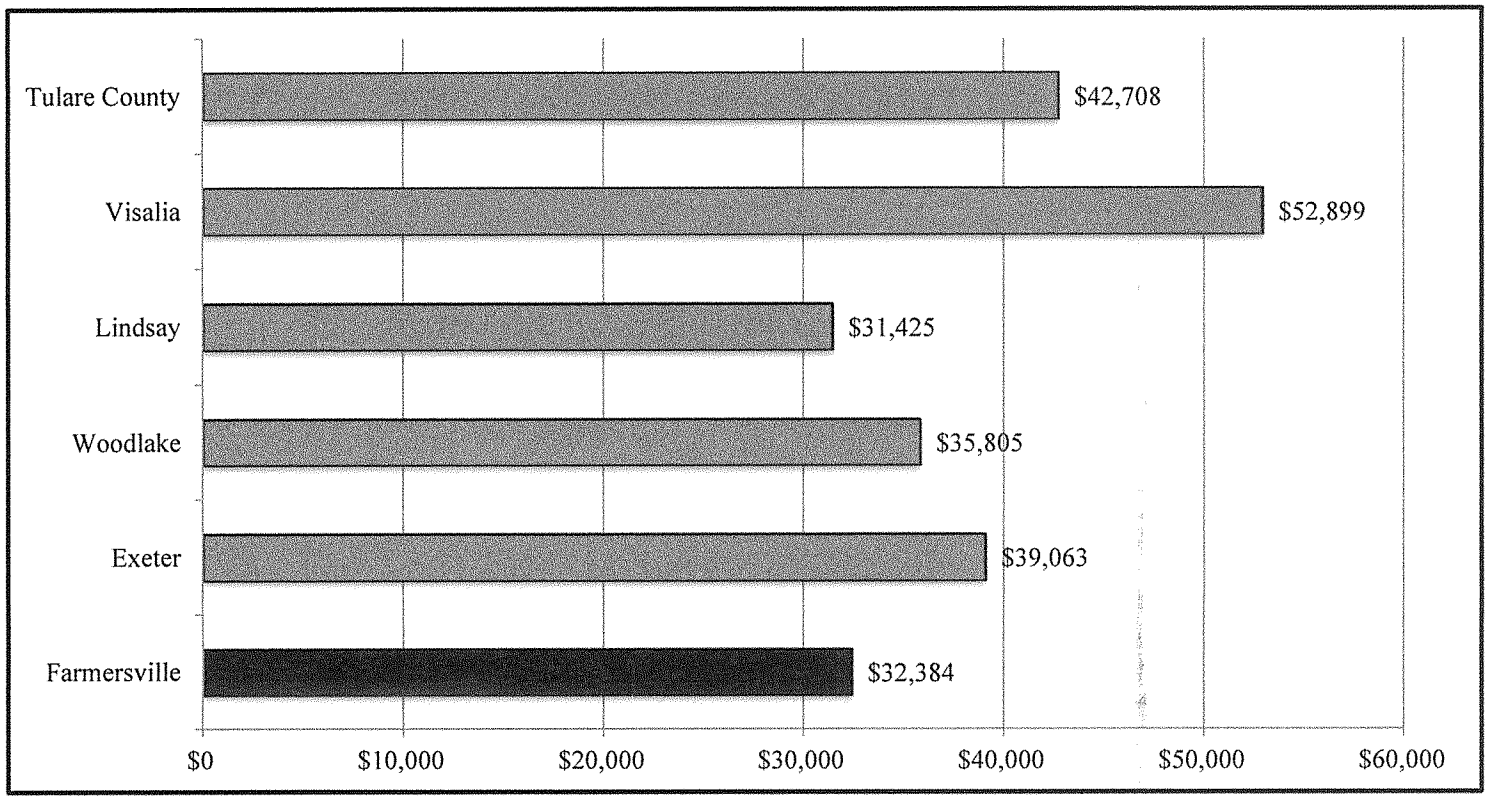
-Redevelopment terminated by the State.

Chapter 3: Community Profile

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

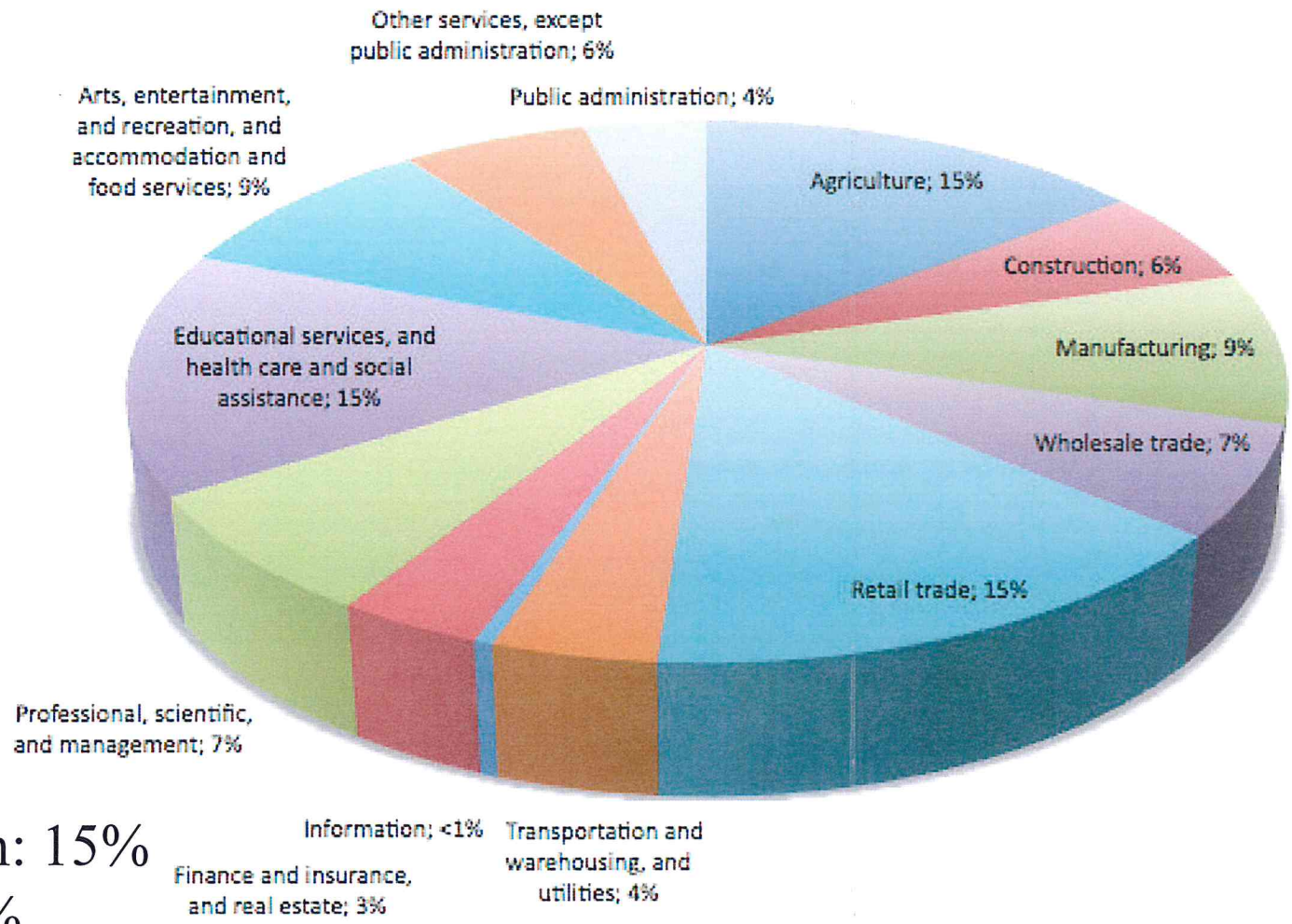
Income

Median Income levels (P. 3-5 - 2010 Census)



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

Employment (p. 3-7)



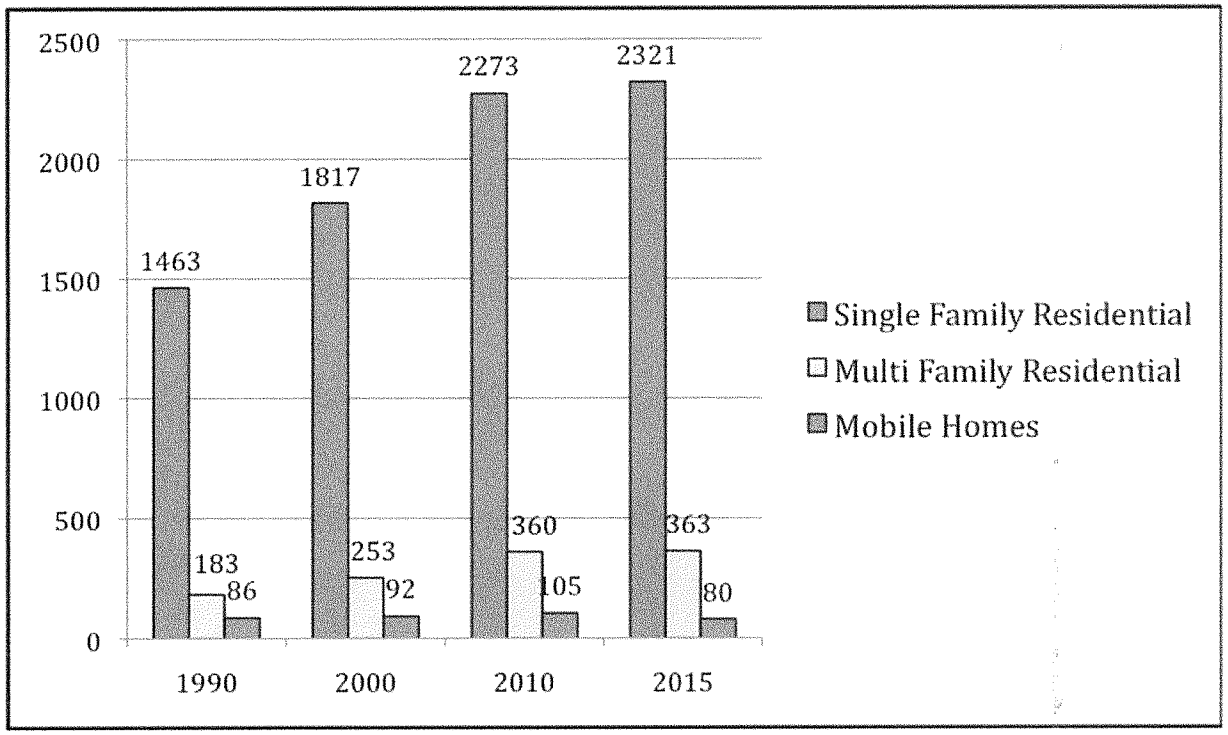
Retail: 15%
Education/Health: 15%
Agriculture: 15%
Manufacturing: 9%
Food/Accommodations: 9%

Agriculture used to be #1 employer

Chapter 4: Housing Profile

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

Units by Type (p. 4-2)



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

Persons per Household, 2014 (p. 4-3)

3.99 persons per household in Farmersville (State DOF)

Question:

Which city has the highest number of persons per household?

Dinuba	3.9
Exeter	3.1
Farmersville	4.1
Lindsay	3.9
Woodlake	3.8
All cities	3.3

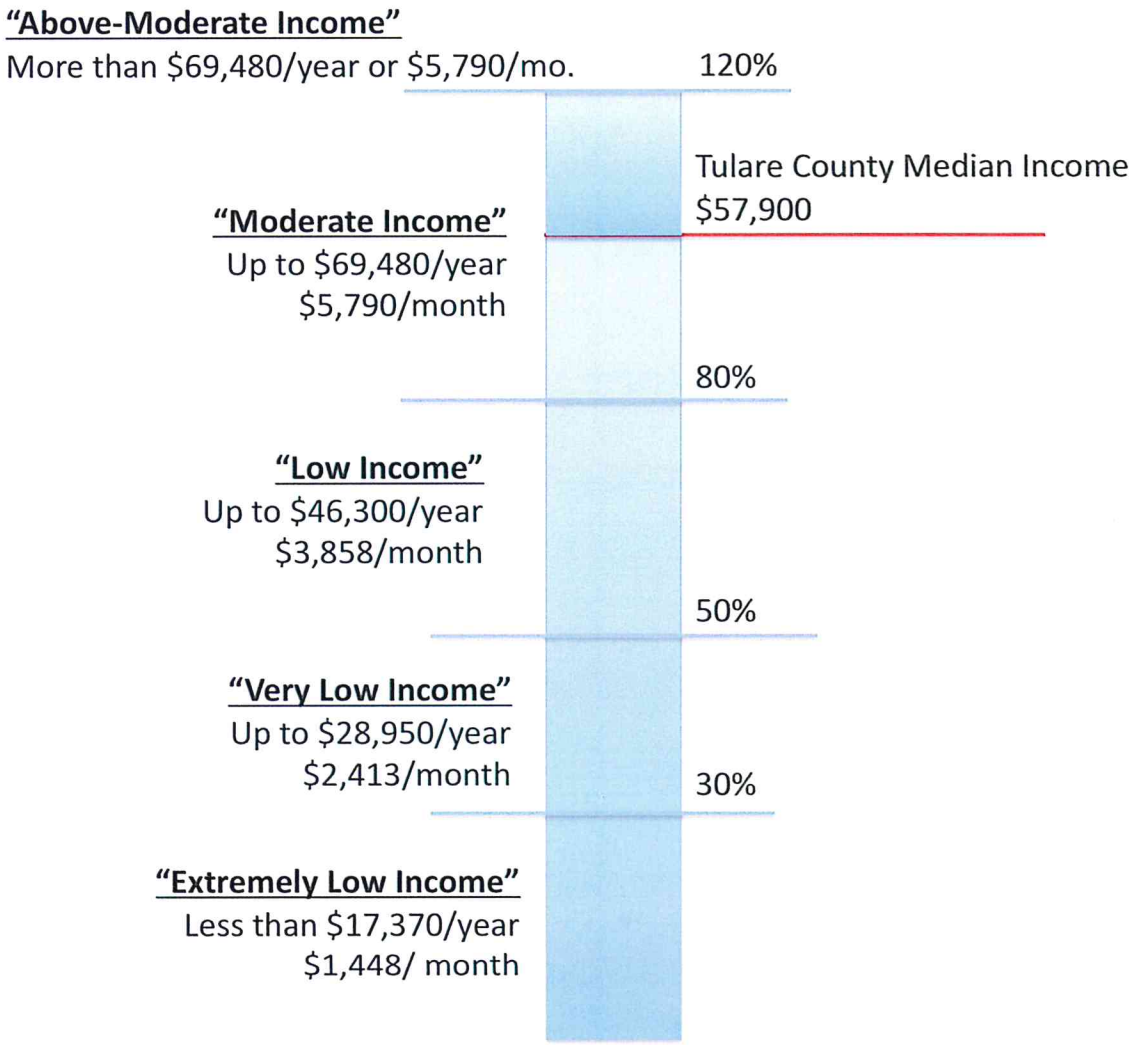
Chapter 5: Housing Needs

- 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

Housing Affordability & Income Categories (p. 5-2)

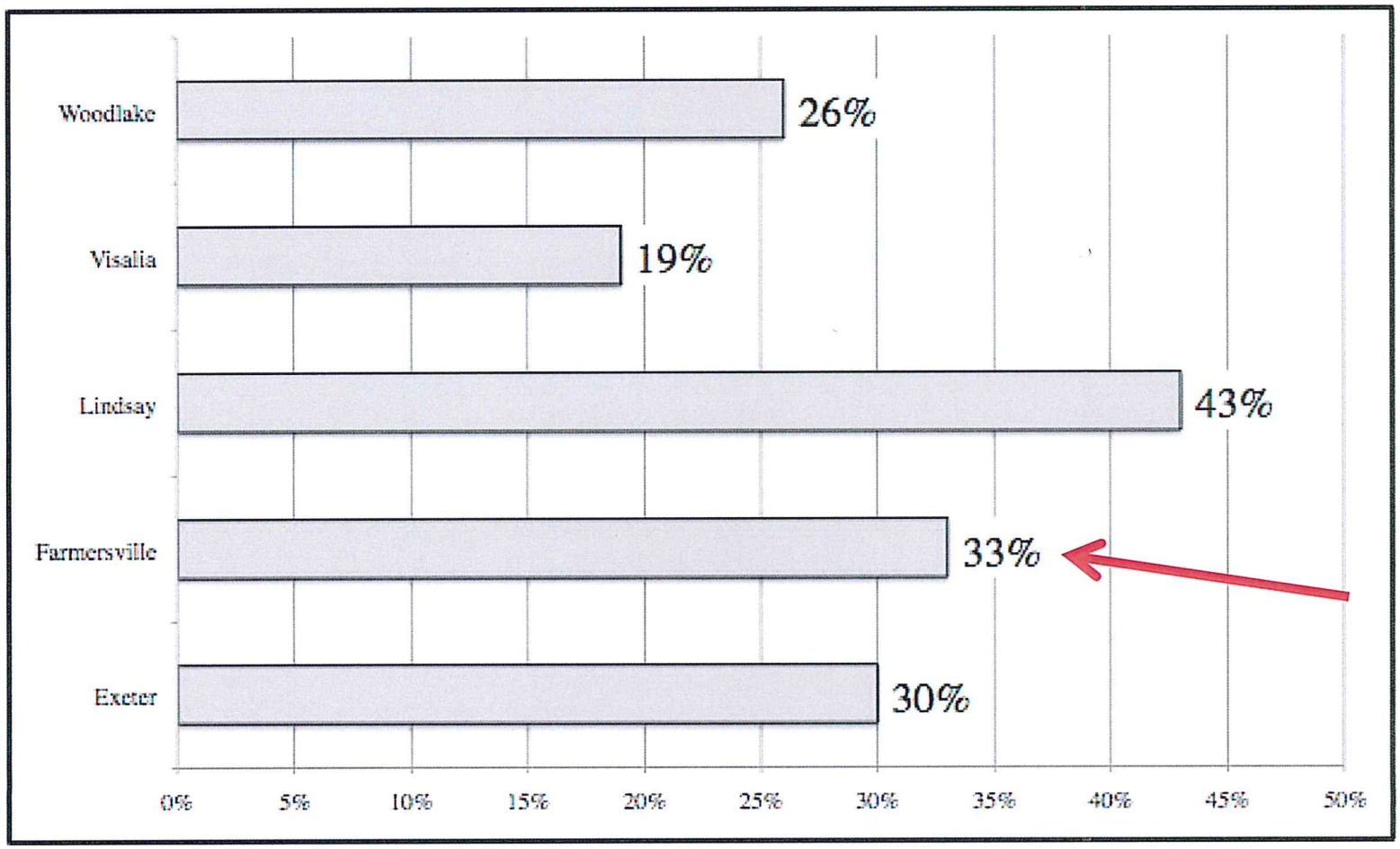
City is assigned a certain number of dwelling units to be built for five income categories

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



Family of four

Area Cities Poverty Rate – 2013 (p. 5-8)



Special Needs Groups

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

Elderly (5-10)

- Defined as 65 and over

- 7% 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

City actions:

-Village Grove Apartments (48 units)

-Farmersville Senior Apartments (40 units)

Persons with Disabilities (p. 5-11)

11% 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

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 (p. 5-14)

24% of households were female headed in 2010
16% of Tulare County as a whole

Homeless (p. 5-14)

Fewer than 6 chronically homeless in Farmersville

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

Farmworkers (p. 5-16)

15% 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).

New Construction Need (p. 5-18)

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

Assigned by the State of California:

Income Group	Units Needed	Percent of total
Extremely Low	37	8%
Very Low	37	8%
Low	65	14%
Moderate	68	15%
Above Moderate	259	55%
Total	**466 units**	**100%**

Projections seem high:

Requires 56 units per year

Farmersville added only 26 units from 2010 to 2015! That's 4 units per year.

City won't get penalized if units aren't built.

Chapter 6:
Does Farmersville Have Enough Land?

Income Group	Units Needed
Extremely Low	37
Very Low	37
Low	65
Moderate	68
Above Moderate	259
Total	**466 units**

139 must be multi family units

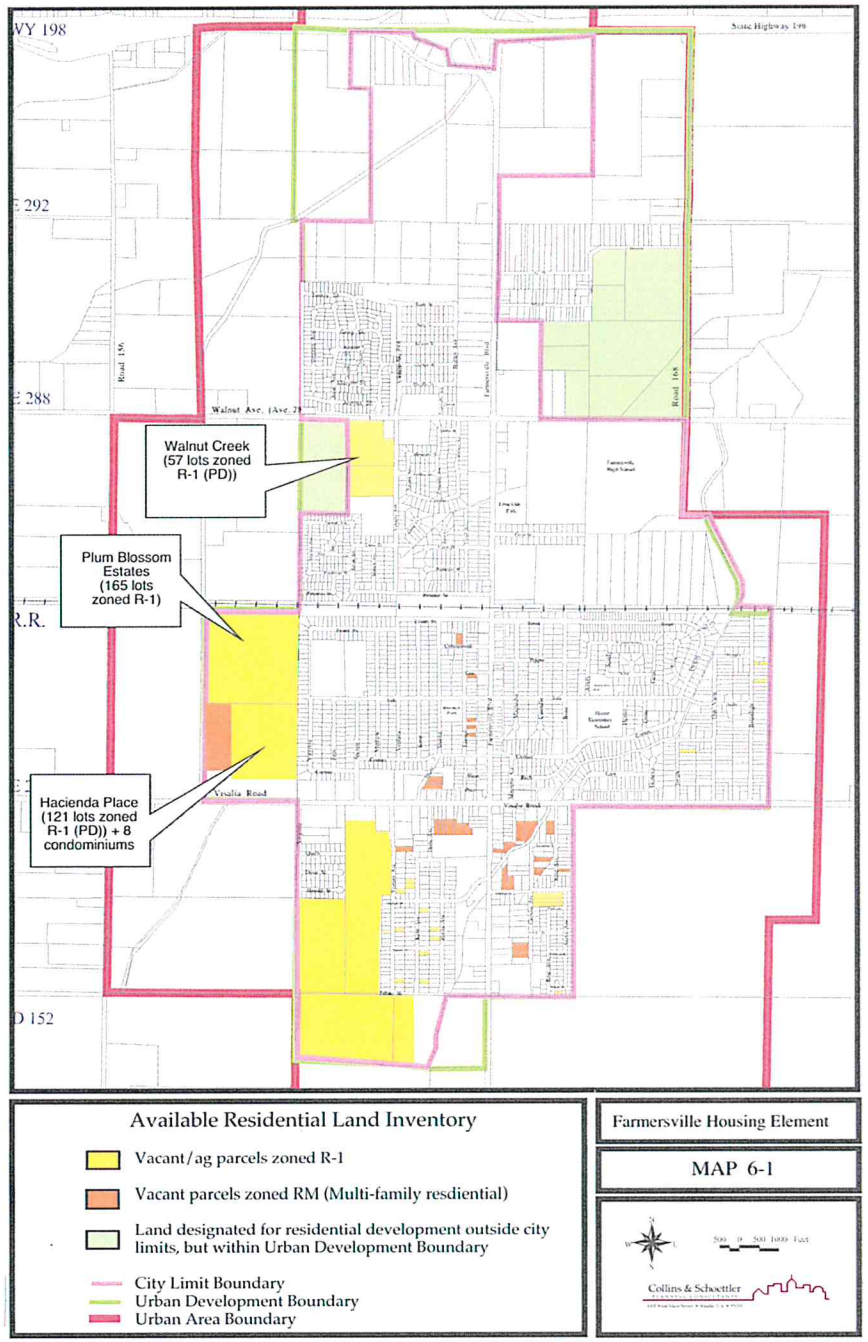
327 can be single family units

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



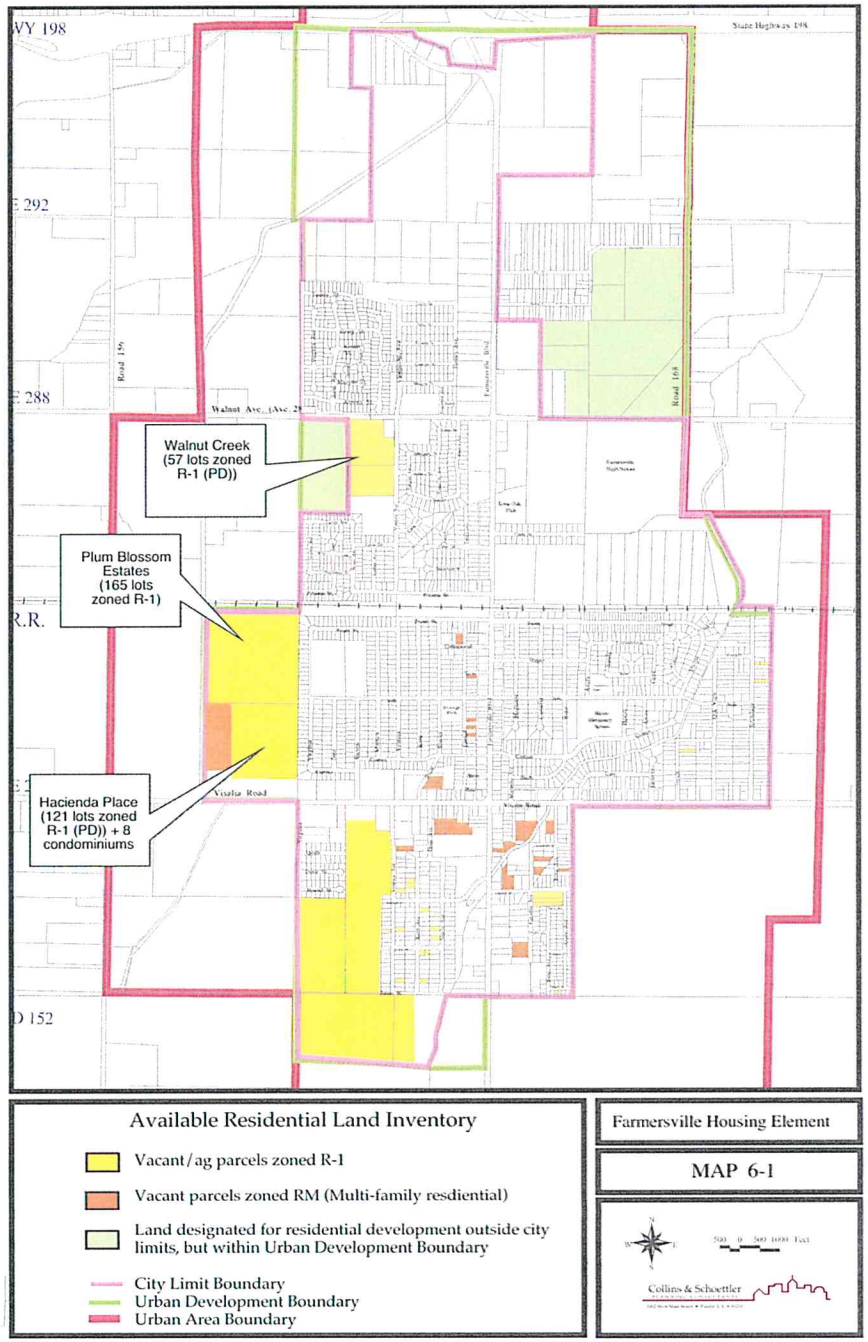
Land Available for Multi-Family Development (p. 6-6)

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 **<u>152 units)</u>**



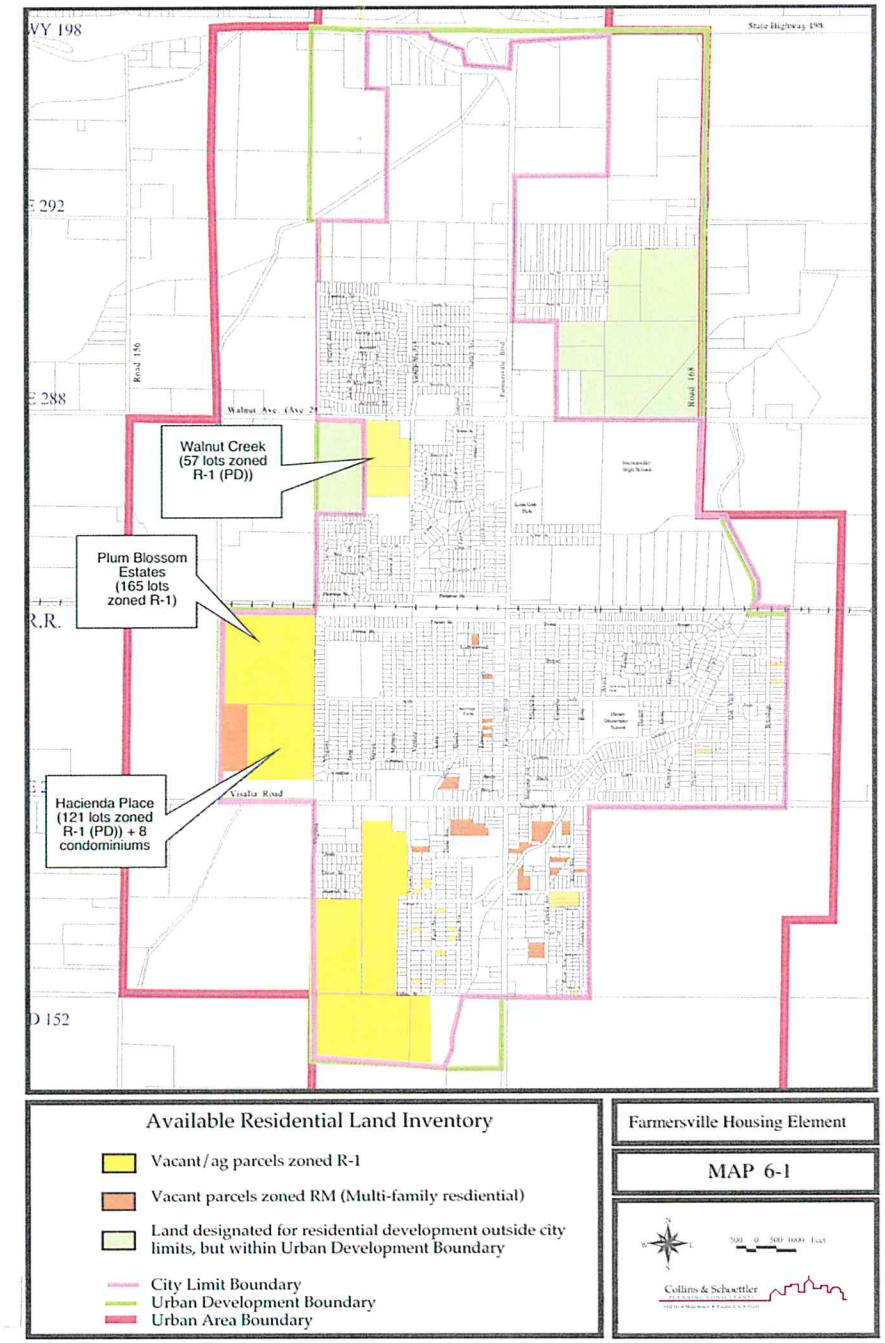
Land Available for Single Family Development (p. 6-6)

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 (pp. 6-8 – 6-10)

Sewer

Water: Capacity for only about 330 homes. Housing Element target is 466.

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?

Zoning Standards (p. 7-3)

- **lot size and dimensions**
- **Setbacks**
- **Density**
- **height**
- **Parking**
- **etc.**

	Zone Districts		
Development Standards	R-1	RM-2.5	RM-4.0
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 (p. 7-7)

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 (p. 7-17 – 7-19)

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.

Chapter 8: Goals, Objectives and Action Plans

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

A. Provisions for Extremely Low-, Very Low-, Low- and Moderate-Income Housing (pp. 8-2 – 8-4)

▯ = Accomplished
▯ = Ongoing
▯= Not accomplished or no longer available
+ = continue
- = discontinue/completed

1. Redevelopment Assistance ▯ -
2. Support HOME funding ▯ +
3. Promote infill development ▯ +
4. Promote use of the Planned Development Zone ▯ +
5. Promote use of the Density Bonus law ▯ +
6. Coordinate with the Housing Authority to promote affordable housing ▯ +

A. Provisions for Extremely Low-, Very Low-, Low- and Moderate-Income Housing *(continued)*

7. Promote the development of farmworker housing +

B. Mitigation of Governmental Constraints (8-5 – 8-6)

1. Adopt a Reasonable Accommodations Ordinance -

2. Amend Zoning Ordinance to allow special housing types -

3. Promote infill development +

4. Increase permitted density in the R-3 zone -

5. Amend zoning ordinance to allow employee housing -

B. Mitigation of Governmental Constraints *(continued)*

7. Amend zoning ordinance to allow single room occupancy units -

8. Amend zoning ordinance to allow density bonus for large family units -

9. Amend zoning ordinance to classify multi family housing as a permitted use in multi family residential zones -

10. Amend zoning ordinance to allow residential care homes as permitted in single and multi family zones. -

Others

#2 (p. 8-6): Add "Transitional and Supportive" housing as permittted uses in the R-1 zone.

#4. (p. 8-6): Increase water supply capacity.

C. Moderate-Income Housing Opportunities (8-7 – 8-8)

1. Promote use of the Planned Development zone +

2. Promote use of the HOME funding program. +

3. Continue to implement the General Plan, particularly as it concerns economic development and the creation of well-paying jobs. +

Others?

#4 (p. 8-8): Consider adopting a single family residential zone with larger lot sizes (e.g. 7,500 square feet).

D. Conserve and Improve Existing Affordable Housing Stock (8-10)

1. Review projects efficiently ▯ +

2. Continue (resume) applying for CDBG funding for housing and economic development ▯ +

3. Provide redevelopment funding assistance for affordable housing projects ▯ -

4. Remove substandard units ▯ +

E. Provisions of Adequate Sites and Infrastructure for Housing Development (8-11 – 8-12)

1. Continue to monitor land supply +

1. Zone additional land for multi family development. -

2. Establish a lot consolidation for affordable housing projects . +

3. Update the City's utility master plans (water, sewer, storm drain) so these systems can accommodate new development. +

4. Provide priority for utility service to affordable housing projects. +

F. Energy Conservation Opportunities (8-13 – 8-14)

1. Implement 2025 General Plan (as it concerns energy conservation) +

2. Promote weatherization of older dwellings. +

3. Consider reducing fees for installation of solar systems. +

G. Equal Housing Opportunities and Public Participation (8-16 – 8-17)

1. Promote rental assistance for low income households through the Housing Authority. +

2. Provide housing information through brochures and city website, etc. +

3. Promote design for disabled individuals +

4. Adopt Reasonable Accommodations ordinance -

5. Promote public participation in affordable housing efforts. +

H. Preserve At-Risk Assisted Projects (8-19)

1. Provide redevelopment funds towards the Housing Authority's Section 8 program. -

2. Monitor potential conversion of affordable housing projects to market-rate housing. +

Environmental Review

- Analysis showed an issue with water capacity.

- City will need to add another well to be able supply beyond 330± dwellings (assignment is 466 dwellings).

- City is pursuing grant funds to add a well.

- Environmental study recommends adoption of a Mitigated Negative Declaration (with addition of a well being the mitigation measure).

Next Steps

1. City is working with the State Department of Housing and Community Development to finalize the Housing Element.

2. Public hearing for adoption is scheduled on April 25.

3. Deadline for adoption is April 30.