Agenda # 5.1 B

# Farmersville Housing Element 2016-2023

A Component of the Farmersville General Plan

# Table of Contents
## Farmersville Housing Element

1. Introduction ..... 1-1

2. Evaluation of the 2009 Housing Element ..... 2-1

3. Community Profile ..... 3-1

4. Housing Profile ..... 4-1

5. Housing Needs ..... 5-1

6. Land Availability and Public Facilities ..... 6-1

7. Development Constraints ..... 7-1

8. Goals, Objectives and Action Plans ..... 8-1

Appendix A: Workshop Notices

(c) The provision of housing affordable to low- and moderate- income households requires the cooperation of all levels of government.

(d) Local and state governments have a responsibility to use their vested powers to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.

(e) The California Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.

Failure to prepare and adopt a housing element that is substantially in compliance with the State's guidelines for the contents of a housing element can potentially place a city in a legally precarious position (Section 50459 of the Health and Safety Code).

*Buena Vista Gardens Apartments v. City of San Diego Planning Department* (1985) 175 Cal. App.3d 289, provided a court interpretation that the City of San Diego had not met the statutory requirements contained in Section 50459 of the Health and Safety Code.

In the case of the *Committee for Responsible Planning v. City of Indian Wells* (1989) 209 Cal.App.3d 1005, the court ruled that Indian Wells' housing element failed the inter-element consistency finding and it did not contain the required information specified by Section 50459 of the Health and Safety Code. The ominous result of this ruling is that the court imposed a moratorium, which prevented the City from issuing building permits and approving planning permits - subdivisions, conditional use permits, zone amendments and variances.

State planning law requires all local jurisdictions to adopt and maintain a General Plan incorporating seven required elements. The law also requires consistency between these general plan elements. For example, if the Farmersville Housing Element includes a policy stating that the City provide adequate sites for a range of housing types, including multi-family residential uses, then the Land Use Element would have to be consistent with this policy by designating sufficient land area for this type of development.

Another example of inter-element consistency involves the use of population projections, which is the basis for future land needs for housing units and other urban uses. The Land Use and Housing Elements should use the same population projections in their needs analysis to avoid inter-element inconsistencies.

- **Chapter 1** defines the intent of the housing element and the relationship of the element with State directives and other general plan elements.

- **Chapter 2** reviews the effectiveness of the 2009 Housing Element. It reviews and quantifies achievements of the previous element and addresses how the proposed element might be written so that it is more effective.

- **Chapters 3 and 4** provide current population, economic, and housing information.

- **Chapter 5** establishes current and future housing needs for Farmersville.

- **Chapter 6** provides an inventory of available lands and public utilities that are available to meet housing needs.

- **Chapter 7** provides a discussion of governmental and non-governmental constraints as they impact the ability to provide housing.

- **Chapter 8** sets forth goals and policies and action plans of the Housing Element. This chapter also summarizes quantitative goals of the Housing Element

**What is the Planning Area?**

Cities in Tulare County utilize a unique system of planning boundaries. Four geographic areas are significant for purposes of this element (see Map 1-1). These include:

- lands within Farmersville city limits
- lands within Farmersville's Urban Development Boundary
- land within Farmersville's Sphere of Influence
- lands within Farmersville's Urban Area Boundary

Development of lands within Farmersville's ***city limits*** is controlled by the City through its Land Use Element and zoning map. New development must be designed and built to standards contained in the city's municipal code, including the zoning ordinance, subdivision ordinance and improvements standards manual. It is within this area where Farmersville's short-term housing needs will be provided. The city limits boundary currently contains about 1,262 acres.

The ***Urban Development Boundary (UDB)*** is a line surrounding the City established to provide future growth and development areas. Essentially this line represents a "20-year growth boundary". The establishment of this line was reinforced through adoption of the

2025 General Plan. The UDB currently contains approximately 1,285 acres.

The ***Sphere of* Influence (SOI)** marks lands that can potentially annexed to the city. Annexation of land requires approval by the City but also by the Tulare County Local Agency Formation Commission (LAFCO). LAFCo policies require that the City demonstrate that it can extend city services (such as water and sewer) into the area being annexed. Currently the SOI contains approximately 2,149 acres

Finally, the ***Urban Area Boundary (UAB)*** is considered to be a "comment line" The line typically lays furthest outside the city limits. Lands in this area are directly under control of Tulare County but are considered to have an "effect" on the City. Any projects proposed in this area must be referred to the city for review and comment. The current UAB contains approximately 2,509 acres. The UAB and SOI are mostly coterminous around much of Farmersville – exceptions occur along the north, northwest, and southwest areas, where the UAB takes in a larger area than the SOI.

The County tends to maintain agricultural land use and zoning designations on land outside Farmersville city limits (within the Urban Area Boundary). This has the effect of facilitating future urban development (such as housing) and also preventing the establishment of uses that could have a negative impact on the community

**What is the Planning Period?**

The time frame for the goals and policies, action plans and implementation strategies contained in the Farmersville Housing Element is approximately eight years: January 1, 2016 to December 31, 2023.

**What About Public Participation?**

The City has conducted a number of workshops as part of preparation of the Housing Element. Five workshops open to the public were conducted with the Planning Commission in 2015, including in April, July, August, November 2015 and January 2016. Notice of these workshops was posted in English and Spanish at City Hall, the Post Office and Library, as well as on the City's website.

A community-wide workshop was conducted, on January 20, 2016. A copy of the city's flyer for this workshop is attached to the Housing Element as Appendix "A". Translation for Spanish language speakers was available at the workshop. Some ideas and concerns expressed at these workshops are important parts of the City's housing programs, including the removal of substandard units and also whether the City prohibits small dwellings (e.g. "tiny houses").

# 2 • Evaluation of the 2009 Housing Element

A key requirement is that the Housing Element review the results of the previous Housing Element - to evaluate the effectiveness of its goals, objectives, policies and action programs. Farmersville's previous Housing Element spanned the years August 1, 2009 to August 1, 2014. The state subsequently allowed the planning period to be extended through December 31, 2015. Many of the goals, objectives, policies and programs contained in the 2016 Housing Element will be based on what was learned from the review of the 2009 Housing Element.

The 2009 Housing Element established a number of actions and programs designed to meet Farmersville's housing needs. The City now has an opportunity to determine if these actions and programs were successful.

Action plans in the 2009 Housing Element were contained in Chapter 8 of that document. A typical action plan was as follows:

> ***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***

To determine the results of the 2009 Housing Element, interviews were conducted with City officials, development companies and housing agencies such as the Tulare County Housing Authority among others. Unfortunately, in some cases information from these sources was limited or not available.

It should be noted that some of the action plan programs were not directly the responsibility of the City of Farmersville. In some cases financing from federal programs

**Table 2-2**
***Housing Produced by Income Group***

| Income Group | Target | Units Produced | Percent of Goal |
|---|---|---|---|
| Extremely Low | 45 units | 0 units | 0% |
| Very Low | 37 units | 0 units | 0% |
| Other Low | 40 units | 45 units | 89% |
| Moderate | 89 units | 4 units | 4% |
| Above-Moderate | 306 units | 0 units | 0% |
| TOTAL | 518 units | 49 units | |

The results illustrated in the foregoing tables shows an extreme contraction in the production of new housing in Farmersville. This is consistent with observations in other area cities and even nationwide, during the planning period.

The main reason for the shortfall was the economic downtown associated with the worldwide recession that began in 2005. This recession has been deemed the worst since World War II, and followed a "housing bubble" in the early part of the first decade of the 2000's which saw an unprecedented amount of housing development in California and the nation.

Ultimately this housing bubble was unsustainable and triggered a severe recession that lasts through the present time. As the recession wore on numerous households found themselves in unsustainable financial position due to "upside down" mortgages – where the amount owed on the mortgage exceeds the value of the home. The Great Recession led to a significant increase in unemployment, with the national unemployment rate surpassing 10 percent, with Farmersville approaching a rate of nearly 20 percent.

Rehabilitation Goals

The Housing Element also established goals for housing rehabilitation. Specifically the Element established a goal for the rehabilitation of 60 lower income units during the planning period of the 2009-2014 Housing Element. Records indicate that the City has facilitated the rehab of 32 units during this time frame.

| Action | Year | Agency | Funding | Evaluation/Action |
|---|---|---|---|---|
| for projects that include housing for extremely low- and very-low income households. | | | | Also the City should support State efforts to re-establish redevelopment or a similar mechanism to fund affordable housing projects. |
| 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 . | Annually/ongoing | City of Farmersville and qualified developers | HOME funds | The City has partnered with Self-Help Enterprises to administer the HOME program. Since 2009, the City and S.H.E. have facilitated 58 first-time home purchases in Farmersville. Recommendation: Continue to implement and expand this program. |
| 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 | Second quarter of 2011 | City of Farmersville | CDBG funds | Accomplished. After a tremendous lull in development the City (in 2014) approved a 20-lot residential subdivision on an infill site located on the south side of Petunia Street, west of Farmersville Boulevard (adjacent to the railroad). It is |

| Action | Year | Agency | Funding | Evaluation/Action |
|---|---|---|---|---|
| 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. | | | | reflects the latest state law on this issue. Recommendation: Continue to implement this program, particularly as the economy and development resumes. |
| **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. | Ongoing | City of Farmersville and Tulare County Housing Authority | HUD funds and Redevelopment funds | Accomplished. The City continues to support Housing Authority programs and projects. Currently there are 55 Section 8 contracted properties in Farmersville. Further the Housing Authority operates the Linnell Farm Labor facility on 150 acres immediately west of the City. The City supports this facility in various ways, particularly as a first responder for police and fire emergencies. |
| **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 | First quarter, 2011 | City of Farmersville | General fund and Redevelopment funding | Not accomplished. The City was unable to identify a partner in this endeavor, likely due to the economic downturn. However as noted above, the City continues to support the Housing Authority's operation of the 191-unit Linnel Farm Labor Center |

| Action | Year | Agency | Funding | EvaluationAction |
|---|---|---|---|---|
| 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. | | | | |
| **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. | Ongoing | City of Farmersville | General Fund | Due to the State's cancellation of redevelopment in 2012 no additional projects were funded. Prior to that the Redevelopment Agency provided funding for several affordable housing projects, including the Gateway Village (64 units) and Farmersville Senior Housing (40 units).<br><br>Recommendation: The City should support state efforts to re-establish redevelopment programs targeted toward affordable housing projects. |
| **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. | Third quarter, 2010 | City of Farmersville | General Fund | Accomplished. The density standard of the RM-2.5 zone was increased to one dwelling per 1,700 square feet of lot area by Ordinance #451. |

| Action | Year | Agency | Funding | EvaluationAction |
|---|---|---|---|---|
| **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 standars 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. | Third quarter, 2012 | City of Farmersville | General fund | Accomplished. The Zoning Ordinance has special parking standards for "nursing and convalescent homes, hopitals and sanitariums" of one parking space for every four beds. |
| **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. | First quarter, 2010 | City of Farmersville | General fund | Accomplished by adoption of Ordinance #451. Recommendation: No further action is needed. |
| **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. | First quarter, 2010 | City of Farmersville | General fund | Accomplished by adoption of Ordinance #451. Recommendation: No further action is needed. |

## C: Moderate Income Housing Opportunities

| Action | Year | Agency | Funding | Evaluation |
|---|---|---|---|---|
| **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. | Ongoing | City of Farmersville | General fund | Not accomplished. Due to the downturn in the economy no projects were proposed during the planning period. Recommendation: The City will continue to promote the use of the PD zone. |

| Action | Year | Agency | Funding | Evaluation |
|---|---|---|---|---|
| landscaping and lighting districts. | | | | Blvd. Recommendation: Continue this action plan. |
| 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. | Ongoing, annually | City of Farmersville | CDBG funds | Accomplished. Utilizing Self Help Enterprises as a facilitating agency the City processed 32 home rehabilitations for low income households during the planning period. Recommendation. Continue to implement this program as funding is available. |
| 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. | Ongoing, annually | Farmersville Redevelopment Agency | Redevelopment Low and Moderate Income fund | Not accomplished during planning period, and redevelopment was terminated by the State in 2012. Prior to that the Redevelopment Agency contributed funding toward the 40-unit Farmersville Senior Housing complex on S. Farmersville Blvd. Recommendation: The City should support State efforts to re-establish redevelopment funds towards affordable housing projects. |
| 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. | Ongoing, annually | Farmersville Redevelopment Agency | Redevelopment Low and Moderate Income fund | Need information from Farmersville Building Department. Recommendation: Seek resources to continue this program. |

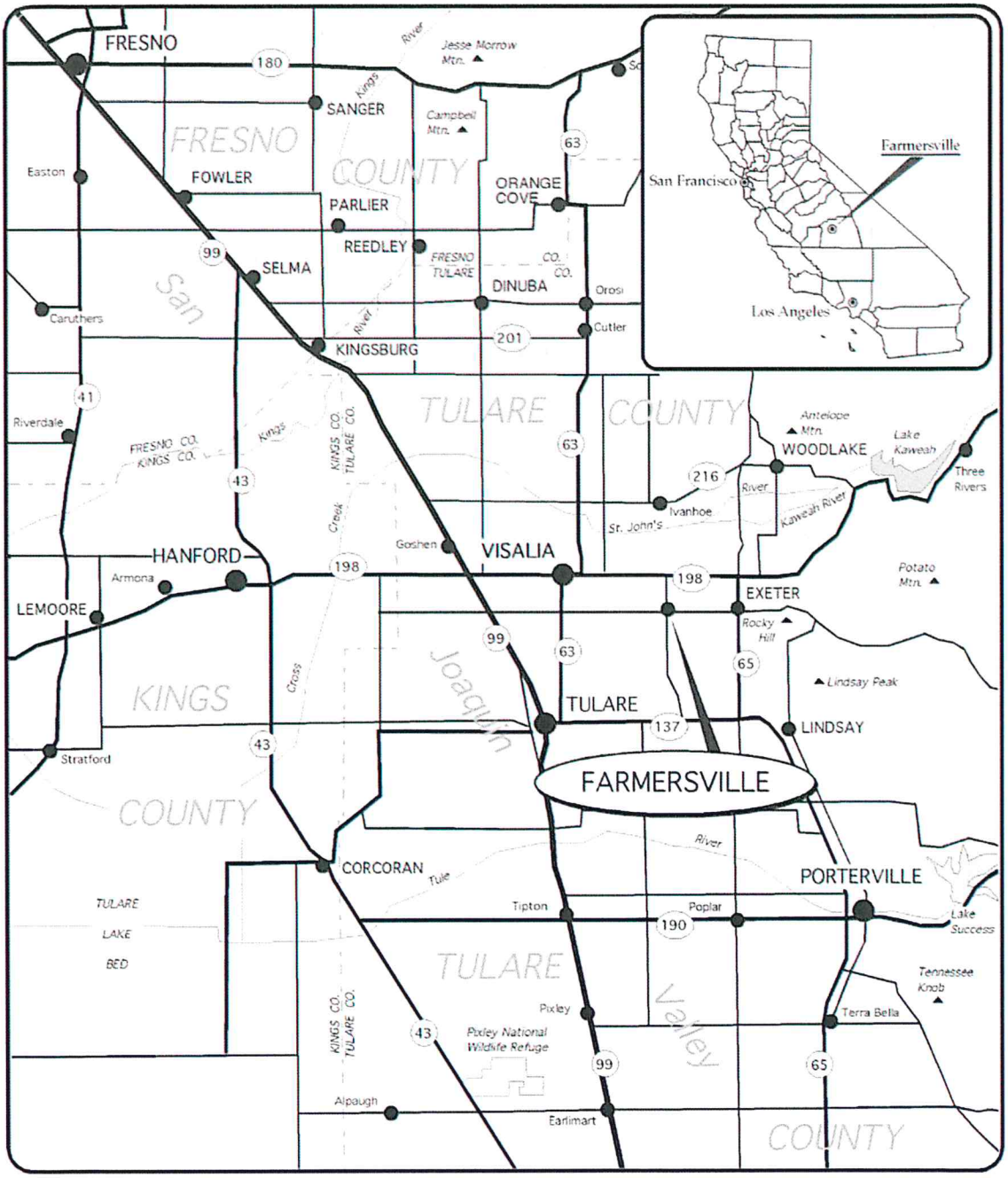
| Action | Year | Agency | Funding | Evaluation |
|---|---|---|---|---|
| affordable housing developers in the area. | | | | |
| 4. **Utility Master Plans**. A review of each of Farmersville's utility master plans should be conducted over the next five years. These master plan reviews should provide a five-year capital improvement program for each infrastructure system and a mechanism for financing these improvements consistent with AB 1600. | Third quarter, 2012 | City of Farmersville, Public Works Department | Utility funds | Accomplished. The City Engineer prepared a Comprehensive Infrastructure Master Plan (CIMP) funded by the California Strategic Growth Council, that reviewed city utility master plans and identified needed improvements to serve growth through the planning period of the Farmersville General Plan. Recommendation: Continue to implementation recommendations of the CIMP as funding allows. |
| 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. | Second quarter, 2010 | Public Works Department | | Accomplished. |

## G. Equal Housing Opportunities and Public Participation

| Action | Year | Agency | Funding | Evaluation |
|---|---|---|---|---|
| 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. | Ongoing, annually | City of Farmersville and Tulare County Housing Authority | HUD funds | Accomplished. The Housing Authority currently has 55 Section 8 units in the City of Farmersville, and also operates the 191-unit Linnel Farm Labor Center immediately outside Farmersville City limits<br>Recommendation: Continue to support the Housing Authority with its rental assistance programs. |
| 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. | First quarter, 2010 | City of Farmersville | CDBG funds | Accomplished. The City and Self-Help Enterprises continue to publish notifications of housing programs that are available in Farmersville (in English and Spanish). The City is currently in the process of establishing a website.<br>Recommendation: Continue this action program. Add information on housing programs to the City's website when it is re-established. |
| 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. | Ongoing, project by project | City of Farmersville | General Fund | Accomplished, however there were no multi family projects proposed during the planning period.<br>Recommendation: Continue this program with future multi-family projects. |

## H. Preserve At-Risk Assisted Projects

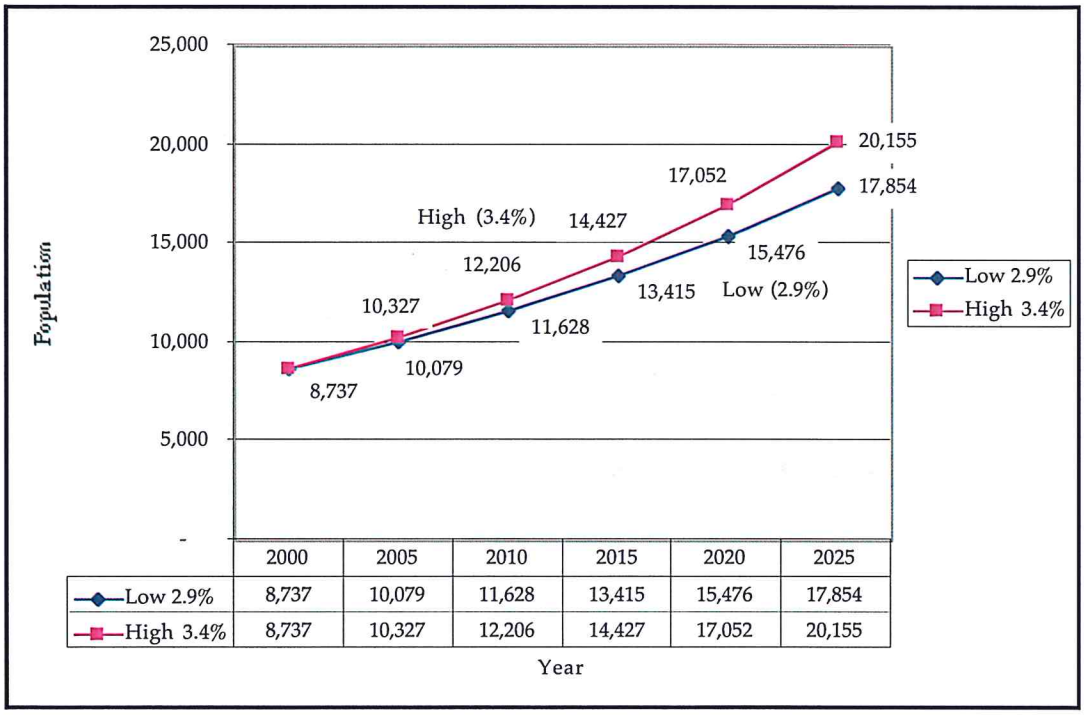
| Action | Year | Agency | Funding | Evaluation |
|---|---|---|---|---|
| 1. **Section 8 Housing Program**. The Redevelopment Agency will consider providing funds for rehabilitation of rental units if the owner agrees to rent the units under the Housing Authority's Section 8 program. | Ongoing, project by project | Farmersville Redevelopment Agency | Redevelop-ment funds | Not accomplished. The State cancelled redevelopment agencies in 2012. Prior to that redevelopment funding was committed to other housing objectives in Farmersville. Recommendation: The City should support State efforts to re-establish redevelopment (or a similar mechanism) to fund affordable housing programs. |
| 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 convesion 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. | Ongoing | City of Farmersville | General fund | Accomplished. No conversions have occurred in the City during the planning period. Recommendation: Continue this action plan. |
| | | | | |




| City of Farmersville | Regional Location | map 3-1 |
|---|---|---|

Population projections for Farmersville have been established in the 2025 Farmersville General Plan and are shown in Chart 3-2. By the year 2010 the estimates had forecast a "low" population of about 11,628 and a "high" population of 12,206 persons. By the year 2025, the estimates forecast a low population estimate of 17,854 and a high population of 20,155 persons. With the year 2015 population at 10,908, it is apparent that the projections in the General Plan were more robust than Farmersville's actual growth.

**Chart 3-2**
***Population Projections from the 2025 Farmersville General Plan***




| | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 |
|---|---|---|---|---|---|---|
| Low 2.9% | 8,737 | 10,079 | 11,628 | 13,415 | 15,476 | 17,854 |
| High 3.4% | 8,737 | 10,327 | 12,206 | 14,427 | 17,052 | 20,155 |

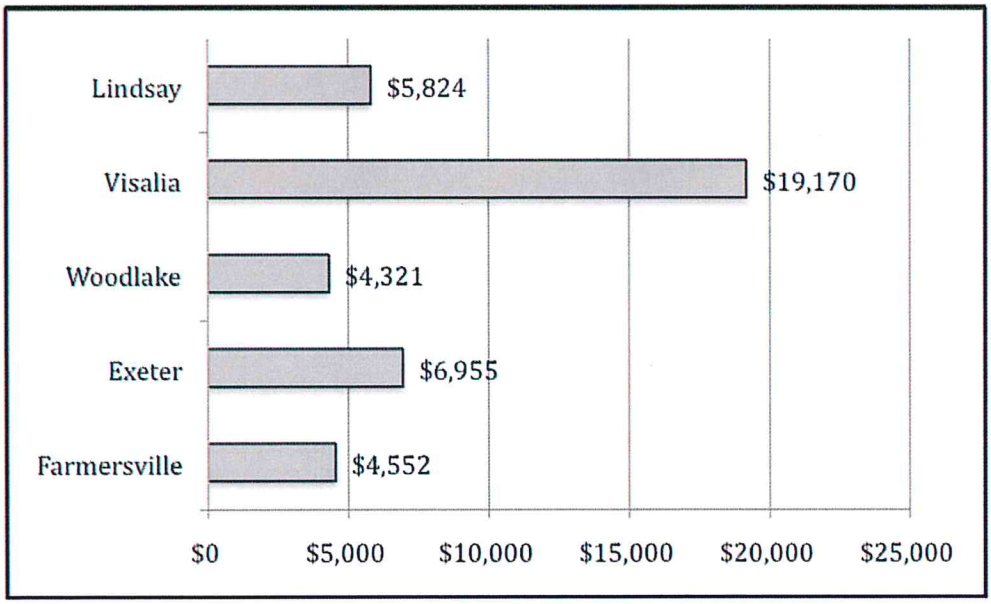
Source: 2025 Farmersville General Plan

Retail Sales

Taxable sales are an indicator of a city's economic vitality. A common measure is per-capita taxable sales. This is the amount of taxable sales generated by a City, divided by its population. A city with a high per-capita taxable sales figure generally reflects a community with numerous retail and/or durable goods commercial establishments or citizens with higher purchasing power.

Chart 3-4 shows per-capita taxable sales for Farmersville and other area cities for the year 2013 (the most recent year for which data are available). The table shows that Farmersville's per-capita taxable sales figure is among the lowest of Tulare County's cities. For Farmersville this indicates a serious fiscal condition, especially given the fact that most cities are increasingly reliant on sales tax revenues as a major portion of their general funds. To combat this situation the City is pursuing retail commercial development opportunities and is working closely with the Tulare County Economic Development Corporation (EDC).

**Chart 3-4**
***Per Capita Taxable Sales, 2013***




Source: California State Board of Equalization, 2013

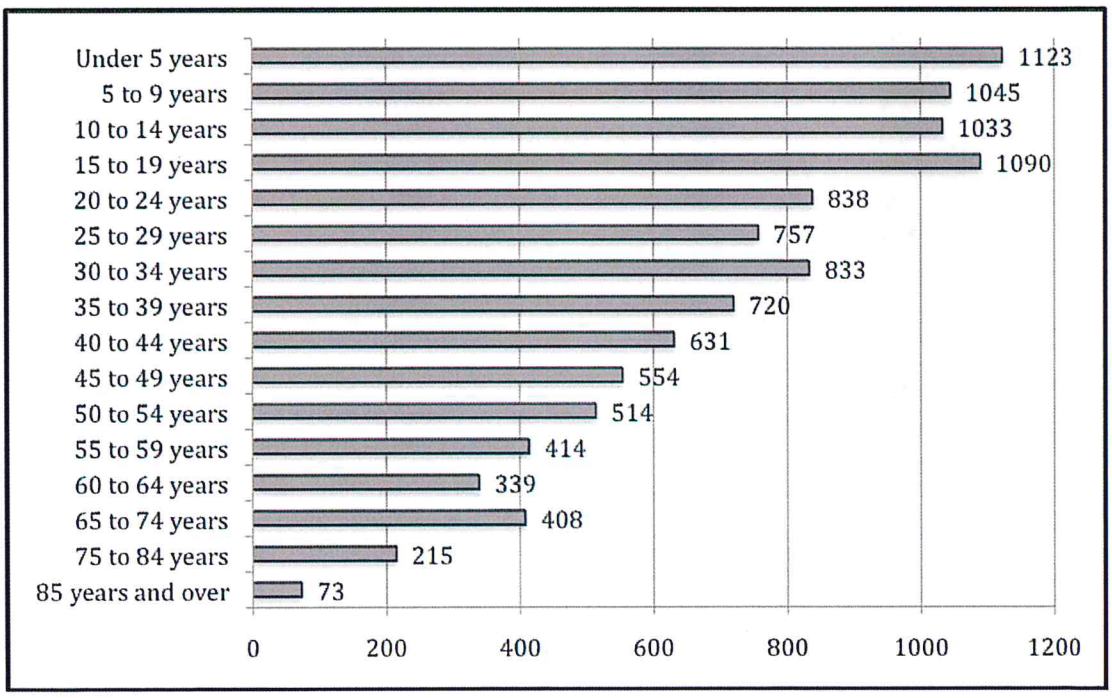
Age

The median age of residents in Farmersville according to the 2010 Census was 26.2 years – up from 24.3 years in 2000. It is expected that the median age has not changed significantly since 2010. The next verification will occur with the 2020 Census.

Knowledge of age of the local population is important, particularly with respect to women of children-bearing ages (typically 16 to 34). If a community has a significant component within that age range, then a population "boom" might be expected – resulting in an increased demand for housing.

Information displayed in Chart 3-6 shows that Farmersville has a slight bulge in the 15 to 19 year old group. This may indicate a need for more housing geared toward new families in the near future.

**Chart 3-6**
***Age Structure***




Source: U.S. Census Bureau, 2010.

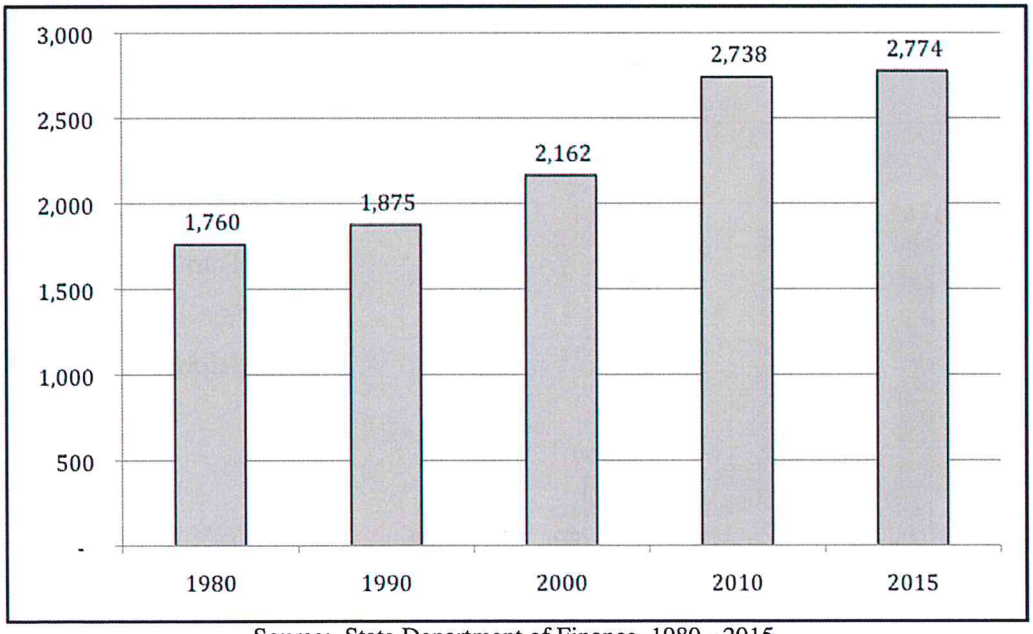
# 4 • Housing Profile

This chapter provides an overview and evaluation of Farmersville's housing stock. Analysis of past housing trends provides a basis for determining the future housing needs of the City.

Housing Units

A review of census and California Department of Finance data indicates that Farmersville's housing stock grew by 612 units during the period 2000-2015. Data shown in Chart 4-1 reveals that the number of dwelling units in Farmersville increased from 2,162 in the year 2000 to 2,774 in 2015 - an average annual increase of about 41 units. Since 2010 growth has slowed dramatically as the City has added just 48 units – only about 10 dwellings per year.

**Chart 4-1**
***Housing Units, 1980 – 2015***



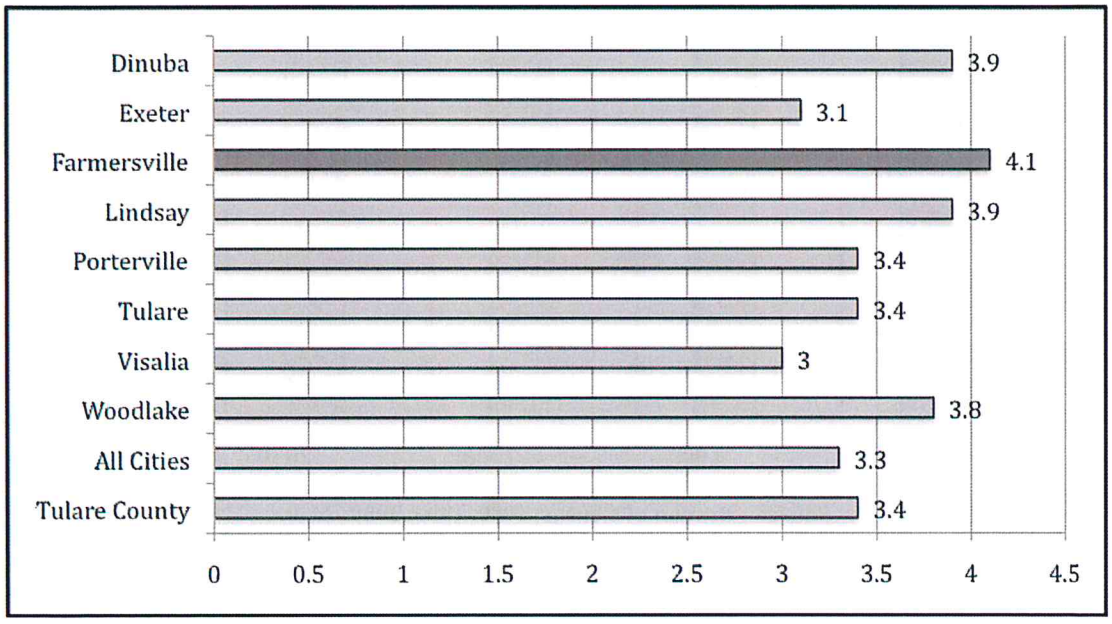

Source: State Department of Finance, 1980 - 2015.

Household Size

In 2000, the average number of persons per household unit in Farmersville was 4.04; this number had risen to 4.1 in 2010 and is 4.13 in 2015 - the highest among the County's eight incorporated cities, and is significantly higher than the average of 3.3 for all incorporated cities in Tulare County, as well as the figure of 3.4 persons per dwelling for the County as a whole. Chart 4-3 shows how Farmersville compares to neighboring cities.

The relatively high number of persons per unit household signifies an overcrowding problem not uncommon to communities that are dominated by an agricultural economy. This situation points to a need to increase the supply of housing in the community, particularly affordable housing.

**Chart 4-3**
***Persons Per Household, 2015***




Source: California Department of Finance, 2015

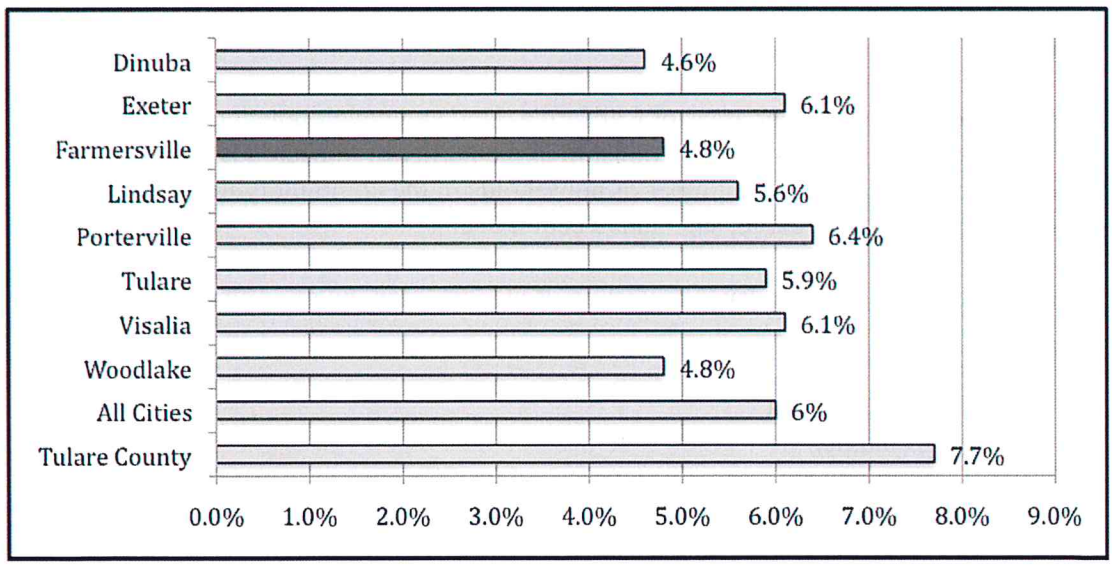
Vacancy Rates

The vacancy rate is a measure of the general availability of housing. It also indicates how well the type of units available meet the current housing market demand. A low vacancy rate suggests that families may have difficulty finding housing within their price range; a high vacancy rate may indicate either the existence of deficient units undesirable for occupancy, or an oversupply of housing units.

In the year 2010, the vacancy rate in Farmersville was 0.9% for owner-occupied units, and 5.0% for renter-occupied units. According to the California Department of Finance, the overall vacancy rate for all dwellings in Farmersville was 4.8% in 2015. This is lower than the rate of 6.0% for all cities in Tulare County in 2015. The vacancy rate for the County as a whole (cities and unincorporated areas) was 7.7 percent. Vacancy rates are displayed in Chart 4-5. Farmersville's rate points to a need to increase the supply of housing.

Vacancy rates can vary dramatically over short periods of time, particularly when new developments come on the market. For small agricultural communities like Farmersville, seasonal variations related to the movement of farmworkers following the harvest can also affect vacancy rates.

**Chart 4-5**
***County Vacancy Rates, 2015***




Source: California Department of Finance, 2015

Housing Affordability

State housing policy recognizes that cooperative participation of the private and public sectors is necessary to expand housing opportunities to all economic segments of the community. A primary State goal is the provision of a decent home in a satisfying environment that is affordable. The private sector generally responds to the majority of the community's housing needs through the production of "market-rate" housing – by definition, residential dwellings that are affordable to households making 120 percent or more of the county's median household income.

***A primary State goal is the provision of a decent home and a satisfying environment that is affordable.***

There are many components involved in housing costs. Some of these factors can be controlled at the local level, like development impact fees. Other factors, such as interest rates or the cost of building materials cannot be controlled at the local level. It is a primary goal of Farmersville to adopt local policies and procedures that do not unnecessarily add to already escalating housing costs. However, it is vital that the fees associated with new housing development pay for the additional expenses incured by the City as a result of the new housing.

Some of the effects or problems that result from increased housing costs include the following:

- **Rate of Homeownership:** As housing prices climb, fewer people can afford to purchase homes. Households with moderate incomes who traditionally purchased homes,

## Understanding Income Categories

The State of California has established five household income categories that are used in housing policy and planning. These categories are based on the median income for each County. In Tulare County, the median income in 2015 for a family of four was $57,900. The income categories are further refined by the number of persons in the household. For each income category below, an example of a four-person household in Farmersville is provided.

***Extremely Low Income***: A household that earns less than 30% of the median County income. Example: $24,250 maximum yearly income for family of four.

***Very Low Income***: A household that earns less between 30% and 50% of the median County income. Example: $28,950 maximum yearly income for family of four.

***Low Income***: A household that earns between 51% to 80% of County median income. Example: $46,300 maximum yearly income for family of four.

***Moderate Income***: A household that earns between 81% and 120% of County median income. Example: $65,900 maximum yearly income for family of four.

***Above Moderate Income***: A household earning more than 120% of the County median income. Example: more than $65,900 yearly income for family of four.

Rents

According to the 2010 Census, median rents in Farmersville were $728, up from a median rent of $472 in 2000. This compared with median rents of $821 for Tulare County and $1,224 in California in 2010.

Overpayment

While Farmersville's median mortgages and rent are below county and state figures, the test of housing affordability in a community is measured by the number of local households overpaying for shelter. In Farmersville, a large number of households overpay for shelter These monies could be spent on goods and services as well as basic housing upkeep.

Based on data from the 2010 U.S. Census, the following conclusions can be made about households in Farmersville that "overpay" for shelter:

- 52 percent of owner-occupied households were overpaying for shelter
- 65 percent of renter-occupied households were overpaying for shelter

**"Overpayment" Defined**

*The State of California considers a household that is spending more than 30% of its income for housing to be "overpaying".*

*According to the 2010 Census, nearly 57% of all households in Farmersville were paying more than 30%of their income for housing.*

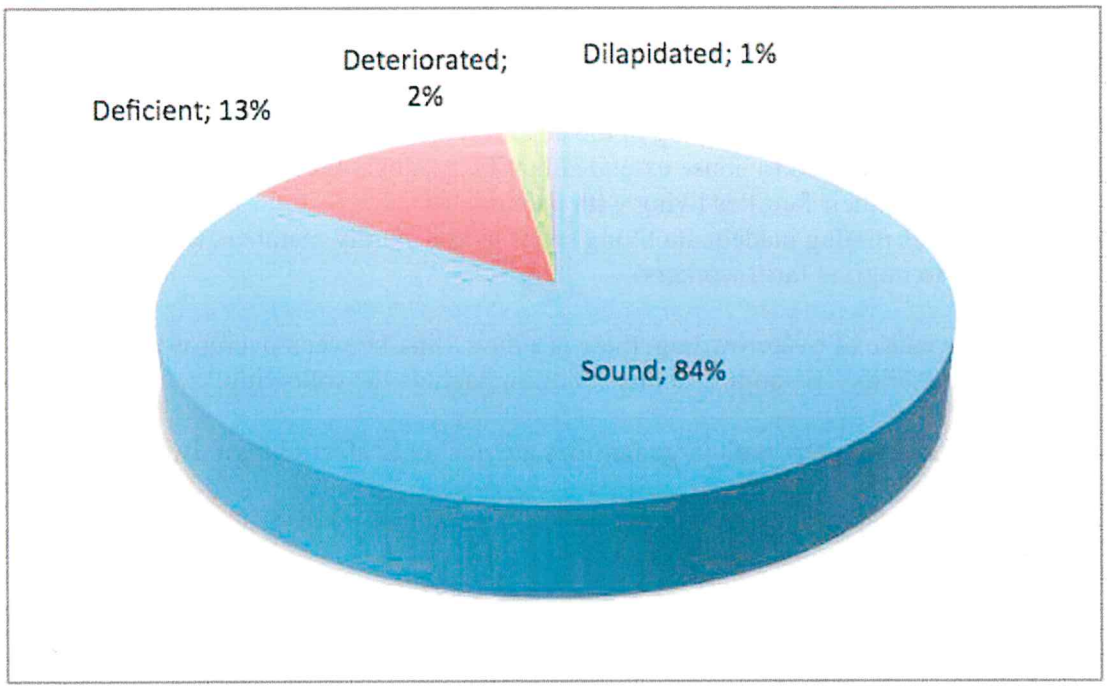
Given the increase in median home prices and median rents observed since 2010 (coupled with stangnant incomes) it is expected that these figures have only gotten worse. The City will need to review the 2020 Census data when it becomes available and update this information.

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.

The results of the survey are summarized in Chart 5-1.

**Chart 5-1**
***Housing Quality Survey***



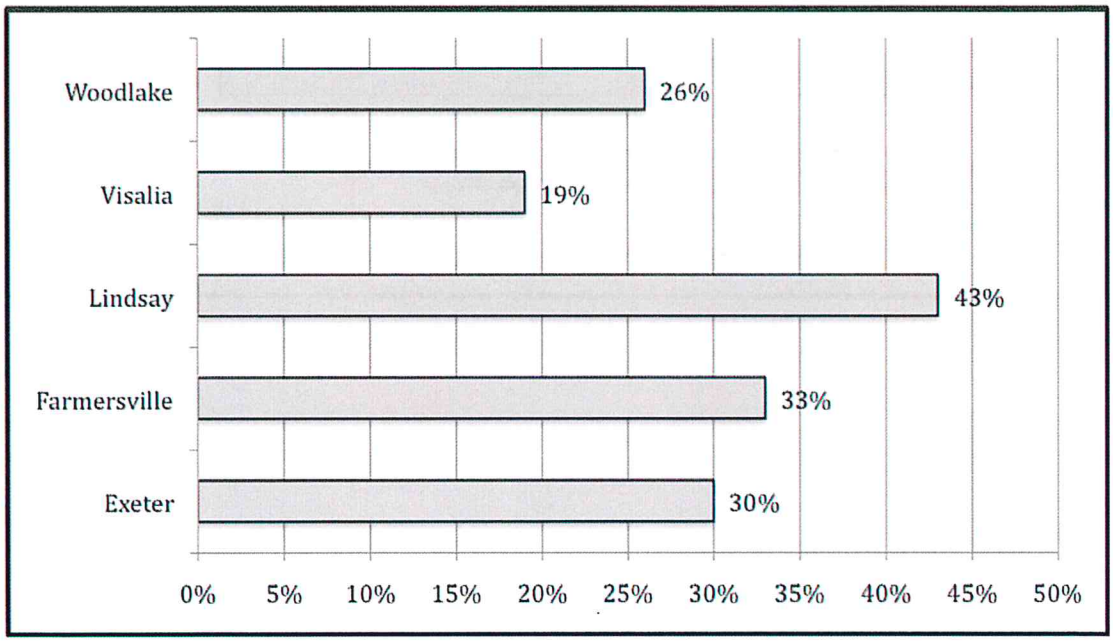

Source: Collins & Schoettler, 2015

The survey revealed that housing conditions in Farmersville have stayed roughly the same since the survey in 2009.

**Poverty and Unemployment**

An important measure of the ability to afford decent housing is the poverty level. In 2013 (the most recent year for which data is available), over 33 percent of Farmersville households had income levels at or below the poverty level. Farmersville compares favorably with some neighboring cities, but the poverty rate is certainly much higher than desired. Chart 5-2 displays poverty rates for Farmersville and neighboring communities.

**Chart 5-2**
***Area Cities Poverty Rate – 2013***




Source: Employment Development Department, 2013.

Another measure of prosperity (or lack thereof) is a City's unemployment rate. Unemployment rates in communities that are heavily dependent on agriculture can vary significantly during the year. Chart 5-3 displays Farmersville's unemployment rate in June, 2015 along with that of surrounding communities. As the chart shows, Farmersville's unemployment rate ranks among the highest of Tulare County cities.

## Special Needs Groups

Housing Element Law requires that the housing needs of specified groups be addressed in the Housing Element, including:

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

It is important to realize that some individuals may fall into multiple categories. For instance, an elderly person may also be disabled, and may also fall into the "extremely low income" category. In these instances, the difficulties of finding affordable housing (and simply coping with the daily challenges of life) are multiplied.

Elderly Persons

The special housing needs of the elderly are an important concern of Farmersville since they are likely to be on fixed incomes and/or have low incomes. Some elderly are also disabled. The elderly also have special needs related to housing construction and location. The elderly often require ramps, handrails and lower cupboards and counters, to allow greater access and mobility.

In addition, the elderly have special needs based on location. They need to have access to shopping, medical offices, and public transit. In many instances, the elderly prefer to stay in their own home rather than relocate to a retirement community, and therefore may need assistance to make home repairs.

The 2010 Census showed that 761 residents, or 7.2 percent of the total population in Farmersville were 65 years of age or older. The Census also indicated that almost 25 percent of the households in Farmersville were occupied by one or more persons that were 65 or older. In terms of tenure, approximately 22 percent of Farmersville's elderly households were owner-occupied; 12 percent of renter-occupied households were elderly. Finally, almost 56 percent of residents over 65 categorized themselves as disabled.

There are two existing senior housing project in Farmersville – Village Grove Apartments is located on South Farmersville Boulevard and has 48 units. In 2010 the

Like the elderly, the handicapped have special needs based on location. Many desire to be located near public facilities, and especially near public transportation facilities that provide service to the handicapped.

According to the 2010 Census, 11.4 percent of Farmersville's population listed some type of disability. This figure is significant and points to a need for future development to include handicap-accessible units.

State law now requires Housing Elements to analyze the housing needs of developmentally disabled individuals. A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual. This includes mental retardation, cerebral palsy, epilepsy, and autism.

While many developmentally disabled persons are able to live and work normally, more severely disabled individuals require a group living environment with supervision, or an institutional environment with medical attention and physical therapy.

Because developmental disabilities exist before adulthood, the first housing issue for the developmentally disabled is normally the transition from living with a parent/guardian as a child to an appropriate level of independence as an adult.

According to data maintained by the California Department of Development Services in 2015 there were 38 developmentally disabled residents in Farmersville less than 18 years of age and 49 developmentally disabled residents over 18 years, receiving assistance. It should be noted that these are only those persons receiving assistance from the Department of Developmental Services. The actual number of developmentally disabled residents is likely higher.

The most common type of disability was intellectual, followed by epilepsy and/or autism. The least common was cerebral palsy. Developmentally disabled individuals may also have more than one disability.

The City has analyzed its codes and policies to determine whether any of these may pose a constraint to the production of housing for the disabled. In terms of permit requirements, new single family dwellings require a building permit. The City contracts with the Tulare County Building Department for building plan review and inspection. Plan review typically requires one to two weeks, while site inspection generally can occur the day after a request is made.

Multi-family housing (in the RM-2.5 and RM-4.0 (multi-family residential zones)) requires processing of a Site Plan Review permit, followed by a building permit. Details of this process are described further in Chapter 7 of this Housing Element.

The 2010 Census indicated that nearly 55% percent of owner-occupied households fell into the "large household" category (up from 36% in 2000); about 52 percent of renter-occupied households were "large households" (up from 38 percent in 2000).

Female Heads of Household

Families with female heads of household are more likely to experience a higher incidence of poverty than other households. Table 5-2 lists the numbers and percentages of those female-headed households in which at least one child is present. In 2010, over 23 percent of Farmersville's households were female-headed. This figure compares with 16% for Tulare County as a whole.

Since the female's time may be limited to taking care of basic household chores, earning income, and caring for their children, they may have little time to spend on maintaining their home. A high poverty level can result in poorly maintained dwellings since income is more apt to be spent on more immediate needs such as food, clothing, transportation and medical care.

**Table 5-2**
***Female Heads of Household***

| | Total Households | Female Headed Households | % of Total Households |
|---|---|---|---|
| Farmersville | 2,628 | 620 | 23.6% |
| Tulare County | 131,642 | 21,457 | 16.1% |

Source: U.S. Census Bureau, 2010.

Homeless and Emergency Housing Needs

The problem of homelessness is a growing concern in many major metropolitan areas in California; however, it has historically been a relatively minor problem in Farmersville. Interviews conducted with building and police officials indicated that there are very few, if any homeless persons living in Farmersville. These officials did indicate that from time to time individuals or families that are migrant farmworkers will have difficulty securing housing. However, in most cases, they will move into existing living quarters with other persons that are also migrant farmworkers. These living units that are occupied by more than one individual or family include privately owned single and multiple residential units, and farm labor housing units.

The Housing Element is required to analyze the needs of families and persons in need of emergency shelters, and plan for those needs. Emergency shelters are typically geared toward providing housing for homeless families and individuals.

Existing Needs

According to HUD's Comprehensive Housing Affordability Strategy report there were approximately 445 extremely low-income households residing in Farmersville, representing almost 21 percent of the total households.

Most extremely low-income households likely experience a high incidence of housing problems. For example, nearly 88 percent of extremely low-income households faced housing problems (defined as cost burden greater than 30 percent of income and/or overcrowding without complete kitchen or plumbing facilities). Further over 23 percent of extremely low-income households paid more than 50 percent of their income toward housing costs.

Projected ELI Needs

To calculate the projected housing needs, Farmersville assumed 50 percent of its "very low-income" housing need is made up of extremely low-income households. As a result, from the very low-income need of 74 units, Farmersville has a projected need of 37 units for extremely low-income households through 2023. Many extremely low-income households will be seeking rental housing and most likely facing overpayment, overcrowding or substandard housing conditions. Some extremely low-income households likely include persons with mental or other disabilities and special needs. Chapter 8 provides programs to address the needs of extremely low-income households in Farmersville.

Farm Workers

Tulare County is sometimes the nation's number one agricultural county, in terms of the value of farm products sold. The county's farm-based economy makes each of its cities a prime location for households that depend on agriculture as a source of income.

In Farmersville, nearly 18 percent of the population was employed in agricultural occupations, according to the 2010 Census. While significant, this percentage was less than several other nearby cities.

During the height of the harvest season, it is estimated that the farm worker labor force may swell by up to 25 percent. These individuals and families usually crowd into existing housing units in the community. Because they are migrant farm workers, these persons will also live on a temporary basis in non-traditional living quarters, such as trailers, garages, storage sheds, and mobile homes. They may also occupy a room with two or three other individuals.

Some generalizations can be made about the housing situation for farmworkers. Many farm workers are plagued by low incomes and live in unsanitary, overcrowded housing

SRO Units

SRO (or Single Room Occupancy) units are a type of residential unit similar to apartments, however as the name implies, they typically consist of a single room. These units are usually marketed to extremely low income families and individuals. As a result of action plans in the previous Housing Element, the City has amended its Zoning Ordinance to allow SRO "by right" in the RM (Multi Family Residential) zones – subject to development standards that apply to other multi family projects in that zone. As of this date the City has not received any development applications for SRO units.

**Projected Housing Needs**

Information presented in Chapters 2 and 3 documented the recent growth in the population and housing stock in Farmersville. The Regional Housing Needs Assessment Plan (RHNA), prepared by the Tulare County Association of Governments, calculated the projected new construction need for the period January 1, 2016, to September 30, 2023. This is displayed in Table 5-4.

This projected housing need takes into account the projected number of households, vacancy factors, housing market removals, and existing housing units in Farmersville. Table 5-4 shows that the "above-moderate" income group will constitute the greatest demand for new housing in the community, during the planning period. However, this does not diminish the importance of providing housing for the other lower income groups.

**Table 5-4**
***New Construction Need by Income Group, January 1, 2016 – September 30, 2023***

| 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%** |

Source: Regional Housing Needs Assessment Plan, Tulare County Association of Governments, 2014

Chapter 6 of this Housing Element will analyze the availability of land and public utilities to accommodate this housing need. Chapter 7 analyzes development constraints to the provision of this housing. Finally, Chapter 8 will provide action plans to help facilitate the production of housing.

Most likely the owner of this facility will apply to continue their subsidies before they expire, however to address this concern the Housing Element must prepare an estimate of the cost to replace, acquire or subsidize the project to maintain existing rents.

*Cost of Replacement*

Based on discussion with developers and further analysis the City has determined that the per-unit cost to construct comparable new units to replace those in Villa Del Rey Apartments is approximately $165,000 per unit. For a total of 36 units the cost would be $5.94 million

*Cost to Acquire and Rehabilitate*

The estimated cost to acquire and rehabilitate the 36 subidized units in the Villa Del Rey apartments is estimated at $115,000 per unit, for a total of $4.14 million.

*Rent Subsidy*

The cost to subsidize rent for the 36 units depends on a resident's income. Analysis of these costs results in the following variables:

| Income Category | Monthly Subsidy Per Unit | Annual Subsidy Per Unit | 30 Year Subsidy Per Unit | Subsidy for All 36 Units for 30 Years |
|---|---|---|---|---|
| Extremely Low Income | $351 | $4,212 | $126,360 | $4.54 million |
| Very Low Income | $176 | $2,112 | $63,360 | $2.28 million |
| Low Income | $293 | $3,516 | $105,480 | $3.8 million |

In order to address the risk of conversion of the Villa Del Rey Apartments, an action plan has been included in Chapter 8 of the Housing Element.

The Housing Element is also required to list entitities that are interested in participating in California's first right-of-refusal program. These entitities would be notified when a project becomes eligible for conversion to market-rate rents - to give the entity the opportunity to "step in" to provide funds or other measures to preserve the affordability of the units.

Table 5-5 lists organizations that list themselves as interested in preserving affordable projects in Tulare County (and other portions of the State). This list is available from the State of California, Department of Housing and Community Development.

# 6 • LAND AVAILABILITY AND PUBLIC FACILITIES

In order to properly plan for future housing needs, undeveloped lands available for housing within existing city limits and Sphere of Influence lines must be inventoried. In addition, this chapter analyzes the City of Farmersville's infrastructure systems that support the development of housing – water, sewer, storm drainage and streets.

## AVAILABLE LAND INVENTORY

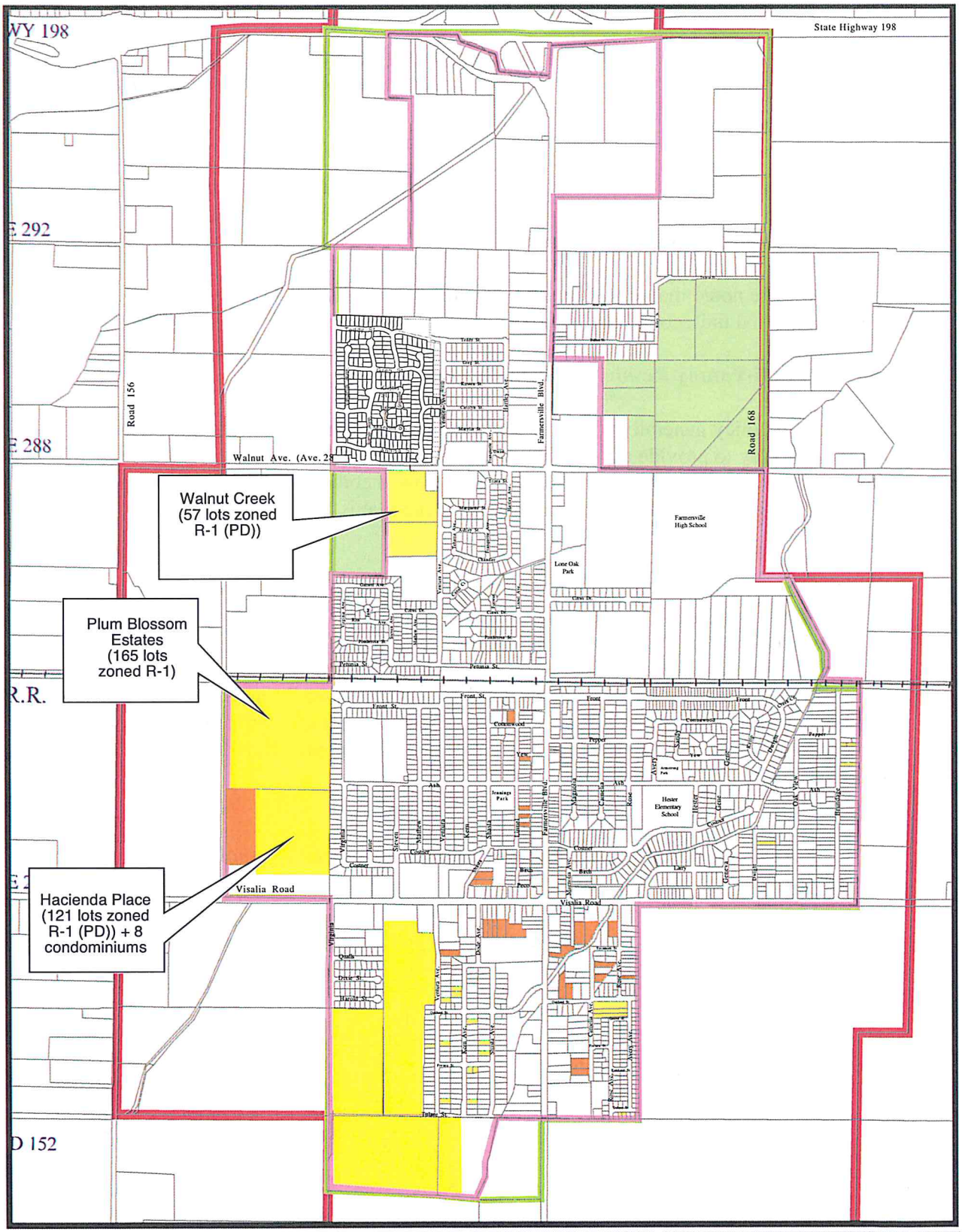
The following tables and map itemize the amount of land and potential number of residential units that could be generated based on existing zoning and General Plan designations in and around Farmersville.

These properties include vacant and agricultural lands presently within the city limits that are zoned for residential development, as well as unincorporated lands on the fringe of the community that are presently zoned for agriculture but are within the City's Sphere of Influence and are designated for residential development by the Land Use Element of the Farmersville General Plan.

At an appropriate time in the future, these fringe properties can be zoned to a residential classification upon annexation to Farmersville. Both City and County policies encourage urban development to take place within cities where urban facilities and services are available.

### Single Family Residential Land Supply

Tables 6-1 through 6-4 list vacant or agricultural parcels in and around Farmersville that are zoned or designated for residential development. These are also shown on Map 6-1. Table 6-1 lists the number of vacant lots in subdivisions that have been approved in recent years in Farmersville, but where development has not commenced.




## Available Residential Land Inventory

- Vacant/ag parcels zoned R-1
- Vacant parcels zoned RM (Multi-family resdiential)
- Land designated for residential development outside city limits, but within Urban Development Boundary
- City Limit Boundary
- Urban Development Boundary
- Urban Area Boundary

Farmersville Housing Element

MAP 6-1

N
W E
S

500 0 500 1000 Feet

Collins & Schoettler
PLANNING CONSULTANTS
1002 West Main Street • Visalia CA • 93291

| APN | Acreage | Zoning | General Plan Designation | Water | Sewer | Storm Drain | Existing Land Use | Potential Units |
|---|---|---|---|---|---|---|---|---|
| 128-062-014 | .16 | RM-2.5 | MHDR | Available | Available | Available | Vacant | 3 |
| 128-320-003 | 2.1 | RM-2.5 | MHDR | Available | Available | Available | Vacant | 42 |
| 128-330-001 | 4.7 | RM-2.5 | MHDR | Available | Available | Available | Vacant | 94 |
| Totals | 14.0 acres | | | | | | | 280 units |
| Totals for parcels that can accommodate at least 16 units | 7.6 acres | | | | | | | 153 units |

Note: "MHDR = "Medium High Density Residential"

The information shown in Table 6-3 indicates that Farmersville currently has 23 vacant lots that are zoned RM-2.5, totaling 14 acres. At a typical "build-out" of 20 units per acre, these lots could potentially yield about 280 dwelling units.

State housing policy generally considers only those parcels large enough to accommodate at least 16 units as being counted toward a city's regional housing need. These units must occur within a zone that allows a "realistic density" of at least 20 units per acre. In Farmersville this would be the RM-2.5 zone.

Of the parcels listed in Table 6-3 three sites are large enough to accommodate at least 16 dwellings. These parcels total 7.6 acres and could accommodate up to 153 units. This exceeds Farmersville's assignment for the "Extremely Low-", "Very Low-" and "Low Income" groups of 139 units.

### Potentially-Developable Residential Land Outside City Limits

Table 6-4 inventories land designated for residential development that lies outside the existing city limit boundary - but within Farmersville's Sphere of Influence. This land is designated for future urban development by Farmersville's 2025 General Plan. The General Plan establishes policies and land use designations through the year 2025.

## Land Availability Conclusions

Based on the foregoing analysis, Farmersville has adequate available land to provide for its regional housing needs through the planning period of the Housing Element. This is demonstrated in Table 6-5 below.

**Table 6-5:** ***Land Availability by Income Group***

| Income Groups | Dwellings Assigned to Farmersville by the RHNA | Land Needed (at typical density by zoning) | Undeveloped Land That is Currently Available by zone |
|---|---|---|---|
| "Extremely Low", "Very Low" and "Low" | 139 units | @ 20 units per acre = **7** acres of vacant/undeveloped land zoned RM-2.5 is needed | **7.6** acres of RM-2.5 zoned land is available (on lots large enough to accommodate 16 units (at 20 units per acre). An additional 6.4 acres is available on lots that can accommodate fewer than 16 units |
| "Moderate" and "Above Moderate" | 327 units | @ 4.5 units per acre = **73** acres of vacant/undeveloped R-1 zoned land is needed | **182** acres of R-1 zoned land is available |

## OTHER HOUSING STRATEGIES/MECHANISMS

### Density Bonus

It should be noted that the numbers of estimated dwelling units presented in the above tables could be increased further if a developer were to use the density bonus provision allowed by State law. A density bonus allows up to a 35 percent increase in overall density if a certain percentage of a proposed development is set aside or designated for qualified low- or very low-income or senior citizen households. The City also amended its density bonus ordinance to allow a density bonus for projects that provide large family units – dwellings with four or more bedrooms. This was an action plan of the 2009 Housing Element.

to comply with action plans in the previous housing element). As a result the following housing types are now permitted:

- Emergency Shelters are a permitted use in the RM zones.
- Transitional Housing is a permitted use in the RM zones.
- Supportive Housing is a permitted use in the RM zones.
- Employee Housing is a permitted use in all residential zones.
- Single Room Occupancy Units are a permitted use in the RM zones.

## AVAILABILITY OF PUBLIC FACILITIES

City policy requires that sewer, storm water drainage, domestic water, and street improvements be installed by developers when property is being developed. These installed improvements become a part of the city's larger infrastructure and circulation systems.

The city's circulation system is generally in good condition and is maintained and improved using gas tax, transportation funds and state and federal grants. The City's sewer, water and storm drainage systems, described below can also accommodate development prescribed in the Housing Element. A brief description of each system is as follows:

### Sewer System

The City provides sewer service to developed properties within its city limits. The existing system consists of a network of 6- and 8-inch collection lines that connect to 10- and 12-inch mains. These in turn connect to an 18 inch trunk line that terminates at the city's wastewater treatment plant (WWTP), located southwest of the urban area.

The WWTP is designed to accommodate a daily maximum flow of 1.5 million gallons per day (mgd). However, the California Regional Water Quality Control Board permits the plant only a 1.25 mgd flow. The reason is that the water table in the vicinity of the plant is shallow, thereby reducing the soil's capacity for percolation. Recent flows to the treatment plant have averaged about 0.95 mgd. As such, the plant is operating at about 76 percent of its treatment capacity.

The City will be commencing a project to expand capacity of the treatment plant in 2015 to increase treatment capacity to 1.4 mgd. This expansion is expected to serve growth of the community through the year 2025. An additional expansion of the plant to treat up to 2.4 mgd is also being considered. Additional study needs to be done before an expansion of that magnitude can be approved.

As with other utilities, project developers are responsible for installing storm drainage improvements to serve their site.

**Streets and Roads**

At the current time, the circulation system in Farmersville is generally adequate. All roads in city limits are operating at Level of Service "C" or better. Street routes and design standards are established in the Circulation Element of the Farmersville General Plan. Design standards are comparable to other neighboring communities. Caltrans controls access to State Highway 198 which has freeway status past the northern edge of the City.

The City is currently undertaking a major road improvement project that will widen Farmersville Boulevard between Walnut Avenue and Highway 198, along with the installation of two roundabouts at the highway interchange. As with other utility systems, developers are responsible for installing street improvements to serve their projects. Currently Farmersville does not have a circulation impact fee.

Again, overly restrictive standards will result in greater land development costs and potentially a lack in development interest. Farmersville's land use controls are generally consistent with those enforced by other cities in the region and are not considered to be overly restrictive. In fact, it has been the *lack* of controls in the past which have contributed to some of the housing quality problems plaguing Farmersville today, including lack of curbs and gutters, improper storm drainage, or adjacent land uses that pose nuisance problems.

Building Codes

Building codes regulate the physical construction of dwellings and include, for example, the plumbing, electrical, and mechanical codes. Farmersville follows the 2013 Uniform Building Code (UBC) as established by State law and as such, has little control over State standards. There have been no local amendments to the UBC.

Building codes are enforced by the City through inspections. Inspections normally occur as a result of building permits for new construction, remodels or rehabilitations. Other inspections may result from requests from individuals for assessments of building quality or from enforcement complaints or when the inspector notices construction occurring without permits. The City contracts with the Tulare County Building Department for plan check and inspection services.

Site Improvements

Public improvement requirements for housing projects in Farmersville are consistent with most other cities in the region. For single family residential subdivisions, Farmersville requires the subdivider to install curbs, gutter, sidewalks and roadways (58-60-foot right-of-way with 36 feet of paving (though 32 foot wide streets have been allowed in planned unit development projects)); extend sewer and water lines; and provide for storm drainage and park facilities. Multi-family housing projects, in addition to providing the above improvements, are required to provide on-site parking, landscaping and irrigation, and trash enclosures.

For single family subdivision projects, the City's off-site public improvements are reasonably consistent with neighboring communities – based on interviews with developers and city planners who are building in other cities in the region. While materials costs have fluctuated significantly in recent years, the installation of these off-site improvements are considered a "cost of doing business". From the vantage point of the City, these required improvements are necessary to ensure that the City is built in a manner that benefits residents of the subdivision and the City.

## Special Housing Types

As a result of State law and the previous Housing Element Farmersville has amended its zoning ordinance to allow the development of emergency, transitional and supportive housing units. Emergency housing is permitted in the RM (Multi Family Residential) zones subject to a requirement that parking be provided at a rate of one space per ten beds and one space per employee. All other zoning requirements (such as setbacks, height, etc.) are those of the underlying zones.

Transitional and supportive housing are permitted in the RM zones subject only to zoning standards that apply to other residential development in the particular zone. The City has become that transitional and supportive housing must also be permitted by right in all zones that allow residential development in Farmersville. Accordingly the City must amend the zoning ordinance to allow these uses in the R-1 zone. An action plan has been provided for this in Chapter 8.

The City also amended the Zoning Ordinance to allow SRO (Single Room Occupancy) units as permitted uses in the RM-2.5 (High Density Multi-Family Residential) zone. The standard limits the minimum floor area for each unit to 150 square feet, and a maximum floor area of 400 square feet.

The City also has no restrictions on factory built or manufactured housing. This type of housing can be more affordable than stick built housing.

Developers also have the option of requesting a density bonus for projects. As stipulated by State law, a density bonus allows an increase in density over that allowed by the zoning of the site, provided that the project is restricted to certain groups – low income and/or elderly residents. The City must also provide at least one concession in development standards – such as reduced setbacks, parking, or an increase in building height, for example. Farmersville has not received any requests for density bonuses in the past five years, but remains ready to facilitate this type of project in the event one is proposed. The City recently adopted its own density bonus ordinance, consistent with State law.

### Annexation Process

Lands outside Farmersville City limits but within the Sphere of Influence are typically designated for future development by the Land Use Element of the Farmersville General Plan. This includes residential development. At an appropriate time these lands may be considered for annexation into the City. Annexations involve several levels of government review, including the City, the County, and Tulare Local Agency Formation Commission (LAFCo). Since 2000 the City has approved six annexations totaling about 185 acres. The annexation process is typically as follows:

**Table 7-2**
*Farmersville Planning Fees - 2009*

| Permit Type | Fee |
|---|---|
| Site Plan Review | $1,300 plus engineering fees |
| Tentative Subdivision Map | $2,500 plus engineering fees |
| Final Subdivision Map | $1,200 plus engineering fees |
| Tentative Parcel Map | $1,200 plus engineering fees |
| Final Parcel Map | $500 plus engineering fees |
| General Plan Amendment | $1,350 |
| Zone Change | $1,500 |
| Planned Unit Development | $1,700 plus engineering fees |
| Annexation | $2,600 plus engineering fees |
| Development Agreements | $1,500 |
| Negative Declaration/Mitigated Negative Declaration | $2,000 |
| Environmental Impact Report | $500 deposit plus actual cost |
| Categorical Exemption | $300 |
| Conditional Use Permit | $1,500 |
| Variance | $1,200 |
| Reasonable Accommodation | No charge |
| Appeal of Ruling | $1,000 |
| | |

Development Impact Fees

Development impact and building permit fees typically constitute a much larger percentage of housing costs than do the planning permit fees discussed above. These fees pay the capital costs of public facilities which serve a project, such as:

- water;
- sanitary sewer;
- storm drainage;
- parks;
- public safety

In addition, impact fees are assessed by the Farmersville Unified School District, to provide for the construction of new educational facilities.

Farmersville most recently updated its fees in 2006. The current fee list is shown in Table 7-3 and displays fees for both single and multi-family development. Table 7-4 is a comparison of impact fees of Tulare County cities for water, sewer and storm drainage.

**Table 7-3**

**Table 7-4**
*Comparison of Impact Fees for Dwellings for Area Cities*

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

Source: Collins & Schoettler, 2015

Permit Processing

Farmersville contracts with consultants for planning and engineering services, and contracts with Tulare County for building plan check and inspection services.

Because of the limited number of planning and development requests that are typically submitted to Farmersville, processing of these applications usually begins within days of receiving the application. A typical single family residential subdivision will require four to six months to process, from submittal of application to filing of final subdivision map with the Tulare County Recorders Office. Each processing phase of a typical residential subdivision is listed below along with the amount of time required to process each phase. Subdivision applications that require an annexation typically add three months to the processing time.

**Step** **Task**

1. Applicant submits residential subdivision with processing fee and forms filled out, including environmental assessment form.
2. Review application for completeness - two weeks
3. Prepare and circulate environmental analysis (if necessary) – 6 - 8 weeks*
4. Prepare report to Planning Commission on subdivision and environmental document - 1 week*
5. Prepare and publish public hearing notices - 2 weeks*
6. Planning Commission hearing on subdivision
7. Prepare City Council staff report/resolutions/environmental document – 1 week.
8. Schedule for City Council for approval of subdivision and environmental document (including publishing public hearing notices) - 3 weeks*)
9. City Council hearing on subdivision

Governmental Constraints on Housing for Persons with Disabilities

Senate Bill 520-Chebro (effective January 1, 2002) amended housing element law to require localities to include the definition of "disability" into the housing element. Further, it states that housing should be designed for occupancy by, or with supportive services for persons with disabilities, which includes persons with mobility impairments, AIDS/HIV, Alzheimer's, and the homeless, to name a few. The bill's requirements include:

1. As part of a governmental constraints analysis, the housing element must analyze potential and actual constraints upon the development, maintenance and improvement of housing for persons with disabilities and demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities.

2. As part of the required constraints program, the element must include programs that remove constraints or provide reasonable accommodations for housing designed for persons with disabilities.

The City has amended its Zoning Ordinance to introduce a Reasonable Accommodations permit for persons with disabilities wishing to request reductions in zoning standards (e.g. reduced setbacks for ramps, etc.). This permit can usually be processed in a day and there is no fee. The City has prepared promotional materials to advertise this type of permit.

Housing Element law requires analysis of potential zoning constraints that may affect the establishment of group homes in the community. Group homes are permitted in Farmersville's Zoning Ordinance as "Residential care homes", defined as follows:

> "Residential care home" means a state authorized, certified or licensed family care home or foster home serving six or fewer mentally disordered or otherwise handicapped persons or dependent and neglected children on a twenty-four-hour basis.

Residential care homes are permitted by right in the City's R-1 and R-M zones. There are no restrictions on groupings or concentrations of such homes in the Zoning Ordinance. Further, the Zoning Ordinance does not require improvements beyond those required for permitted uses in the zone (e.g. setbacks, parking, etc.)

polices and action programs that serve to further the objectives of the Housing Element, especially objectives pertaining to affordability, density and infill. Examples of these goals, polices and objectives are listed below. In order to ensure that consistency is maintained between the Housing Element and other General Plan elements, an action plan is being added to the Housing Element requiring that any time another General Plan element is amended there must be an analysis of consistency between the amended element and the Housing Element.

Community Image

Code Enforcement/Property Maintenance

2. The City shall actively enforce the State Housing Code, which provides a procedure for abating or rehabilitating unsafe, dilapidated residential structures.

    a. The Building Inspector shall report to the City Council on an annual basis progress on rehabilitating or removing unsafe residential structures.

    b. The Planning Department shall maintain a city map that identifies the location of unsafe residential dwellings.

    c. The Farmersville Redevelopment Agency should explore the use of state or federal funds to promote infill residential development while concurrently facilitating the rehabilitation of stubstandard dwellings and the removal of unsafe residential structures.

Growth Management

New Development

**III. Promote Smart Growth planning principals in order to discourage urban sprawl and the premature urbanization of agricultural land, and to create more livable neighborhoods. This issue is addressed in more detail in Appendix A: "A Smart Growth Primer".**

1. The City shall amend its Zoning Ordinance to add a Smart Development District.

    a. The Smart Development District shall incorporate planning principals that promote moderate increases in residential densities, narrower streets, better connectivity in and between neighborhoods and site and architectural design that emphasizes a humanized evnironment, as opposed to an automobile-oriented environment.

    b. Smart Growth design techniques should be incorporated into Farmersville's residential and commercial zone district standards, as appropriate (see Appendix A: "A Smart Growth Primer").

2. New urban development should occur in an orderly manner with initial development occurring on available undeveloped properties which are closer to the existing built-up area.

4. Encourage residential infill development in neighborhoods that are blighted.

    a. Consider the reduction of development impact fees on residential infill projects.

    b. Consider increasing the allowable underlying density on land that will support a residential infill project. Increased density can help make projects "pencil-out".

5. Continue to enforce the city's property maintenance ordinance.

- The planning and building department will work together to ensure that building and zoning code violations are corrected and/or eliminated.

    b. The city on a monthly basis will send out correction letters to persons who are in violation of planning or building code regulations.

6. The city will annually seek state and federal grant funds that can assist in the elimination of blight in residential neighborhoods.

    a. The City should contract with a grant writer to obtain funding.

7. The Farmersville Redevelopment Agency will use its tax increment funds and low to moderate housing income funds to eliminate conditions of blight in residential neighborhoods.

<u>New Development</u>

**II. Promote neighborhoods that are quiet, visually pleasing, and cool.**

1. The City should discourage land uses that are incompatible with residential neighborhoods.

    a. Adoption of the Land Use Element and Land Use Map will implement this policy.

**III. Promote attractive, well-maintained and designed residential neighborhoods.**

1. The City should develop a Smart Development Overlay Zone which promotes:

    - Narrow, tree-lined residential streets.
    - Neighborhood parks.
    - Dwellings that are architecturally reflective of historic and traditional styles used in Farmersville and the San Joaquin Valley.
    - Common areas that are maintained by Landscaping and Lighting Districts.

    a. Appendix A: "A Smart Growth Primer", includes recommendations for the creation of a Smart Growth development code.

2. Encourage residential developments and adjacent land uses to be pedestrian-oriented.

    a. All residential developments with walls should provide openings for pedestrian and bike traffic.

a. The Zoning Ordinance shall be amended to reflect this requirement.

Downtown Farmersville

**Housing**

I. Promote multi-family and senior citizen housing in the Downtown area, to facilitate diversity, security and to extend "life of the streets" into evening hours.

1. The City should promote the downtown area as a location for future multi-family development

a. The Land Use Map identifies the downtown as a mixed use area, which permits the combination of residential and commercial land uses

Special Issues

Linnel Farm Labor Center

**I. Establish a long-term framework to allow Farmersville's continued growth in the vicinity of Linnel Farm Labor Center.**

1. Open a dialogue between the City and Tulare County Housing Authority (TCHA) to discuss issues of mutual interest relating to Linnel Farm Labor Center.

2. Encourage TCHA to continue to upgrade and improve the appearance of Linnel, through landscaping and routine maintenance.

3. Explore the possibility of closing Linnel's wastewater treatment plant. Identify funding to extend lines from Farmersville's sewer system to serve Linnel, and expand Farmersville's wastewater treatment plant.

a. The City Manager shall contact officials of TCHA to set a meeting between the TCHA board of directors and the Farmersville City Council to discuss these issues.

Cameron Creek Colony

**I. Open a dialogue between the City and Tulare County officials about the future of the Cameron Creek Colony development. Interested individuals in Cameron Creek Colony should also be involved in this effort.**

1. At some point, the City should annex Cameron Creek Colony.

a. Work with Tulare County to establish a redevelopment district to generate funding to bring public and private development up to code in Cameron Creek, including streets, utilities and dwellings.

b. The City and County should negotiate a special tax-sharing agreement that places the city in a better position to assume public services requirements for Cameron Creek.

home purchase price and shall never exceed the subsidy limits per unit as outlined in Section 221 (d) (3) established by HUD and updated annually. Farmersville has facilitated nearly sixty first-time homebuyer purchases using the HOME program since the previous Housing Element.

Price of Land

The cost of vacant land designated for residential development has fluctuated significantly during the past five years. During the height of the housing "boom" in the first part of the decade, land was being purchased nearing $70,000 per acre. In more recent years the cost has settled down to about $35,000 per acre.

Mitigation measures dealing with land costs that are available to local governments include the use of Community Development Block Grant funds to write down land costs, utilization of government-owned surplus land for housing projects, and with past use of tax increment from redevelopment agencies for construction of low - to moderate income housing.

Cost of Construction

Volatile and rising costs of labor and materials have contributed to the non-governmental constraints on housing development and improvement. These costs were a substantial part of the increased housing costs during the past decade. Builders must pass those increases along to the home buyer or renter. In the last several years, construction costs for materials, land and labor have dropped, as the demand for housing has decreased.

One of the most significant results of Proposition 13, passed by the voters of California in 1978, was the severe limitation imposed on the development of infrastructure. These costs can no longer be passed on to the taxpayer by the local jurisdiction and must be borne by the developer, who then must pass them along by increasing the cost of housing or rents.

Where appropriate, local governments can utilize Community Development Block Grant funds to write down the cost of construction, the preferred method being the financing of infrastructure improvements, (ie; water and sewer lines, streets, etc.). Redevelopment previously offered a tool that cities could use to provide for the needs of lower income households, however this mechanism was terminated by the State in 2012. There are, however, other actions that can be implemented that can reduce the cost of housing. These actions are detailed in Table 7-6.

Although the median family income in Farmersville in 2000 was one of the State's lowest, a family with a moderate income who can take advantage of special housing programs like first-time homebuyer funds, can purchase a moderately-priced home.

## ENVIRONMENTAL CONSTRAINTS

Housing Element law requires an analysis of any known environmental constraints that could affect residential development in the planning period. There are several environmental issues that have some effect on all types of development (including housing) in Farmersville, but none of these effects are considered to be substantial.

### Flooding

Maps prepared by the Federal Emergency Management Agency indicate that portions of the City are within the 100-year and 500-year flood plains. Most of the 100-year flood plain area is situated west of Farmersville Boulevard, south of Walnut Avenue. Most of this area is fully developed at the current time. Much of the remaining area of the community (including future growth areas is either in the 500-year flood zone or in areas of minimal or no flooding.

The presence of designated flood zones can be a challenge to the production of housing in the past, but not a complete impediment. Typical methods to mitigate the threat of flooding include the elevation of building pads above the known flood level, raising the foundation of buildings, or a combination of both.

### Soils and Ag Preserves

The Soil Conservation Service's Soil Survey of Central Tulare County, California (USDA, SCS, 1971) for the Farmersville area indicates that much of the planning area's soils are composed of prime farmland soils. Further a number of parcels around the community are entered into agricultural preserve contracts.

The purpose of ag preserves is to preserve agricultural lands by preventing the premature conversion of agricultural land to urban development. Properties encumbered with an ag preserve are granted a reduced tax rate (based on agricultural use of the property as opposed to speculative urban development possibilities).

While contracts can present an impediment to urban growth (and therefore the development of housing) the contracts can be terminated in one of several ways - the owner can file a notice of non-renewal and the contract will terminate after ten years; the City can facilitate termination of an ag preserve contract if the City had filed a "protest"

# 8 • Housing Policies, Objectives and Action Plans

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

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*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."*

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

**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.

   **Year: Annually/ongoing**
   **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. The City adopted its own density bonus ordinance in 2015 but prior to that processed density bonus applications through the State's density bonus law. The ordinance provides that 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 35 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: Annually/ongoing**
   **Responsible Agency: City of Farmersville, Planning Department**

## 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 2025 General Plan Update that pertain to residential development standards.

**Programs**

1. **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

## 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.

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 2025 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.

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

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

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***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**

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.

## 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. Continue to 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

## 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.

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. **2025 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

## G. EQUAL HOUSING OPPORTUNITIES AND PUBLIC PARTICIPATION

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*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.*

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### *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.

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

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. **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 will be made available in English and Spanish.
   c. Continue to publicize meetings and events concerning housing.

   **Year: Second quarter, 2016**
   **Responsible Entity: City of Farmersville**
   **Funding: General Fund**

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 convesion 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/annually**
   **Responsible Entities: City of Farmersville**
   **Funding: General Fund**

# Appendix A

## *Notice Samples for Community Workshop*

## Le invitan a un taller de la Comunidad

*¿Te has preguntado alguna vez cómo los planes de la ciudad para los proyectos de vivienda ?*

Únase a nosotros para un taller comunitario sobre el factor de actualización de Farmersville Vivienda, con la Comisión de Planificación

La Ciudad de Farmersville te invita a participar en un taller para discutir la próxima actualización del Elemento de Vivienda del Plan General.

El Elemento de Vivienda establece objetivos y políticas específicas para guiar el desarrollo de la vivienda en la ciudad .

Entrada comunitaria se utiliza para ayudar a formar el Elemento de Vivienda para los años 2016-2023

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**CUANDO?: Miércoles, 04 de noviembre 2015**
**6:00-19:00**

**¿DÓNDE?:** Las cámaras del Concejo Municipal en Farmersville City Hall, 909 W. Visalia carretera.

***Snacks , bebidas y traducción español estarán disponibles .***

PARA MÁS INFORMACIÓN...

Patricia Button, City Clerk
City of Farmersville
(559) 747-0458
PButton@cityoffarmersville-ca.gov