Farmersville Housing Element
2016-2023

A Component of the Farmersville General Plan

DRAFT Farmersville Housing Element
January 1, 2016 – December 31, 2023

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Farmersville City Council

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1 • Introduction

What is the Housing Element?

The Housing Element is one of seven General Plan Elements mandated by the State of California. The Element is intended to guide Farmersville's residential development activity in a manner consistent with the community's economic, environmental and social values while attempting to achieve the State's goal of providing housing opportunities for all Californians.

The Housing Element serves as Farmersville's official response to the finding by the State Legislature that:

> "*the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order*."

By identifying local housing needs, adopting appropriate goals and policies, and providing local legislation and programs to meet these needs, local government will be effective in dealing with the housing needs of its residents.

What is the Authority for Preparation and Administration of the Housing Element?

Section 65580 of the California Government Code contains directives for preparation of local housing elements. In formulating this section of the Government Code, the Legislature found and declared the following:

(a) The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.

(b) The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.

(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.

What Are the Contents of the Housing Element?

Government Code Sections 65583 and 65588 primarily explain the required components of a housing element. Section 65583 states that the housing element shall contain an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing.

The housing element shall also identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, homeless and emergency shelters, among others, and shall make adequate provisions for the existing and projected needs of all economic segments of the community. In general, the element shall contain all of the following:

1. An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs.

2. A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.

3. A program that sets forth an eight year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element 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 65588 of the Government Code requires the housing element to review and evaluate the results and effectiveness of the previous housing element. This evaluation ensures that the element being prepared is more effective and relevant. This section requires the element to evaluate the following:

1. Review the effectiveness of the previous element's goals, objectives, policies, and programs.

2. Compare what was projected or planned in the previous element to what was actually achieved.

3. Based on the above analysis, describe how the goals, objectives, policies and programs in the updated element are going to be adjusted to incorporate what has been learned from the results of the previous element.

To incorporate the above requirements, this Element is organized into eight chapters.

- **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

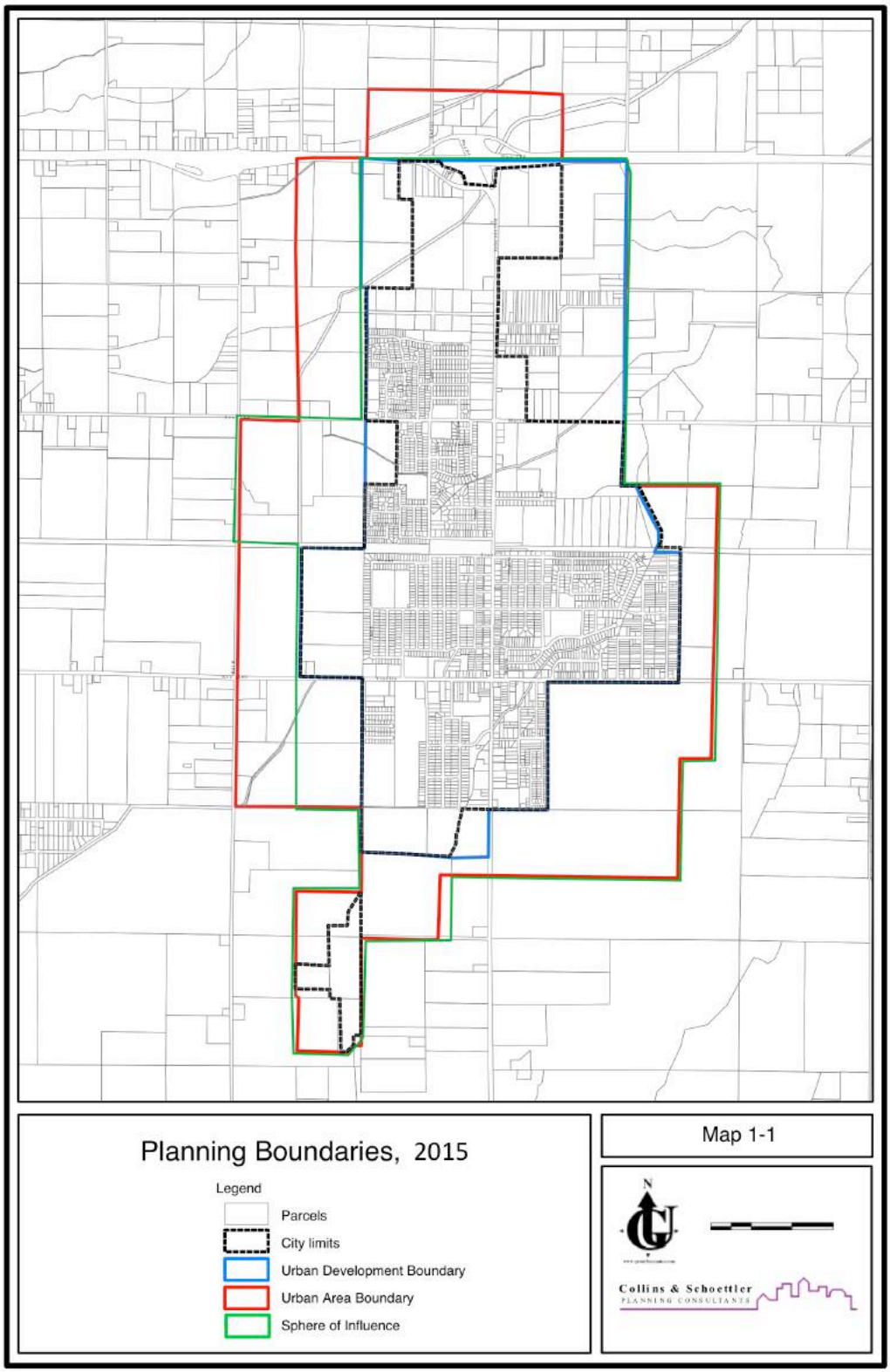
What is the Planning Area?

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


Planning Boundaries, 2015
Legend
Parcels
City limits
Urban Development Boundary
Urban Area Boundary
Sphere of Influence
Map 1-1
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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"). Other concerns raised included maintenance of multi family complexes and how they can be designed to better "fit" into their neighborhoods.

Some of the action plans in the Housing Element resulted from input at the workshops, including:

- Creation of a new single family residential zone (Action Plan C-4).

- Removal of substandard units (Action Plan D-3).

- Weatherization program (Action Plan F-2).

In order to solicit additional community input copies of the Housing Element were made available at various locations, including City Hall, Farmersville Library, Farmersville Community Center and the Farmersville Senior Center. The document was also made available on the City's website.

The City also reached out to local housing groups for input and information. The City worked with Self Help Enterprise to obtain information on their housing programs and preferences for future programs. The City also coordinated with Tulare County Housing Authority on information on the Section 8 program as well as operations at their large facility (Linnel Farm Labor Center) immediately west of the City.

Public hearings for adoption of the Housing Element will be advertised in both Spanish and English, and notice will be sent to local and regional groups and agencies known to be interested in housing issues in Farmersville.

How is the Housing Element Consistent with the General Plan?

The Housing Element is consistent with the General Plan because:

1. Both documents use the same population and residential land-demand projections.

2. There are policies and actions that are common to both elements, including promoting mixed-use development, and the maintenance of improvement of existing housing units, among others.

Additional analysis of the Housing Element's consistency with remaining General Plan elements is provided in Chapter 7.

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

is specified for development of housing by private entities. Tulare County Housing Authority, which operates rental units and provides rental assistance for target households also plays an important role in the City's housing process. The City's responsibility often rests in assisting other agencies whenever possible.

The 2009 Housing Element established housing production goals for the years 2009 - 2014 by income level and housing type. The State of California has established household income categories for all counties as follows:

Income Category	Household Income limits
"Extremely Low"	Earning less than 30 percent of the County median income
"Very Low"	Earning between 30 and 50 percent of the County median income
"Low"	Earning between 50 and 80 percent of County median income
"Moderate"	Earning between 80 and 120 percent of County median income
"Above-Moderate"	Earning above 120 percent of County median income

To arrive at actual income levels, the State determines the median income for all counties in California on an annual basis. Housing deemed "affordable" is generally considered to be housing that does not exceed 30% of the income of a household. As an example, for a household earning $50,000 per year, affordable housing should cost no more than $15,000 per year or $1,250 per month.

The 2009 Housing Element established the following housing production goals for income groups and housing types:

Table 2-1
2009 Housing Element Goals by Income and Unit Type

Income Group	Units Needed
Extremely Low	45 units
Very Low	37 units
Other Low	40 units
Moderate	89 units
Above-Moderate	306 units
TOTAL	518 units

During the planning period, the City witnessed the following residential development activity:

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.

Evaluation of 2009 Housing Element Action Plans

Chapter 8 of the 2009 Housing Element contained action plans pertaining to the following eight topics:

1. Provision for Extremely Low-, Very Low-, Low-, and Moderate-Income Housing
2. Mitigation of Governmental Constraints
3. Moderate-Income Housing Opportunities
5. Conserve and Improve Existing Affordable Housing Stock
6. Provision of Adequate Sites for Housing Development
7. Energy Conservation Opportunities
8. Equal Housing Opportunities and Public Participation
9. Preserve At-Risk Assisted Projects

An evaluation of each Action Program from the 2009 Housing Element is contained in the following table.

Table No. 2-4
Evaluation of 2009 Housing Element Action Plans

A. Provisions for Extremely Low-, Very Low-, Low-, and Moderate-Income Housing

Action	Year	Agency	Funding	Evaluation/Action
1. Redevelopment Assistance. Where appropriate, the City of Farmersville will utilize its Redevelopment Agency Low and Moderate Income Housing funds for the construction of extremely low- very low- and lower-income households. These funds will be allocated for low interest loans to developers, purchase of land for affordable housing projects, land write down, and/or construction of infrastructure improvements associated with these projects. In particularly funding priority will be given	Ongoing basis	City of Farmersville	LMI funds	Redevelopment agencies were terminated by the State of California in 2012, so this financing tool is no longer available to the City. Prior to that Farmersville's Redevelopment Agency had provided funding for two affordable multi family housing projects: Gateway Village (64 units) and Farmersville Senior Housing (40 units). Recommendation: The City will need to seek new funding sources for affordable housing projects. Likely sources could include the Community Development Block Grant (CDBG) and other targeted funds.

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
some of which may have originally contained dilapidated homes that have been demolished. The City Planner and Code Enforcement officer will identify appropriate lots for this program. In addition, the Farmersville Redevelopment Agency will consider providing financial assistance for lot consolidation and cleanup, as and when permitted by State redevelopment laws.				expected that these will be entry-level, affordable homes. Construction is expected to commence within the next year. It should also be noted that funding is no longer available from Redevelopment, as this program was terminated by the State in 2012. Recommendation: Continue to identify infill development opportunities and work to expedite projects.
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.	Ongoing	City of Farmersville	General fund	Since 2001, City has approved seven subdivisions with a total of 456 lots utilizing the P-D zone. The use of this zone allows for flexibility in lot size, setbacks and street widths. Due to the slowdown in the economy there were no projects that employed this zoning designation during the planning period of the 2009 Housing Element. However the PD zone remains a viable tool for development. Recommendation: Continue to implement this program
5. Density Bonus. The City of Farmersville will encourage developers to apply for a density bonus for qualified projects. Consistent with State law, a density bonus may be granted for projects	Third quarter of 2012	City of Farmersville	General fund	Accomplished. Due to the slowdown in the economy there were no projects that requested a density bonus. However, consistent with Action Plan B-8 the City did adopt a new density bonus ordinance that

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	Evaluation/Action
consideration of redevelopment funding will be given. Waivers or reductions in fees (and impact fees) will be considered. The City will seek to develop 50 units in this fashion during the Housing Element planning period. Other Housing Element action programs (including increasing allowed density standards adding "Farmworker Housing" to the list of permitted uses in appropriate zones in the Zoning Ordinance, and adopting a density bonus) will help to improve the effectiveness of this action plan)				immediately outside city limits Recommended Action: Continue to pursue opportunities to establish farmworker housing in and around Farmersville

B: Mitigation of Governmental Constraints

Action	Year	Agency	Funding	EvaluationAction
1. Reasonable Accommodations. Farmersville will amend its Zoning Ordinance and adopt a "Reasonable Accommodations Ordinance" to permit encroachments into the front, side and rear yard setback areas for improvements that serve persons with a disability, including carports, garages, wheelchair ramps, ramp railings and porches. This process will be handled as an administrative approval.	Fourth quarter, 2009	City of Farmersville	General fund	Accomplished. The City adopted a Reasonable Accommodations ordinance in 2015.
2. Special Housing Types. The City of Farmersville will amend its Zoning Ordinance to treat " "Transitional Housing" and "Supportive Housing" as residential uses, subject to the same development standards that apply to similar housing types in	Second quarter, 2010	City of Farmersville	General Fund	Accomplished. The City amended the Zoning Ordinance via Ordinance #451 Recommendation: No further action is necessary.

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). 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
5. Employee Housing. The City will amend the Zoning Ordinance to permit by right employee housing for six or fewer persons in the R-1 zone, and employee housing for up to 12 units or 36 beds in the U-R zone. Until the ordinance is amended, the City will defer to State law on this issue, in the event that requests are submitted in the interim.	Second quarter, 2010	City of Farmersville	General fund	Accomplished by adoption of Ordinance #451. Recommendation: No further action is needed.
6. Emergency Shelters and Related Housing Types. The City will amend the Zoning Ordinance to allow "Emergency Shelter", as permitted uses in the R-M zones. The use will not be subject to any discretionary approval such as a Conditional Use Permit. Table 6-3 demonstrates that there are over ten acres of land available for the establishment of emergency shelters on nearly 30 parcels. In addition, the City may develop written objective standards to regulate an emergency shelter consistent with Government Code Section 65583(a)(4)(A). Until the ordinance is amended, the City will defer to State law on this issue, in the event that requests are submitted in the interim.	Third quarter, 2010	City of Farmersville	General fund	Accomplished by adoption of Ordinance #451. Recommendation: No further action is needed.
7. Single Room Occupancy development. The City will amend the Zoning Ordinance to allow the use "Single Room Occupancy (SRO)", as a permitted use in the RM zones. Further, development standards for these uses will be established, as necessary.	Third quarter, 2010	City of Farmersville	General fund	Accomplished by adoption of Ordinance #451. Recommendation: No further action is needed.
8. Density Bonus for large families. Information provided in the Housing Element indicated a fairly severe overcrowding problem in the City. To help address this issue, the City will consider adopting a density bonus for affordable housing projects that provide a certain number of four bedroom units. In formulating this ordinance, the City should examine similar ordinances adopted by other communities.	Third quarter, 2012	City of Farmersville	General fund	Accomplished by adoption of Ordinance #467. Recommendation: No further action is needed.

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
2. HOME Program Funding. The City of Farmersville and the Farmersville Redevelopment Agency will continue to implement the first time home buyer program with HOME funds and other identified sources (including a portion of the Redevelopment Agency's annual 20 percent set aside funds). This program serves those households who are otherwise excluded from the market-rate purchase of a home within the community (households earning less than 80% of the area median income). Buyers will be first-time home buyers (not having owned a home for the previous three years). Financial participation in these programs will include assistance with down payment costs, closing costs and other secondary financing mechanisms. The City will market this program utilizing English and Spanish language brochures and will endeavor to assist seven households per year with this program.	The city will prepare promotional materials and distribute those to realtors within six months	City of Farmersville and Farmersville Redevelopment Agency	HOME and Redevelopment funds	Accomplished. Since 2009, the City has processed 58 first time home buyer applications through the HOME program. Recommendation: Continue to utilize and promote the HOME program.
3. 2002 General Plan Implementation. The City shall implement policies in the 2002 General Plan that will lead to diversification of Farmersville's economy – thereby creating more opportunities for the establishment of moderate and above moderate-income housing.	First quarter, 2010 and ongoing	City of Farmersville	General fund	Accomplished/ongoing. The City continues to implement the General Plan as it concerns economic development.

D. Conserve and Improve Existing Affordable Housing Stock

Action	Year	Agency	Funding	Evaluation
1. Project Review. The City of Farmersville shall facilitate residential development that is well-designed and maintained, attractive and affordable. Affordable housing units will be accomplished through increased unit densities; attractive design through architectural review through the city's site review process and proper maintenance, through conditions such as maintenance agreements and	Ongoing, project by project	City of Farmersville	General fund	Accomplished on an ongoing basis. The City has one of the fastest project processing times of cities in Tulare County. Most recently Farmersville approved a 20 lot single family residential infill project on a site on the south side of Petunia Street, west of Farmersville

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.

E. Provision of Adequate Sites and Infrastructure for Housing Development

Action	Year	Agency	Funding	Evaluation
1. Monitor Land Supply. Monitor residential land development and demand, in the context of lands designated for residential development on the Land Use Map of the Farmersville General Plan. Make adjustments to the map accordingly, as demand warrants, to ensure that an adequate supply of land exists for future residential development.	Ongoing	City of Farmersville, Planning Department	General Fund	Accomplished. The City maintains maps to monitor residential land supply (along with commercial and residential supply. In addition, the City zoned an additional nine acres of land to comply with the 2009 Housing Element (Action Plan E-2) for multi family development. Recommendation: Continue to implement this program.
2. Zoning for Multi-Family. Farmersville shall zone approximately 9 acres of undeveloped land with the "reconstituted" RM-2.5 (High Density Residential) zone, to accommodate its share of extremely low- very low- and low-income units as prescribed in the Regional Housing Needs Allocation Plan. This land shall be in parcels large enough to accommodate at least sixteen units at a minimum density of 20 units per acre. These sites shall permit owner-occupied or rental multifamily uses by-right and accommodate at least 50 percent of the remaining need for lower-income households on sites designated as residential use only.	Third quarter, 2010	City of Farmersville, Planning Department	General fund	Accomplished. The City zoned approximately nine acres of undeveloped land on the north side of Visalia Road, west of Virginia Street. (Ordinance #465). Recommendation. Continue to monitor available land supply for affordable housing and make adjustments as necessary.
3. Lot Consolidation Program. The City will establish a special lot consolidation program to facilitate the combination of small parcels that are zoned for High Density Multi-Family Residential to larger sizes that will increase the feasibility of affordable income housing projects by providing for larger-scale projects. As part of this program, the City will waive the fee for a lot merger. To promote this program the City will prepare a brochure and other promotional materials and forward this information to	Second quarter, 2010	City of Farmersville, Planning Department	General fund	Not Accomplished. Due to severe funding constraints the City was not able to implement this program Recommendation: The City should continue to pursue this action plan as the economy (and city budgets) improve.

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.

F. Energy Conservation Opportunities

Action	Year	Agency	Funding	Evaluation
1. 2002 General Plan Implementation. Implement policies of the 2002 General Plan update and amend sections of the Farmersville Zoning and Subdivision Ordinances to promote energy conservation. Specifically, amend sections of the ordinances that refer to solar orientation, planting of street trees, width of streets, and minimizing the use of cul-de-sac streets.	Third quarter, 2010	City of Farmersville	General Fund	Partially Accomplished. Some of this action plan has been completed. For instance, street standards were amended to require shade trees, and allow narrower street widths. Recommendation: Complete amendment of the Subdivision Ordinance to require solar-orientation of streets.
2. Weatherization Program. Continue implementing weatherization programs for senior and low income households. The rehabilitation of housing units using CDBG funds will include energy conservation improvements, including double-paned windows, wall insulation, weather stripping, etc.	Ongoing, as needed	Farmersville Redevelopment Agency	L&M funds	Accomplished. The City has completed numerous weatherization projects with Self Help Enterprises since 2009. Recommendation: Continue this program
3. Fees for Solar Systems. The City shall consider adopting reduced building permit fees for the installation of residential solar power systems	Fourth quarter, 2009	City of Farmersville	General fund	Not accomplished. Due to severe budget cuts during the planning period the City was not able to implement this action plan. Recommendation: Continue to pursue implementation of this program as city finances improve.
4. Overall Rehabilitations. The rehabilitation of housing units by a qualified non-profit housing entity using CDBG funds will include energy conservation improvements, including double-paned windows, wall insulation, weather stripping, etc.	Fourth quarter, 2009	City of Farmersville	CDBG funds	Accomplished. During the planning period 32 lower income units were rehabilitated by Self Help Enterprises.

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 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. 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. Recommendation: Continue this program with future multi-family projects.

Action	Year	Agency	Funding	Evaluation
4. Reasonable Accommodations Ordinance. The Farmersville Planning Department will submit to the City Council for review and approval an amendment to the Farmersville Municipal Code that provides reasonable accommodations for persons with disabilities.	Fourth quarter, 2009	City of Farmersville	General fund	Accomplished. This amendment was completed in 2015 Recommendation: Ensure that promotional materials are made available.
5. Public Participation. Implement a program of information and involvement to ensure that all segments of Farmersville's population has the opportunity to know and participate in housing programs. These strategies will include the following: a. Make the Housing Element available in electronic form on the City's website b. Prepare a written (and on-line) brochure that explains the City's housing programs and policies. The brochure should be made available in English and Spanish. c. Continue to publicize meetings and events concerning housing.	Third quarter, 2010	City of Farmersville	General fund	Accomplished. The City maintains brochures and other materials publicizing housing programs. The City has recently re-established its website and is placing information regarding housing on the website, including the Housing Element.

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.

3 • Community Profile

This chapter provides a snapshot of socio-economic conditions in Farmersville. Understanding these conditions allows City policy makers and other agencies and organizations to properly fashion housing programs that will mirror the needs of residents of Farmersville.

Location

Farmersville lies on the eastern side of the central San Joaquin Valley, in Tulare County. The City is about ten miles southeast of Visalia, the County seat, and largest City in the County. Other nearby cities are Exeter, about five miles east, and Lindsay, about fifteen miles southeast. The City is immediately south of State Highway 198, a major east-west highway in Central California. Highway 198 connects Farmersville to Visalia and State Highway 99 to the west, and to Three Rivers and Sequoia National Park in the Sierra Nevada Mountains, to the east (see Map 3-1).

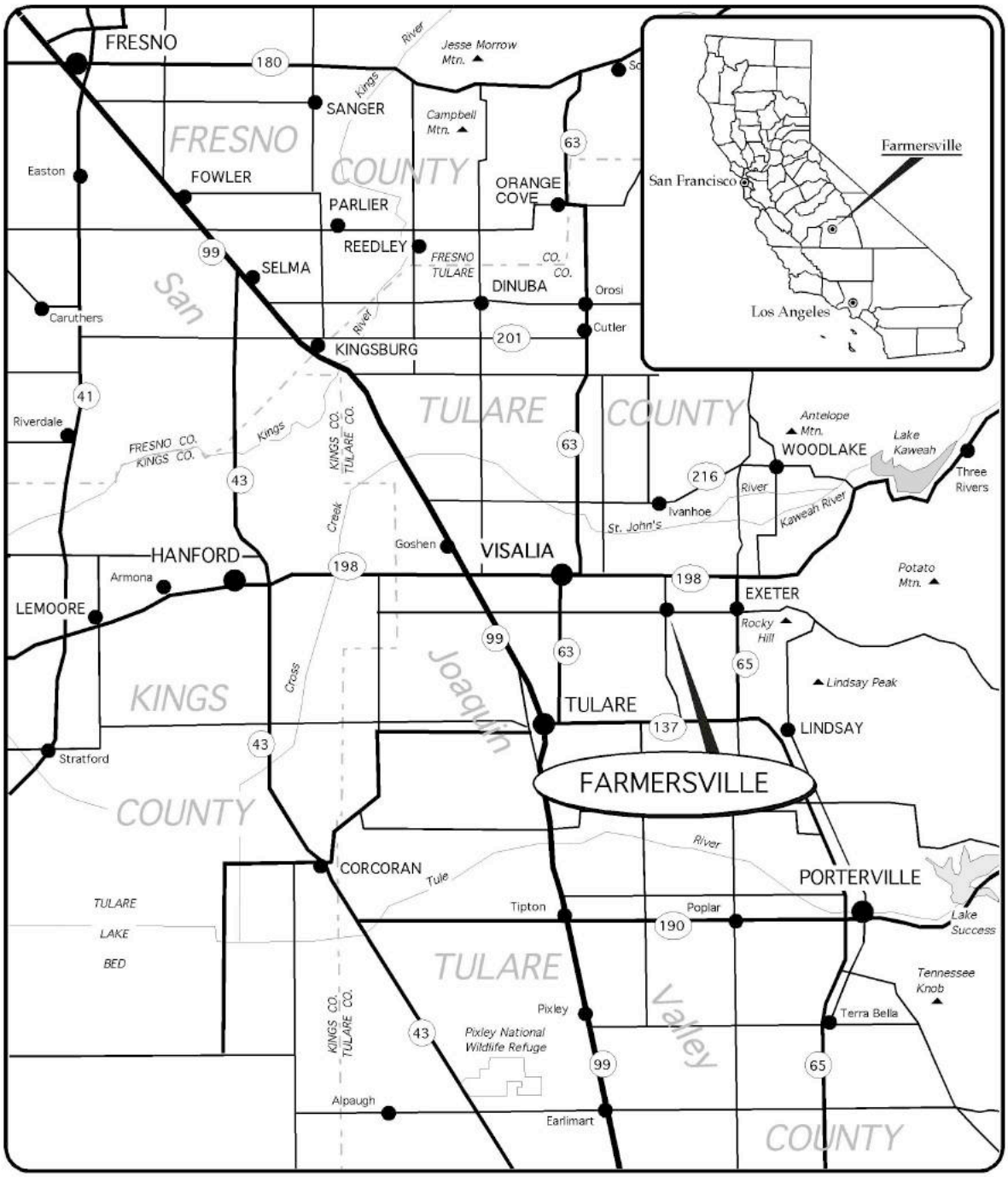
For many years, Farmersville has functioned as a residence place for persons employed in the agricultural industry of central California. According to the 2010 U.S. Census, approximately 15 percent of residents were employed in agriculture in 2010 – down from 18 percent in the year 2000. This may indicate that Farmersville's economy is gradually becoming more diversified.

Other leading employment sectors in Farmersville include:

- "Retail trade" (15%)
- "Education/Health/Social Services" (15%)
- "Manufacturing" (9%)
- "Food/recreation/accommodations" (9%)

Particularly reflecting location near Visalia, it is believed that Farmersville's economic composition has been changing in recent years. Over time the City has begun functioning as a more affordable housing alternative for residents who may work in Visalia (and other area cities) but choose to live in Farmersville.

Unemployment rates in Farmersville and Tulare County have historically been higher than California as a whole. This typically reflects the nature of the agricultural-based economy of the area. Many agricultural jobs are seasonal in nature. Unemployment rates



City of Farmersville

Regional Location

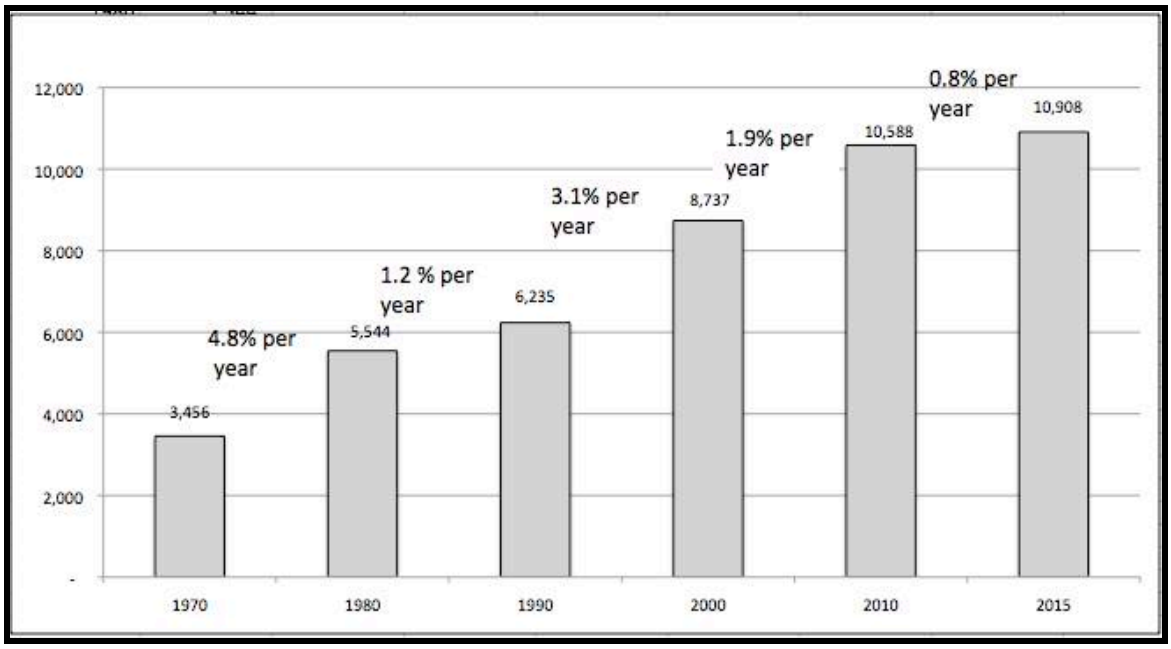
map 3-1

tend to fluctuate during the year, with the highest rates generally occurring during non-harvest periods - November through April.

Population

Farmersville's population has shown a steady increase during the last 30 years. Chart 3-1 shows population growth since 1970. The City's population has increased over 216% since 1970. Information provided by the State of California, Department of Finance indicates that the population has increased to over 10,900 persons in 2015. Between the year 2000 and 2010, the City's population has increased by an average of 1.9 percent per year. Since 2010 the growth rate has slowed to 0.8% per year.

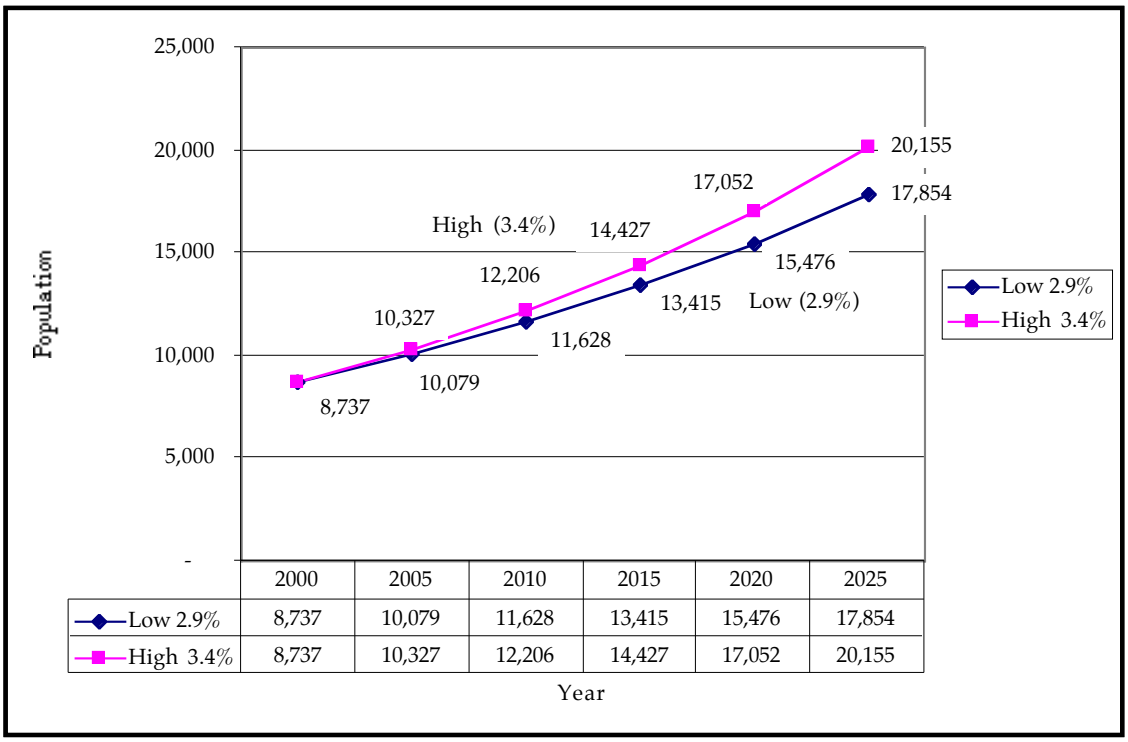
Chart 3-1
Population and Growth Rates, 1970 – 2015



Source: U.S. Census Bureau and State of California, Department of Finance.

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



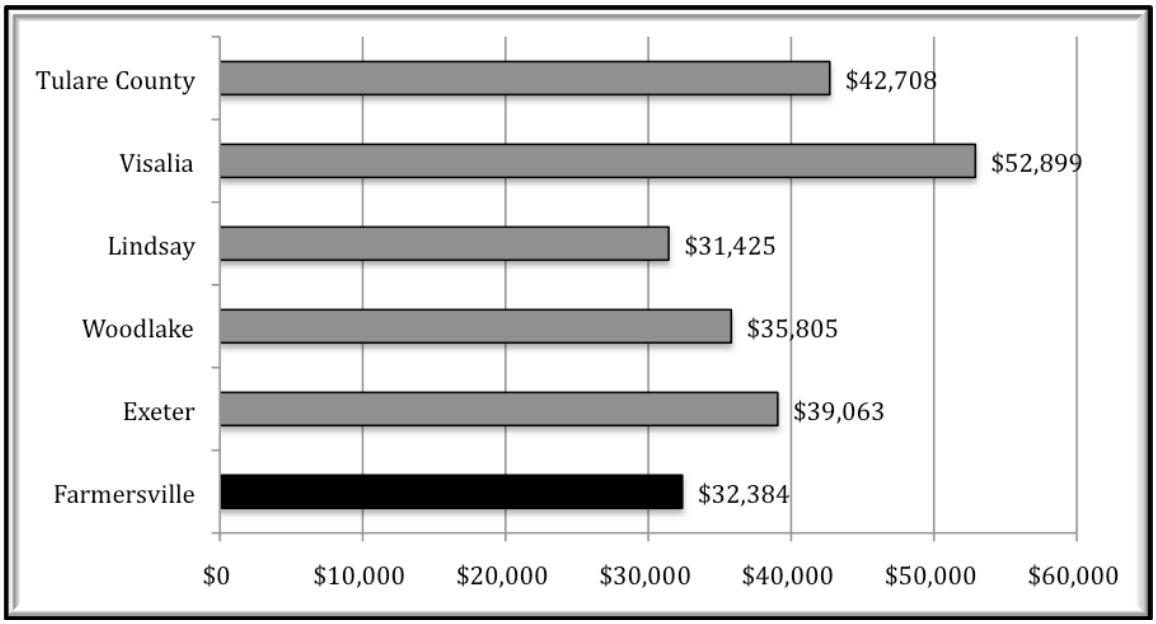
	2000	2005	2010	2015	2020	2025
Low 2.9%	8,737	10,079	11,628	13,415	15,476	17,854
High 3.4%	8,737	10,327	12,206	14,427	17,052	20,155

Source: 2025 Farmersville General Plan

Income

The median household income Farmersville in 2010 (the most recent year for which data was available) was $32,384 – up from $27,782 in 2000. For comparative purposes, Tulare County's median household income in 2010 was $42,708. Income levels for Farmersville and several other area communities (and Tulare County as a whole) are shown in Chart 3-3.

Chart 3-3
Median Household Income Levels of Area Cities



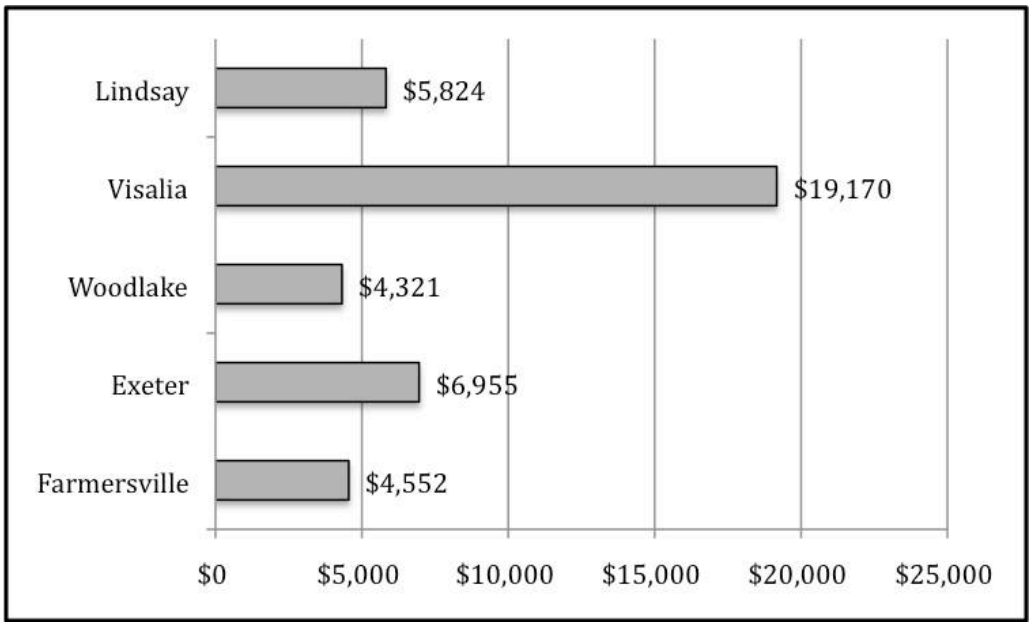
Source: U.S. Census Bureau, 2010

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



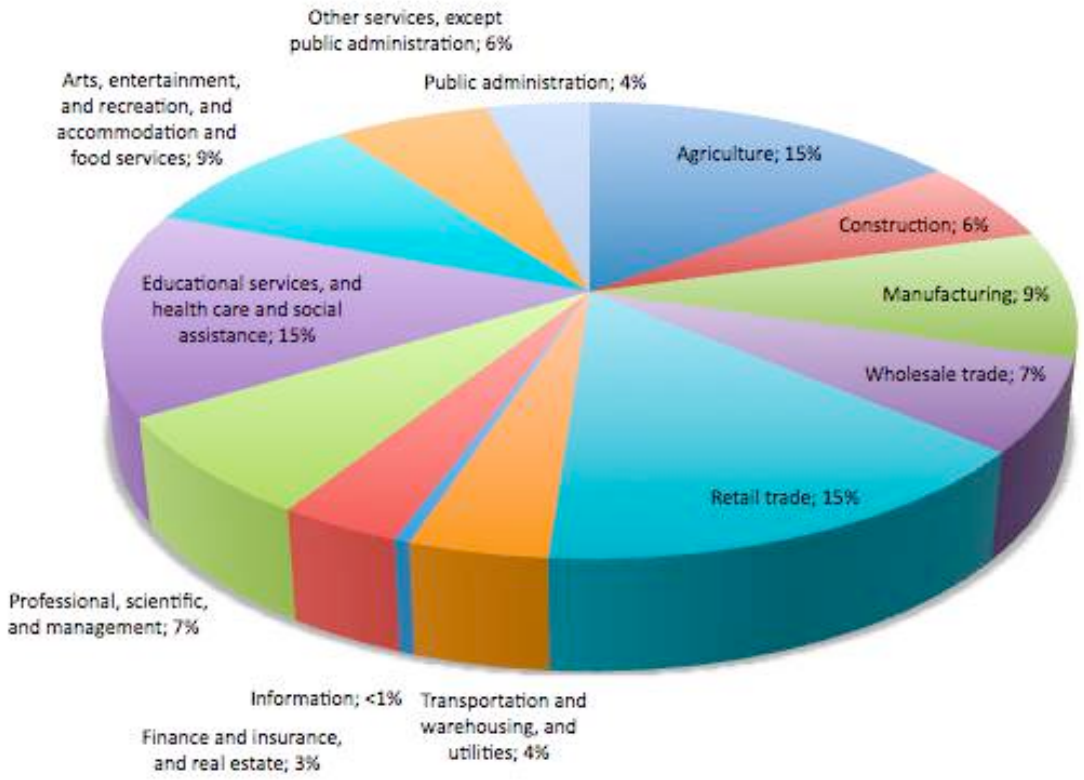
Source: California State Board of Equalization, 2013

Employment

According to the 2010 U.S. Census, Farmersville's employment picture is becoming increasingly diversified with retail, education and health care, and agricultural occupations dominating the list (see Chart 3-5). This reflects a positive development from past decades when agricultural jobs were the number one employer in the community - not surprising given the City's location in the midst of one of the world's most productive agricultural regions.

In the future, Farmersville will need to further diversify its employment base so that its citizens are not so restricted to one type of income. Agricultural employment can be somewhat volatile as it is subject to a number of external forces, such as the weather, overseas imports, price supports and federal and state agricultural policies.

Chart 3-5
Employment by Industrial Sector



Source: U.S. Census Bureau, 2010

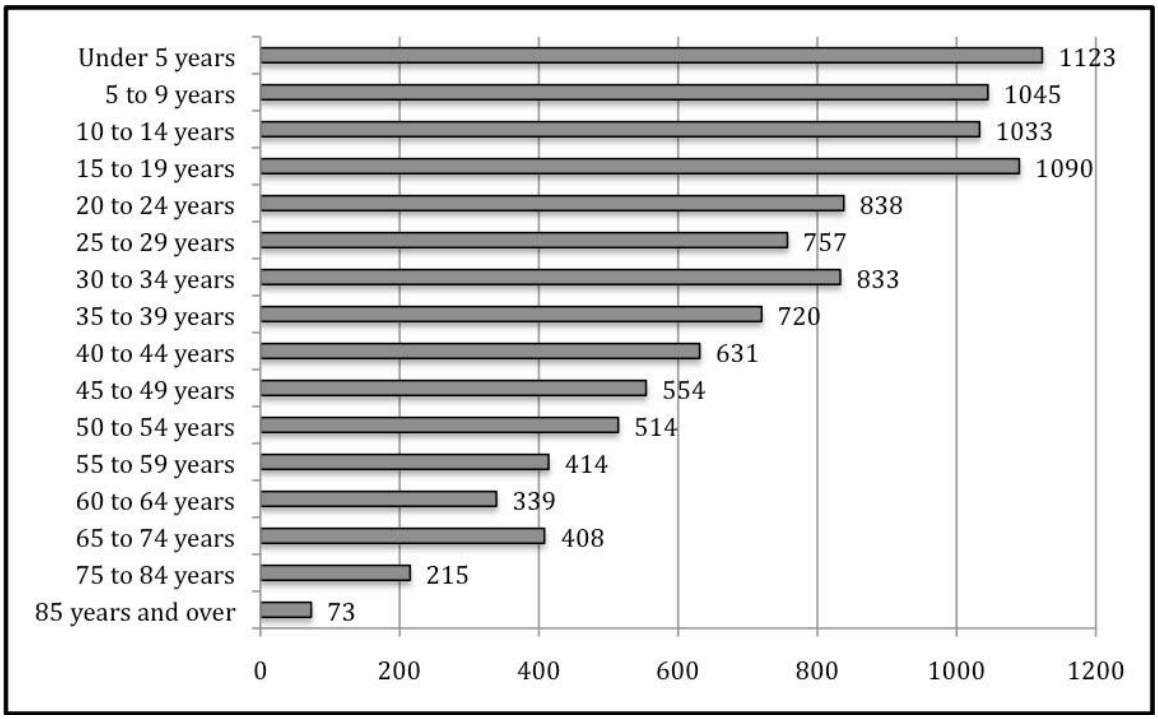
Age

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



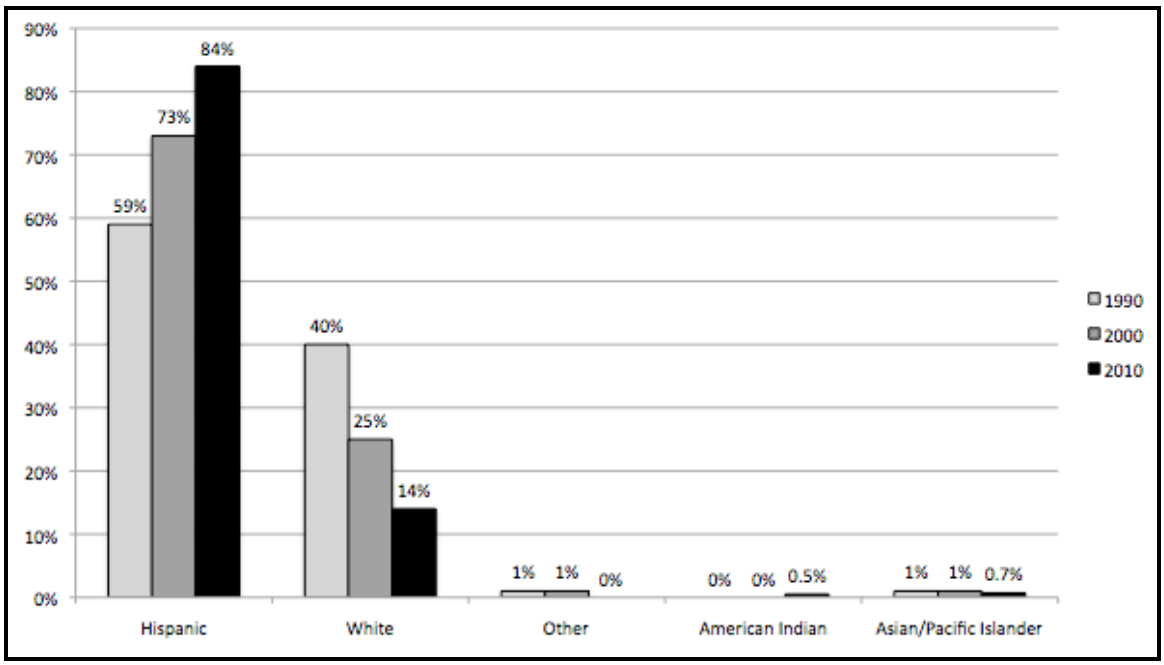
Source: U.S. Census Bureau, 2010.

Ethnicity

Farmersville's population is dominated by the Hispanic and white groups. Chart 3-7 shows the ethnic breakdown of the community's population, with data from the past three Census counts (1990, 2000 and 2010).

Since 1990 the percentage of the city's Hispanic population has grown at a steady rate, increasing to 84 percent in 2010. Correspondingly the white population has dropped at a similar rate, to 14% in 2010. Other ethnic groups accounted for less than three percent of Farmersville's population in the year 2010.

Chart 3-7
Ethnicity Trends 1990 - 2010



Source: U.S. Census Bureau, 1990, 2000, 2010

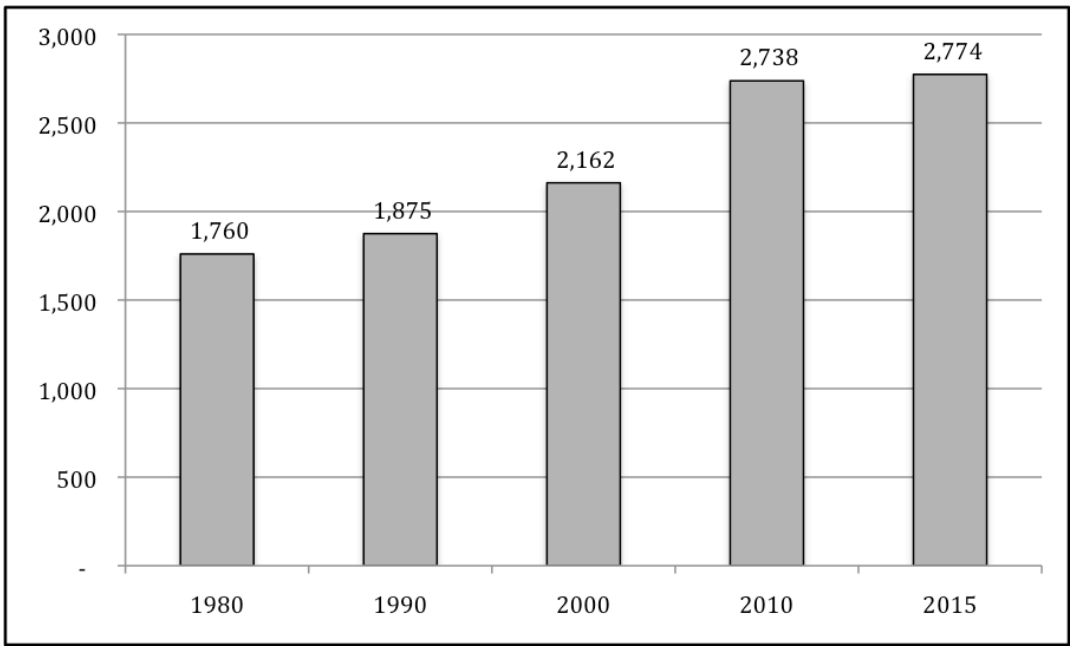
4 • Housing Profile

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.

Housing Types

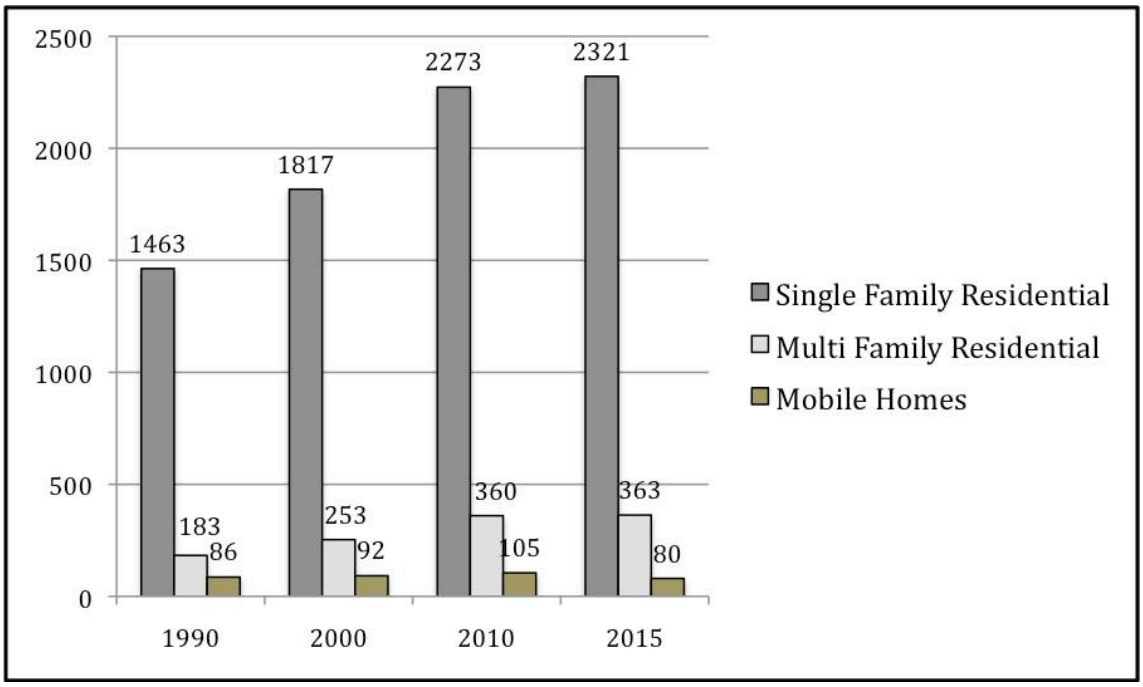
An examination of census data provides insight into the changing demand for different types of dwelling units within the City. The three basic types of housing units for which data are presented are:

1. single-family units;
2. multiple-family units, which can range from duplexes to large apartment developments containing many units; and
3. mobile homes located in mobile home parks and on individual lots.

The proportion of housing unit type in Farmersville has remained nearly constant since the year 2000. In 2000 single family homes made up about 84% of the City's housing stock. The figure dipped slightly by 2010 but had increased back to 84% by 2015.

Meanwhile, multi-family units have remained constant at about 13 percent of the housing stock. Mobile homes have remained a minor part of the City's housing picture, at about three percent of the total number of housing units in Farmersville, since the year 2000.

Chart 4-2
Housing Units by Type
1990 – 2015



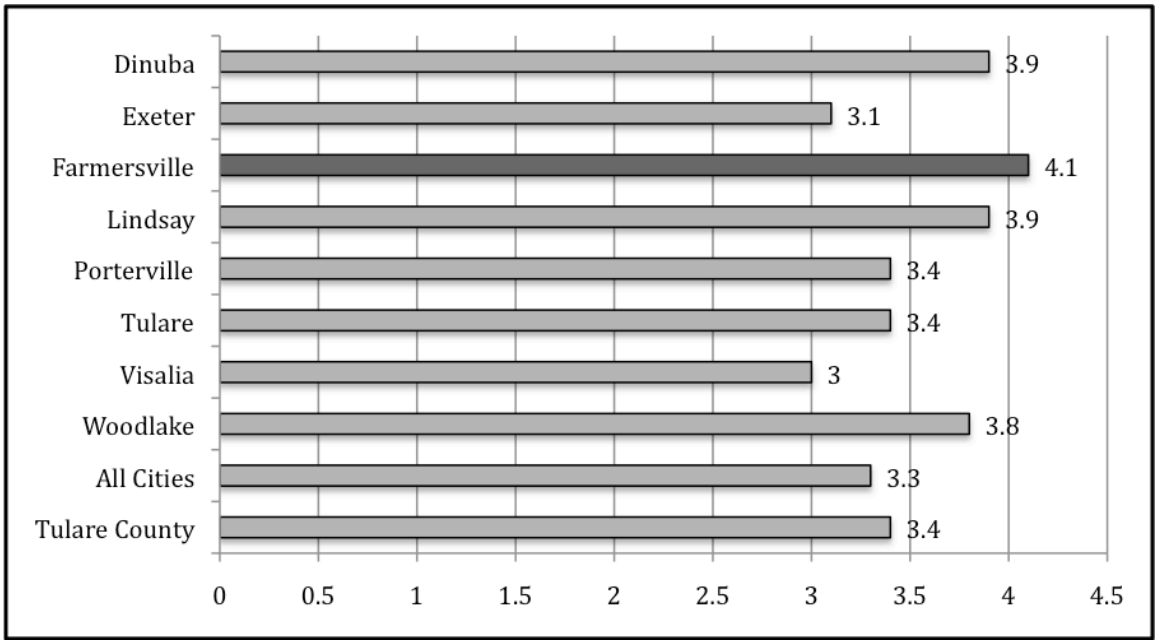
Source: State Department of Finance 1990 - 2015.

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

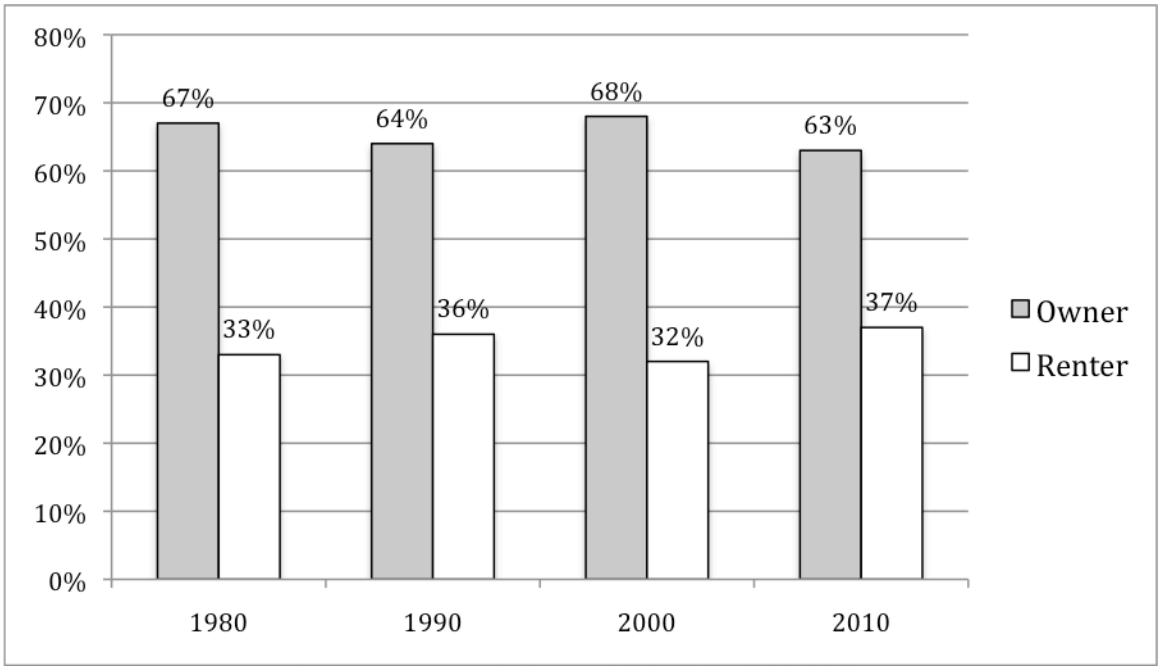


Source: California Department of Finance, 2015

Household Tenure

Tenure refers to whether a dwelling is owner-occupied or renter-occupied. Home ownership as a percent of total housing units has dropped from 68 percent in 2000 to 63 percent in the year 2010. Correspondingly, the number of renter-occupied units has increased from 32% in 2000 to 37% in 2010. The 2020 Census will show whether this trend is continuing. Chart 4-4 shows the trend in tenure in Farmersville since 1980.

Chart 4-4
Housing Tenure in Farmersville
1980 - 2010



Source: Bureau of Census, 1980, 1990, 2000, 2010.

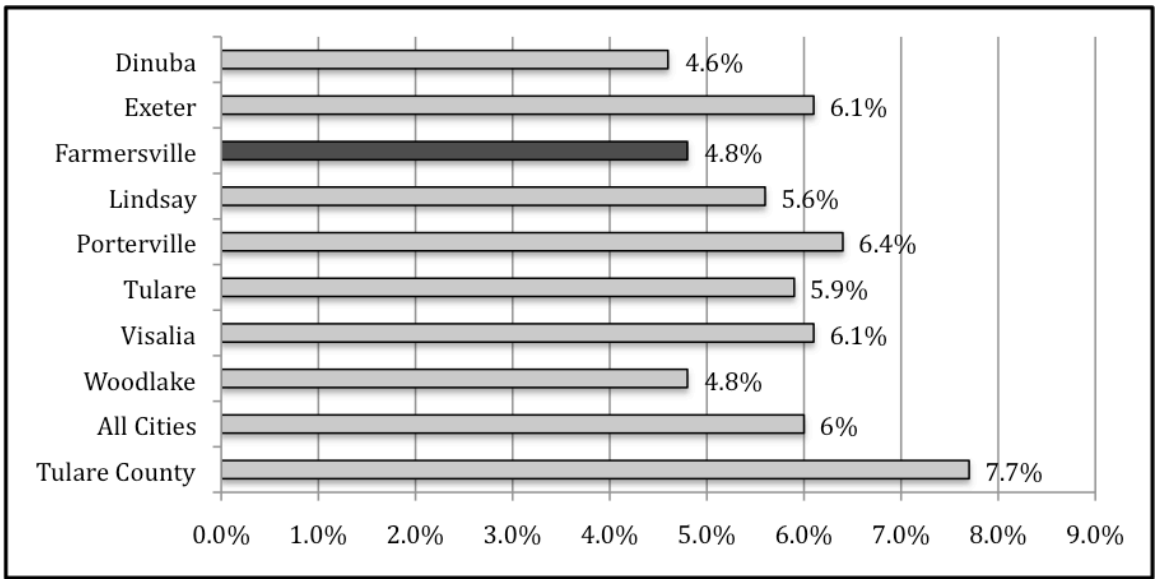
Vacancy Rates

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

5 • Housing Needs

This chapter reviews existing and future housing needs in Farmersville, including the needs of special groups such as:

- Extremely low income families
- Elderly
- Disabled residents
- Farmworkers
- Homeless
- Female-headed households
- Large households

Other topics covered in this Chapter include:

- Housing affordability
- Overpayment
- Housing conditions
- Poverty and unemployment
- Future housing demand

Overview

In comparison to many other areas of California, land and development costs are still relatively low in Farmersville in relationship to the ability of households to afford housing. Yet, there are still a number of households in the community that have difficulty obtaining affordable, safe and decent housing.

Housing need is a complex issue, consisting of at least three major components:

- housing affordability,
- housing quality, and
- housing quantity

In addition, certain segments of the population have traditionally experienced difficulty in obtaining adequate housing, including the elderly, the handicapped, female heads of household, the large family, homeless, extremely low income households, and farm workers. Housing element law requires specific analysis and planning for these special groups.

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.

compete with less advantaged households for rental housing. The expected outcome is lower vacancy rates for apartment units and higher rents. Fortunately in Farmersville a number of new single- and multi-family homes have been developed in recent years. This has opened the market for homebuyers, and reduced pressure on available multi family units.

- **Overpayment:** The cost of housing eventually causes fixed-income, elderly and lower income families to use a disproportionate percentage of their income (over 30 percent of their adjusted gross income) for housing. This causes a series of other financial challenges often resulting in a deteriorating housing stock because the costs of maintenance must be sacrificed for more immediate expenses (e.g., food, clothing, medical care and utilities). Farmersville's efforts in facilitating the construction of of new housing, using state grants, tax credits, and redevelopment funds (before its discontinuation), has helped to mitigate this potential housing problem. Even persons who are agricultural field workers have affordable housing opportunities in Farmersville through public housing units operated by the Tulare County Housing Authority, as well as the use of Section 8 vouchers provided by the Authority.

- **Overcrowding:** As housing prices climb, lower income households must be satisfied with less house for the available money. This can result in overcrowding, which places a strain on municipal infrastructure. Further, it does not provide a satisfying living environment, and eventually can cause conditions that contribute to both deterioration of the housing stock and neighborhoods. Farmersville has attempted to mitigate this problem through its Redevelopment Agency's low income housing funds and the City's facilitation of new residential development.

Median Home Prices

The 2010 U.S. Census provided the following information on median home values:

Farmersville: $105,000
Tulare County: $163,100
California: $366,400

Since the year 2000, median home prices have experienced a period of extreme volatility. The median home price in Farmersville peaked in the third quarter of 2006 at about $190,000. Since then median housing values have plummeted to about $105,000 by 2010. It is important to recognize that this is the median value for all houses listed for sale in Farmersville. The price for new homes is much higher – in the range of $124,000 to $225,000 in recent years.

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:

- 53 percent of owner-occupied households were overpaying for shelter
- 74 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.

For lower income households the situation is more bleak. Over 68% of extremely low income owner-occupied households were overpaying for shelter, while nearly 93% of renter occupied households were overpaying in the same income category.

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.

Table 5-1
Households Spending Over 30 percent of their Gross Income for Housing

Household Type	Extreme Low	Very Low	Low	Moderate	Above Moderate	Total	Lower income
Ownership Households	188	253	435	267	269	1,412	876
Overpaying owner households	128	195	263	145	22	752	585
Percentage of overpaying owners	68%	77%	60%	54%	8%	53%	67%
Renter Households	350	240	192	38	93	913	782
Overpaying renter households	324	211	134	8	0	677	669
Percentage of overpaying renters	93%	88%	70%	21%	0%	74%	86%
All Households	538	493	627	305	362	2,325	1,658
All Overpaying Households	452	406	397	153	22	1,429	1,254
Percentage of all overpaying households	84%	82%	63%	50%	6%	62%	76%

Source: 2010 U.S. Census. Percentages have been rounded

The housing affordability problem has been addressed through various means - by the City and its Redevelopment Agency (prior to the termination of redevelopment by the State), through its first-time home-buyer's program, the private sector through a variety of means, including use of State tax credit funds, and by the Tulare County Housing Authority, which owns and operates the 191-unit Linnel Farm Labor Center immediately to the west of Farmersville. The Authority also assists families in renting private dwellings through its Section 8 voucher program. Currently, the Authority has 55 Section 8 units in Farmersville. A Section 8 certificate allows a qualified lower income family to receive rental assistance from the Housing Authority.

In addition, prior to its termination, the City's Redevelopment Agency had been actively assisting housing projects through its Low-Moderate Income (LMI) fund. Most recently the Agency has provided financial assistance for Park Creek Village apartments ($300,000 loan) and Gateway Village apartments ($200,000 loan). Park Creek Village

consists of 48-affordable housing units on Walnut Avenue at Ventura Avenue. Gateway Village has 64 affordable units on the north side of Visalia Road at Shasta Avenue.

Housing Quality

A housing condition survey was conducted in 2015 to determine the physical condition of Farmersville's housing stock. In this survey, each dwelling unit was evaluated for its physical condition and appearance. The housing condition survey was conducted using the four definitions listed below:

1) **Sound Structure:** a well maintained structure in good condition with no or very few defects of minor consequence.

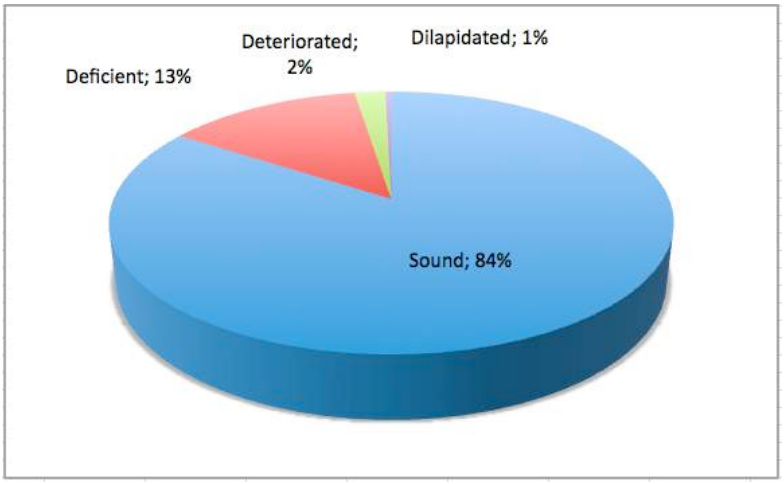
2) **Deficient Structure**: a structure in relatively good condition, but in need of more than a few minor repairs and in general maintenance.

3) **Deteriorated Structure:** a structure in need of several minor repairs including plumbing and electrical work and roof repairs.

4) **Dilapidated Structure:** a structure in need of more than two major repairs and/or a high number of minor repairs which makes the rehabilitation of the structure economically unfeasible.

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.

Overcrowding

The Census Bureau defines overcrowded housing units as those having more than one person per room (excluding kitchens, bathrooms, hallways, etc.).

About 18 percent percent of the housing units in Farmersville were overcrowded in 2010, according to the Census. This is down from 37% of units in 2000. In terms of tenure, about 14 percent of owner-occupied units were overcrowded; nearly 24 percent of renter-occupied units were overcrowded. In Tulare County as a whole, the percentage of overcrowded units was about 11 percent.

It is also expected that overcrowding worsens during peak harvest times when seasonal farmworkers are seeking shelter in valley communities.

Overcrowding is typically reflective of one of three conditions:

1. A family or household is living in too small a dwelling;
2. A family is required to house extended family members (i.e. grandparents or grown children and their families living with parents); or
3. A family is renting inadequate living space to non-family members (i.e. families renting to migrant farm workers).

Whatever the cause of overcrowding, there is a direct link between overcrowding and housing affordability. Examples of this condition include the following:

- Homeowners/renters with large families are unable to afford larger dwellings.

- Older children wishing to leave home who cannot qualify for a home loan or are unable to make rental payments.

- Grandparents on fixed incomes are unable to afford suitable housing or have physical handicaps that force them to live with their children.

- Families with low incomes will permit overcrowding to occur in order to derive additional income, or there is an insufficient supply of housing units in the community to accommodate the demand.

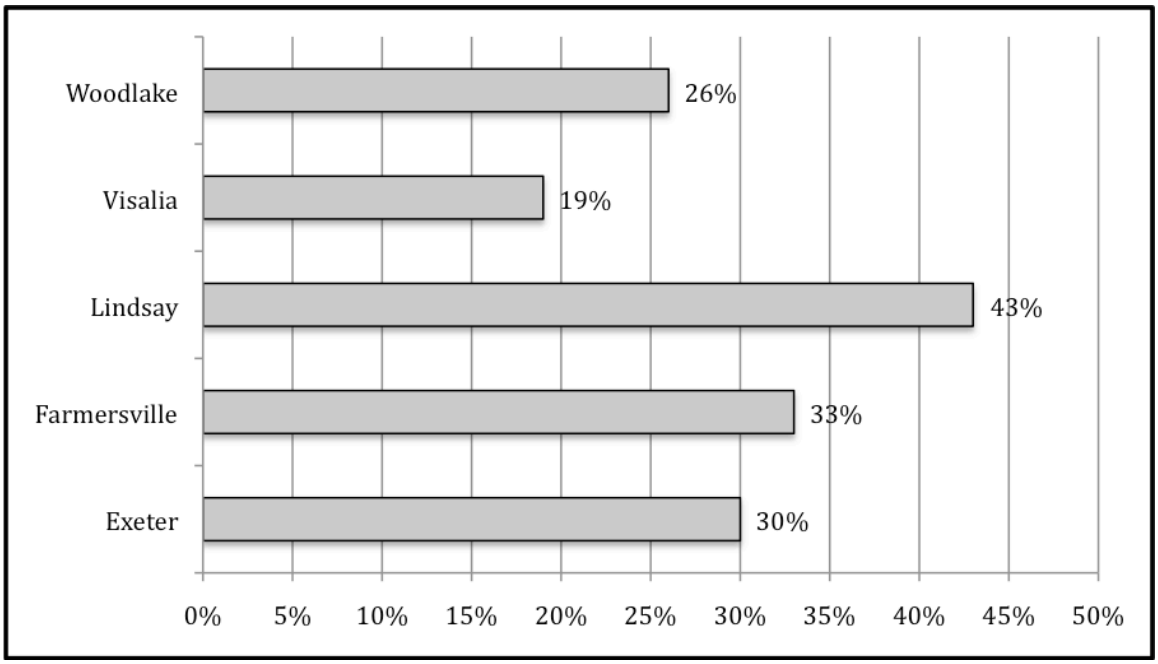
Overall, renters are more likely to live in overcrowded conditions than homeowners. This problem is likely related to Farmersville's nature as an agricultural community. Not surprisingly, some units become overcrowded during peak harvest times.

There are a number of ways to address this problem, including the addition of bedrooms to existing units, rehabilitation of uninhabitable units and construction of new rental units and second units.

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.

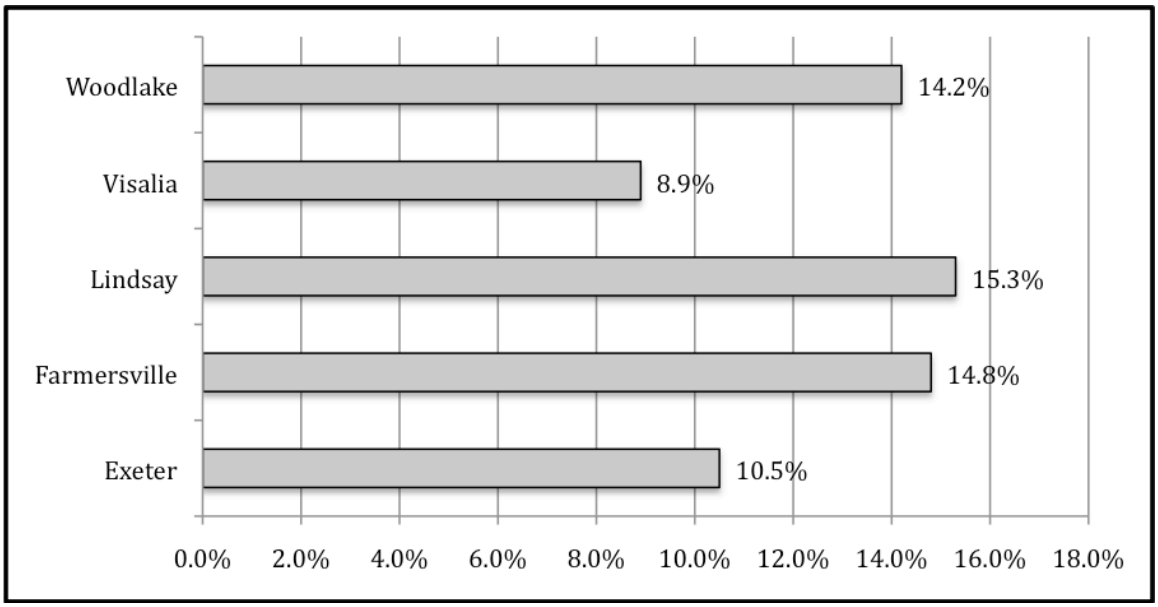
Chart 5-2
Area Cities Poverty Rate – 2013



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.

Chart 5-3
Unemployment Rates – June, 2015



Source: Employment Development Department, 2015

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 Farmersville Senior Apartments were constructed. This complex provides 40 units for seniors and is also located on South Farmersville Boulevard.

To further meet the needs of senior citizens the City provides funding assistance for operation of the Farmersville Senior Center – located at 444 N. Gene Avenue. The center provides meals and social activities for seniors on a daily basis.

Farmersville Senior Center – 444 N. Gene Avenue

Persons with Disabilities

There are many types of disabilities and definitions can be problematic. Local government utilizes the definition of "handicapped" person as contained in Section 22511.5 of the California Administrative Code for vehicle and building code enforcement. This definition generally includes those persons with certain levels of impairment related to vision, cardiovascular health, respiratory systems, and use of extremities.

Handicapped persons often require specially-designed dwellings to permit free access not only within the dwelling, but to and from the site. Special modifications to permit free access are very important. The California Administrative Code Title 24 requirements mandate that public buildings provide for wheelchair access. Ramp ways, larger door widths, restroom modifications, and other improvements, enable better access to the handicapped. Such standards are not mandatory of new single family or multi-family residential construction that have fewer than ten units.

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.

Consistent with State law, the City permits the establishment of group homes for up to seven individuals by right. Group homes larger than that are permitted by Conditional Use Permit.

State law requires cities to disclose whether the term "family" is defined in a fashion that would constitute a constraint to the development and maintenance of housing for the disabled, such as group homes. The Zoning Ordinance's definition of "Family" is:

> "Family means one or more persons occupying a premises and living as a single housekeeping unit, as distinguished from a group occupying a boarding house, lodging house, or hotel, as defined in this chapter."

The City does not impose additional zoning, building code, or permitting procedures on group homes other than those allowed by State law. The City also does not limit concentrations of group homes.

In general, the City's codes and policies do not pose significant constraints for the production of housing for disabled residents. In addition the City has completed amendments to the zoning ordinance concerning disabled housing that were contained in the previous Housing Element, including:

- A reduction in parking requirements for disabled housing projects – recognizing that disabled persons are less likely to drive a car.
- A "Reasonable Accommodations" ordinance to allow reductions in setbacks and other zoning standards for housing retrofits and new construction for disabled access improvements, such as wheelchair ramps.

<u>Large Family Households</u>

The State of California classifies "large families" as those with five or more members. Large families are indicative not only of those households that require larger dwellings to meet their housing needs, but also are reflective of a large number that live below the poverty level.

Building records indicate that a large number of single family dwellings constructed in Farmersville have only three bedrooms. These size homes are often inadequate to serve the needs of large family households. An increase in the number of homes with four or more bedrooms would help alleviate overcrowding problems experienced by large families. Most recently the City amended its Density Bonus ordinance to allow additional density when projects include dwellings designed with four or more bedrooms. This was the result of an action plan in the previous 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 code enforcement and police officials indicated that there are very few, if any homeless persons living in Farmersville – likely fewer than 10. 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.

In order to address the needs of the homeless (and similar populations) Farmersville has amended its Zoning Ordinance to allow for various types of housing that are geared toward the homeless and similar groups, including:

- Emergency Housing
- Transitional Housing
- Supportive Housing
- Single Room Occupancy (SRO) housing

Emergency housing and SRO units are a permitted use in the RM (Multiple Family Residential zones subject to certain standards covered in Chapter 7 of the Housing Element. Transitional and Supportive housing units are permitted uses in the R-1 (Single Family Residential) and RM zones, subject to development standards that apply to other residential uses in those zones. Since amending the code to allow these uses the City has received no applications for their development.

Extremely Low Income Households

Extremely low-income is defined as households with incomes less than 30 percent of area median income. The county area median income in Tulare County is $57,900 for a four person household. For extremely low-income households, this results in an income of $24,250 or less for a four person household. Households with extremely low-income have a variety of housing situations and needs. For example, most families and individuals receiving public assistance (such as social security insurance (SSI) or disability insurance) are considered extremely low-income households. Table 5-3 displays information on the needs of extremely low income households in Farmersville.

Table 5-3
Housing Needs for Extremely Low-Income Households

	Renters	Owners	Total
Total Number of ELI Households	325	120	445
Number with any housing problems	710	895	1,605
Number with cost burden (30% or more of income)	340	430	770
Number with cost burden (50% or more of income)	300	285	585
Total number of households	1,000	1,590	2,590

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2012

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

conditions, often doubling and tripling up in a single bedroom in a residential dwelling unit.

Seasonal Farm Workers

Many farm workers are classified as seasonal farm workers. The State of California defines seasonal employees as individuals are employed less than 150 consecutive days by the same employer.

Information provided by the USDA indicates that in Tulare County in 2012 there were 2,448 farms employing 25,247 farmworkers more than 150 days per year. Of these, 296 farms were classified as "large" (those with 10 or more farmworkers) employing 8,690 farmworkers. In terms of seasonal farmworkers the USDA data indicates that there were 1,452 farms employing 13,502 seasonal farmworkers in 2012.

Obviously, this group of workers can encounter special problems in finding housing. Some landlords may not be willing to rent to migrants because of the short length of their stay, coupled with the fact that farm workers sometimes overcrowd affordable housing units. As a result of these circumstances, many farm workers often take whatever shelter is available, even if this means sleeping in garages, sheds, vehicles or trailers.

To meet the need of farm workers, the Tulare County Housing Authority operates 191 units of housing at the Linnel Farm Labor Center, situated on Walnut Avenue and Road 156, immediately west of Farmersville city limits. The Authority also operates 175 units for farmworkers at the Woodville Farm Labor Center, about 15 miles south of Farmersville near the unincorporated community of Woodville. The Housing Authority requires low income farm worker families to pay 30 percent of their adjusted gross income towards rent. Any additional rent is paid for by the USDA Rural Development program

New farm worker housing in Farmersville is permitted as a multi-family residential use in the RM-2.5 and RM-4.0 (Residential Multi-Family) zone districts. The Zoning Ordinance requires the developer to process plans through the city's Site Plan Review process – this typically involves a review the Planning Commission (no public hearing is required). Development standards are those required under the RM-2.5 and RM-4.0 (Multiple Family Residential) zones. Additional information on these standards is provided in Chapter 7 of the Housing Element.

Employee Housing

Closely related to the topic of Farmworker Housing is the subject of Employee Housing. Recent amendments to State law require cities to allow employee housing by-right (without a Conditional Use Permit) in single family zones (for less than six persons in a dwelling), and in agricultural zones for no more than 12 units or 36 beds. As a result of

action plans in the previous Housing Element, the City has amended its Zoning Ordinance to allow employee housing "by right" in all residential zones.

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.

Preservation of Assisted Housing

There are several residential projects in Farmersville which were constructed or are otherwise subsidized using government funding in the form of low-interest loans or other subsidies. In return for these subsidies, the developers have been required to agree to restrict rental of some or all of the units to persons of lower income. However, these rental restrictions are required to remain in effect only during the term required by the funding agency. After that point, the owner of the project may charge market rate rents - essentially whatever the market will bear.

There are a number of government programs that can incur rent restrictions of the type mentioned above. These include:

- Development loans, such as the Farmer's Home Administration 515 program that can be used to develop low income rental projects.
- Tax credits. Developers of affordable housing projects can apply for tax credits through the California Tax Credit Allocation Committee.
- Section 8 rent certificates. These are certificates issued to qualified low income individuals that permit them to receive rent subsidies. Property owners contract with Tulare County Housing Authority to provide rental housing to Section 8 certificate holders.
- Local density bonus. A municipality may grant an increase above the number of units that a developer would normally be permitted to build in exchange for the developer agreeing to reserve a certain number of the units for rental to various lower income groups or the elderly.

State Housing Element law (Section 65583) requires that cities determine whether any subsidized rental units are at risk of converting to market rate units within the next ten years, and if there are any, to formulate a program to preserve the affordability controls that are currently in place.

In terms of federally and state assisted projects, the City contacted several sources, including HCD, USDA Rural Development, California Housing Finance Agency (CHFA), the publication *Federally Assisted Multifamily Housing Inventory and Risk Assessment* and Tulare County Housing Authority.

Information received indicates that there is at least one project with units at risk of conversion in Farmersville during the next ten years. This is the Villa Del Rey apartments located at 244 S. Ventura Avenue. These units were funded with tax credits

and California Housing Finance Agency funds and restrictions could terminate by 2021. The project has 43 of those 36 are subsidized units.

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.

Table 5-5
Entities Interested in Participating in California's First Right of Refusal Program in Tulare County

Name	Address	City	State	ZIP	Phone
ACLC, Inc	42 N. Sutter St., Ste. 206	Stockton	CA	95202	(209) 466-6811
Affordable Homes	P.O. Box 900	Avila Beach	CA	93424	(805) 773-9628
Christian Church Homes of Northern California, Inc.	303 Hegenberger Road, Ste. 201	Oakland	CA	94621-1419	(510) 632-6714
Community Housing Developers, Inc.	255 N. Market St, Ste. 290	San Jose	CA	95110	(408) 279-7676
Tulare Co. Economic Opportunities Commission	3120 W. Nielsen Ave., Ste. 102	Tulare	CA	93706	(559) 485-3733
Tulare Housing Authority	P.O. Box 11985	Tulare	CA	93776	(559) 443-8475
Housing Assistance Corp	P.O. Box 11863	Tulare	CA	93775	(559) 445-8940
Self-Help Enterprises	P.O. Box 351	Visalia	CA	93279	(559) 651-1000

Source: State of California, Department of Housing and Community Development, 2015

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.

Table 6-1
Approved Single Family Residential Subdivisions

Subdivision Name	Acres	Number of lots	Zoning	General Plan Designation	Water	Sewer	Storm Drainage
Hacienda Place	36	129 lots	R-1	Medium Density Res.	Available	Available	Available
Plum Blossom Estates	39	165 lots	R-1	Medium Density Res	Available	Available	Available
Walnut Creek	20	57 lots	R-1	Medium Density Res.	Installed	Installed	Installed
Total	**95 acres**	**351 lots**					

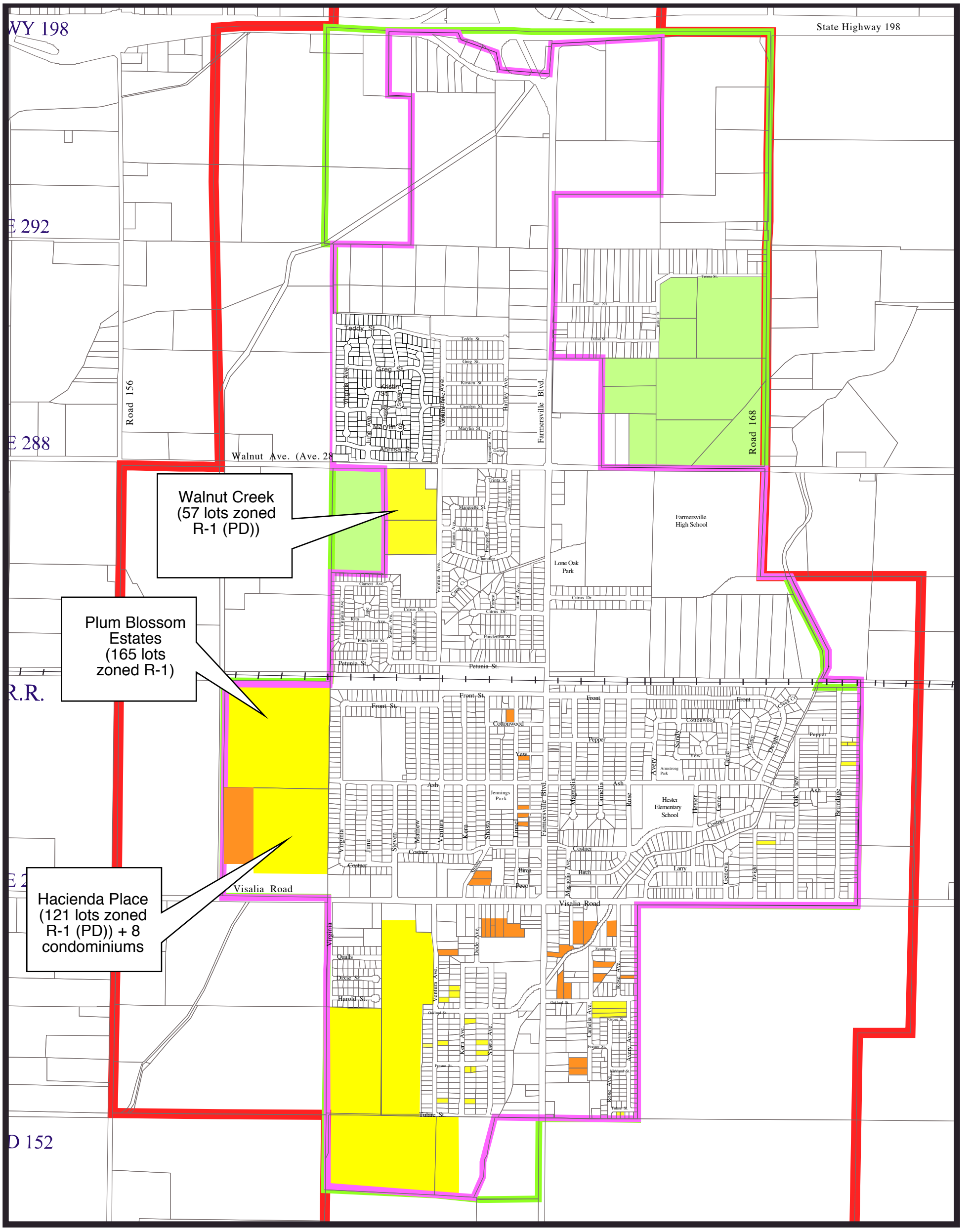
Combined, these subdivisions have approximately 95 acres acres of land and 351 single family residential lots. It should be noted that Hacienda Place and Plum Blossom Estates never began construction, however their tentative subdivision maps are currently still valid.

Table 6-2 lists other undeveloped lots that are zoned R-1 (Single Family Residential) in Farmersville. Some of these lots are "in-fill" lots - typically small vacant lots in existing developed neighborhoods. Other lots are larger-scale lots or agricultural parcels that are zoned R-1, and which could be subdivided in the future.

Table 6-2
Developable Single Family Residential Lots Inside City Limits

APN	Acreage	Zoning	General Plan Designation	Water	Sewer	Storm Drain	Land Use	Potential Units
129-062-026	.23	R-1	MDR	Available	Available	Available	Vacant	1
130-030-014	28.5	R-1	MDR	Available	Available	Available	Agriculture	114
130-030-016	6.8	R-1	MDR	Available	Available	Available	Agriculture	27
129-043-007	.21	R-1	MDR	Available	Available	Available	Vacant	1
130-040-014	19.7	R-1	MDR	Available	Available	Available	Agriculture	143
130-040-020	30.1	R-1	MDR	Available	Available	Available	Agriculture	218
130-072-017	.21	R-1	MDR	Available	Available	Available	Vacant	1
130-071-006	0.18	R-1	MDR	Available	Available	Available	Vacant	1
130-082-017	.21	R-1	MDR	Available	Available	Available	Vacant	1
130-083-007	.21	R-1	MDR	Available	Available	Available	Vacant	1
130-083-013	.1	R-1	MDR	Available	Available	Available	Vacant	1
130-092-001	.21	R-1	MDR	Available	Available	Available	Vacant	1
129-043-001	.23	R-1	MDR	Available	Available	Available	Vacant	1
130-152-012	0.8	R-1 (PD)	MDR	Available	Available	Available	Vacant	1
130-152-013	0.53	R-1 (PD)	MDR	Available	Available	Available	Vacant	1
130-152-014	0.5	R-1 (PD)	MDR	Available	Available	Available	Vacant	1
130-160-064	.09	R-1	MDR	Available	Available	Available	Vacant	1
130-160-065	.09	R-1	MDR	Available	Available	Available	Vacant	1
Totals	87 acres							516 units

Notes: "MDR" = "Medium Density Residential"



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

All of the parcels listed in Tables 6-1 and 6-2 have access to utilities (water, sewer, storm drainage) and are free from any significant constraints to development - except that some of this land (like much of Farmersville) is within a 100- or 500-year flood plain.

It should also be noted that each parcel listed could potentially be developed with a second residential unit, consistent with the City's Second Dwelling Unit law.

Land for Multi-Family Residential Development

State housing policy generally considers multi family residential development to be the only feasible way to provide affordable housing for lower income households (those within the "Extremely Low-", "Very Low-" and "Low-Income" categories. As such, cities must document the amount of undeveloped land that is zoned for multi family dwellings.

Table 6-3 lists vacant parcels that could be developed with multi-family residential units. As noted previously, the State typically considers high density multi-family zoning (such as Farmersville's RM-2.5 zone (one dwelling per 1,700 square feet of lot area)) to be most feasible for the development of affordable housing for the low- and very low-income groups. Farmersville also allows multi-family development in the RM-4.0 (one dwelling per 4,000 square feet of lot area) zone. Development standards for these zones are discussed and analyzed in Chapter 7 of this Housing Element. The lots listed in Table 6-3 are also shown on Map 6-1.

Table 6-3
Available Parcels Zoned for Multi-family residential development

APN	Acreage	Zoning	General Plan Designation	Water	Sewer	Storm Drain	Existing Land Use	Potential Units
130-050-009	.41	RM-2.5	MHDR	Available	Available	Available	Vacant	8
130-101-006	.21	RM-2.5	MHDR	Available	Available	Available	Vacant	4
130-131-001	.67	RM-2.5	MHDR	Available	Available	Available	Vacant	13
130-132-003	.74	RM-2.5	MHDR	Available	Available	Available	Vacant	15
130-132-011	.84	RM-2.5	MHDR	Available	Available	Available	Vacant	17
130-141-009	.41	RM-2.5	MHDR	Available	Available	Available	Vacant	8
130-141-010	0.6	RM-2.5	MHDR	Available	Available	Available	Vacant	12
130-142-016	0.3	RM-2.5	MHDR	Available	Available	Available	Vacant	6
130-143-007	.24	RM-2.5	MHDR	Available	Available	Available	Vacant	5
130-155-011	.09	RM-2.5	MHDR	Available	Available	Available	Vacant	2
130-155-012	.09	RM-2.5	MHDR	Available	Available	Available	Vacant	2
130-160-018	.43	RM-2.5	MHDR	Available	Available	Available	Vacant	9
130-160-003	.47	RM-2.5	MHDR	Available	Available	Available	Vacant	9
130-160-064	.09	RM-2.5	MHDR	Available	Available	Available	Vacant	2
130-160-065	.09	RM-2.5	MHDR	Available	Available	Available	Vacant	2
128-071-o19	.52	RM-2.5	MHDR	Available	Available	Available	Vacant	10
128-056-001	.34	RM-2.5	MHDR	Available	Available	Available	Vacant	7
128-053-010	.18	RM-2.5	MHDR	Available	Available	Available	Vacant	4
128-061-006	0.16	RM-2.5	MHDR	Available	Available	Available	Vacant	3
128-062-012	.16	RM-2.5	MHDR	Available	Available	Available	Vacant	3

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.

Table 6-4
Residentially-Designated Land Outside City Limits

APN	Acres	General Plan Designation	Likely Zoning Designation	Potential Unit Yield
128-030-036	19.6	Medium Density Residential	R-1	78
111-200-022	5.0	Medium Density Residential	R-1	20
111-200-023	5.0	Medium Density Residential	R-1	20
111-200-024	19.2	Medium Density Residential	R-1	77
111-210-041	5.0	Medium Density Residential	R-1	20
111-210-042	5.0	Medium Density Residential	R-1	20
111-210-031	20	Medium Density Residential	R-1	100
111-210-032	9.7	Medium Density Residential	R-1	39
111-210-007	10.5	Medium Density Residential	R-1	42
129-010-016	5.1	Medium Density Residential	R-1	20
129-010-017	12.4	Medium Density Residential	R-1	50
TOTALS	116.5 acres			486 units

Table 6-4 shows that over 116 acres are designated for future residential development outside Farmersville's current city limit boundaries but within the Sphere of Influence. These lands are designated primarily for single family residential use. At full buildout, these lands could accommodate approximately 485 dwelling units. The actual amount may vary depending on whether some land is utilized for parks, storm drainage basins, etc. Currently this land is not served with infrastructure - extensions of water and sewer mains would be required.

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.

The number of units could also be increased if homeowners take advantage of the zoning ordinance's provision for second residential units. This ordinance allows owners of properties zoned R-1 to construct a second unit as long as basic zoning standards are met.

Planned Development Zone

Another option for encouraging more compact development is the use of the Zoning Ordinance's Planned Development (PD) zone. This zone allows flexibility for zoning standards, including lot sizes. Flexibility is allowed as long as the overall density of the project does not exceed that allowed by the underlying zoning. The City has approved several residential P-D projects in the past decade, that allowed flexibility with respect to yard setbacks and lot sizes.

Mobile Homes/Manufactured Housing

Manufactured housing is also considered an important affordable housing alternative, especially as it relates to serving the needs of lower-income households. State planning law requires that manufactured housing on permanent foundation systems must be permitted in all single-family zoned lots, so long as the unit is no more than ten years old on the date of application, and meets federal and optional local standards specified in Government Code Section 65852.3. According to City records there are currently 80 mobile homes in Farmersville.

Section 65852.3 states that local governments may impose architectural requirements on the manufactured home itself which are limited to roof overhang, roofing material, and siding material, so long as the requirements, or any other lot development standards imposed on the manufactured home installation, do not exceed those required for a conventional home on the same lot. Section 65852.4 has been added to the Government Code to specify that a locality may not subject an application to install a manufactured home on a foundation system on a single-family lot to any administrative permit, planning, or development process or requirement unless it is identical to those which would be imposed on a conventional home on the same lot.

Other Housing Products/Types

In addition to providing adequate land for single and multi-family residential development there are other types of residential development that the zoning ordinance and general plan must provide for, including farmworker housing, emergency shelters, and transitional housing. The Farmersville Zoning Ordinance permits factory-built housing, mobile homes, and second units in the R-1 zone.

In order to facilitate other affordable housing products the City has completed a number of Zoning Ordinance Amendments - to comply with recent changes in housing laws (and

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.

Water Supply System

The City of Farmersville provides water service to developed properties within its city limits. The city pumps groundwater from seven wells (with an additional well out of service) located throughout the community. The depth of the wells range from 240 to 400 feet, with groundwater reached around 60 feet. Each well has a pumping capacity of about 700 gallons per minute (gpm) for a total capacity of about 4,900 gpm.

The current water demand is about 1,500 gallons per minute, with peak demands approaching 6,000 gpm (which also includes fire flow demands).

The City prepared a Comprehensive Infrastructure Master Plan (CIMP) in 2012 which served to amend and update previous utility master plans. The CIMP establishes programs to upgrade and expand the water system with future wells, distribution lines and a storage tank.

The Engineering Department has reported that the water system as it currently exists has capacity to supply the development of approximately 330 additional homes. This is less than the 466 dwellings assigned to Farmersville by the Regional Housing Needs Assessment over the next eight years, but much greater than the average of 10 dwellings per year built over the past six years. The City is currently preparing a grant application to add another well that would give the City more than enough capacity to meet its housing needs through 2023 (as well as provide for other types of development – commercial, industrial, public, etc.). Provision of this grant has been included as an action plan in Chapter 8 – to ensure that water supply does not become a constraint to the development of housing.

Also, as noted previously the City has a policy that reserves priority for water supplies for the development of lower income housing.

Development projects in Farmersville are responsible for installing water facility improvements to serve their site, as well as paying utility impact fees which the City uses to make capital improvements. These fees are discussed further in Chapter 7.

Storm Drainage System

Storm drainage within the community is provided by the City of Farmersville. The City is divided into 26 individual drainage sub-areas. Most of these sub areas discharge drainage water into one of the canals or creeks running through the city. Several discharge into retention basins. The City has adopted a storm drainage master plan that identifies improvements that will be necessary to serve future development in the planning area. This master plan was augmented with preparation of the Comprehensive Infrastructure Master Plan in 2012 – which prescribes future improvements to the system.

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.

7 • Development Constraints

A number of factors affect the ability of the private sector to respond to the demand for housing, and constrain the development, maintenance and improvement of housing for all economic groups. Constraints, however, can generally be translated into increased costs to provide housing, and fall into two basic categories: governmental and non-governmental.

GOVERNMENTAL CONSTRAINTS

Governmental constraints are potential and actual policies, standards, requirements, or actions imposed by the various levels of government on development. Although federal and state programs and agencies play a role in the imposition of governmental constraints, they are beyond the influence of local government and cannot be effectively addressed in this document. Analysis of potential local governmental constraints are as follows.

Land Use Controls

Land use controls are basically minimum standards included within the City's Zoning and Subdivision Ordinances. Zoning is essentially a means of ensuring that the land uses of a community are properly situated in relation to one another, providing adequate space for each type of development. Zoning regulations control such features as:

- height and bulk of buildings;
- lot area and dimensions;
- yard setbacks;
- population density; and
- building use

If zoning standards are too rigid and do not allow sufficient land use flexibility, then development costs could increase and development interest may decrease. Housing affordability could be jeopardized.

The Subdivision Ordinance governs the process of converting raw land into building sites. It allows the City to control the internal design of each new subdivision so that its pattern of streets, lots and public utilities will be safe, pleasant and economical to maintain.

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.

Zoning Standards

Development standards for Farmersville's residential zone districts are outlined below. The residential zones for Farmersville are similar to most San Joaquin Valley cities.

Table 7-1
Zoning Standards

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

Source: Farmersville Zoning Ordinance

A review of zoning standards shown in Table 7-1 indicates that Farmersville's standards are fairly consistent with requirements of other cities in the region. In response to an action plan in the previous Housing Element the City amended the density standard for the RM-2.5 zone from one unit per 2,000 square feet to one unit per 1,700 square feet. This allows multi family projects to meet the state's standard of achieving at least 20 units per acre. These calculations account for land use controls including setbacks, parking and height standards and observations of existing built projects in the city.

For the most part, developers of recent projects in Farmersville have not voiced concerns that any of the City's standards are constraining their ability to develop. However, where a developer desires greater flexibility, the City offers the PD (Planned Development) zone. This zone allows developers to propose flexibility with zoning standards as long as the overall density of the project does not exceed the density allowed by the underlying zone district.

Second Units

Farmersville adopted a second unit ordinance in 2006. This allows the development of second dwelling units on lots zoned R-1 (Single Family Residential) that contain at least 6,000 square feet – the minimum lot size in the R-1 zone.

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:

- Applicant submits request for annexation (this is typically paired with a request for a zone change and subdivision map)
- City conducts environmental analysis consistent with CEQA (California Environmental Quality Act)
- Project is scheduled for public hearing before the Planning Commission
- If approved by the Planning Commission, project is scheduled for public hearing with City Council.
- If approved by the City Council, annexation application is filed with Tulare LAFCo.
- LAFCo analyzes request and schedules a public hearing for annexation
- If approved by LAFCo, annexation is scheduled for final approval by City Council.

Processing Fees

Although planning processing fees contribute to the total cost of housing development, and therefore the cost of housing, they generally are not considered a significant cost factor. The City of Farmersville collects processing fees for several different types of planning permits, including subdivision maps, annexations, conditional use permits, site plan review, environmental review, general plan amendments, zone changes, variances, and others. The fees have been calculated so as to reimburse the City for its actual processing costs, and have also been evaluated in comparison to fees charged by neighboring jurisdictions. Farmersville's current planning fees are detailed in Table 7-2.

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
Development Impact Fees for Single and Multi-Family Residential Development

	Single Family Residential	Multi-Family Residential
Sewer	$3,878/unit	$3,211/unit
Water	$2,640/unit	$2,640/unit
Storm Drain	$910/unit	$910/unit
Law Enforcement	$1,219/unit	$1,219/unit
Fire Safety	$1,966/unit	$1,966/unit
Total	$10,613/unit	$9,946/unit

As mentioned previously, developers are also required to pay impact fees to the Farmersville Unified School District, for the construction of educational facilities. The District's fee is currently $5.08 per square foot. For a 1,700 square foot single family dwelling this fee would amount to $8,636.

Based on the foregoing information and using a 1,700 square foot single family home valued at $175,000, Farmersville's impact fees constitute approximately 6 percent of the cost of the dwelling. When the school district's fees are added, this rate increases to about eleven percent of the unit cost.

City Fees for a Typical Multi Family Dwelling

The total planning and impact fees for a typical multi family dwelling in a typical 40 unit apartment complex are shown in Table 7-5 below.

Table 7-5: ***Fees for Typical Multi Family Units***

Planning Fees for Project	Planning Fees Per Unit	Impact Fees Per Unit	Total Fees Per Unit
$1,300	$32.50	$9,946.00	$9,978.50

Source: City of Farmersville, 2015

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

10. Applicant's engineer prepares improvement plans and final subdivision map - 4 weeks
11. City Engineer reviews improvement plans and final subdivision map - 4 weeks
12. Prepare final subdivision staff report for City Council - 2 weeks*
13. City Council approves final subdivision map.
14. City records final subdivision map with county recorder's office - 1 week

* *Items marked with an asterisk denote tasks that typically overlap with other tasks.*

Multi-family residential developments proposed in Farmersville require Site Plan Review. This involves a meeting with the Planning Commission. For Site Plan Review the following processing procedures and time lines are usually required.

1. Applicant submits application with processing fee and forms filled out;
2. Review application for completeness - one week;
3. Review project - two weeks;
4. Planning Commission holds meeting for Site Plan Review permit.

The City reviews applications to ensure that projects meet basic zoning standards (listed in Table 7-1), including setbacks, parking and landscaping, in addition to right-of-way improvements (including curb, gutters, sidewalks and lighting) and that infrastructure (water, sewer and storm drainage improvements) is available. If a project does not meet basic standards, the applicant is informed and instructed to revise plans accordingly (or where applicable, to apply for a Variance to reduce the subject standard).

Farmersville's Site Plan Review process for multi-family residential development has been considered very straight forward and generally not a constraint to new development.

Environmental Review Process

Certain types of projects must be reviewed for environmental impacts under the California Environmental Quality Act (CEQA). The environmental review process is mandated by state law, and thus, Farmersville has little control over processing. Review times will vary depending on the complexity of the project and environmental issues being evaluated. In general, an Initial Environmental Study and Negative Declaration take about six to eight weeks to process – including the required public review/comment period. A full Environmental Impact Report (E.I.R.) may take two to four months to process. No residential projects proposed in at least the last fifteen years in Farmersville have required an EIR. Most projects qualify for a Negative Declaration; many are exempt from environmental review, including multi family developments on properly-zoned sites.

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.)

Governmental Constraints Conclusions

Farmersville's land use controls, building codes, site improvements, development impact fees, and permit processing procedures for the most part do not pose substantial constraints to the city's efforts to provide affordable housing. Farmersville's development impact fees are in line with fees charged by other cities in the area and its processing time for subdivisions is about as expeditious as State planning laws will allow.

The City has also amended its Zoning Ordinance to comply with State law and action plans contained in the previous Housing Element, as follows:

- Multi family dwellings are permitted by right in the RM zones (rather than requiring a Conditional Use Permit)
- Permitted density in the RM-2.5 zone has been increased to one dwelling per 1,700 square feet of lot area, which allows for a realistic density of at least 20 units per acre.
- Transitional- Supportive- and Emergency Housing has been added as a permitted use in the RM zones subject to the same zoning standards that apply to other uses in those zones.
- Employee Housing has been added as a permitted use in single and multi family residential zones.
- Farmersville has adopted a Reasonable Accommodations ordinance
- Farmersville has adopted a density bonus ordinance, which also includes provisions for large-family homes (those with four or more bedrooms)
- Single Room Occupancy units are a permitted use in the RM zones.
- Residential care homes have been reclassified as a permitted use.
- The City has zoned additional land for multi family residential development, to meet its obligations under the Regional Housing Needs Assessment plan.

Analysis of Consistency with General Plan Elements

Farmersville's Housing Element must be internally consistent with its other general plan elements, including land use, circulation and parks, open space, recreation and conservation elements. Internal consistency among the general plan elements has been accomplished by using consistent population projections, land use demand acreages and growth boundary lines.

Consistency between the Housing Element and the Land Use Element is the best measure of internal consistency. The City adopted a new General Plan in 2002 and policies from that plan are evaluated here. The proposed Land Use Element contains numerous goals,

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.

a. The City should promote in-fill development and development of lands immediately adjacent to existing urbanized areas, before allowing development of outlying lands.

b. The General Plan maps designates lands further away from existing development with a "Reserve" status. Development of these lands should be delayed until land closer to the city is developed.

3. The City should promote mixed-use development where appropriate.

a. The City shall amend its Zoning Ordinance to provide for a Mixed-Use Zone District.

b. The City should identify sites in the downtown core where mixed-use development would be appropriate.

4. The City shall amend its Zoning Ordinance to permit residential development in the downtown.

a. The City shall amend the Zoning Ordinance to permit housing development in the downtown with a conditional use permit.

b. Housing units should be permitted in the upper stories of downtown buildings with a Conditional Use Permit.

Neighborhood Maintenance and Revitalization

I. Take actions to keep existing neighborhoods strong and healthy.

1. Remove substandard homes from residential neighborhoods.

a. The City shall abate or rehabilitate substandard residential dwellings through the process established in the State Housing Code.
b. The Redevelopment Agency should consider the purchase of substandard housing in order to clear the property for new, low to moderate income housing.

2. Rehabilitate homes that have deteriorated.

a. The City should continue to apply for Community Development Block Grant (CDBG) funds to rehabilitate homes that have deteriorated.

3. Upgrade public improvements in blighted neighborhoods, including sidewalks, alleys, street trees, roadways, parkways and street lights.

a. Establish an annual objective for repairing or replacing broken curbs, gutters and sidewalks.

b. Replant vacant parkways with street trees.

c. Identify alleys that can be abandoned and initiate the process consistent with the Streets and Highways Code.

d. Upgrade alleys with pavement, where possible.

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.

b. Land uses adjacent to residential developments should provide for pedestrian access between the two types of developments.

3. The City should consider promoting mixed uses in the Smart Development Overlay Zone. Examples might include a neighborhood commercial building with multi-family units next to, or above the commercial use.

IV. Protect existing neighborhoods from incompatible land uses.

1. Through the Site Plan Review and Conditional Use Permit process, ensure that the city's zoning ordinance regulations do not permit uses that will be incompatible with residential neighborhoods.

Multi-Family Development

I. Multi-Family development shall be well-designed, well-maintained and properly sited.

1. The City shall prepare design guidelines that provide examples of good multi-family residential design.

   a. The Planning Director will work with the Planning Commission to create and adopt design guidelines.

3. Multi-family developments shall be required to enter into a maintenance agreement with the City, prior to occupancy. The maintenance agreement shall be reviewed and approved by the Planning Commission.

   a. The Zoning Ordinance shall be amended to incorporate this standard.

4. The City shall explore requiring a maintenance bond be posted for new multi-family residential development.

   a. The Community Development Director and City Attorney shall research this issue and present their findings and recommendations to the City Council.

5. All multi-family residential development shall require a Conditional Use Permit.

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

6. Duplex and triplex buildings may be integrated into single family residential subdivisions, on corner lots, through a Conditional Use Permit.

   a. The Zoning Ordinance shall be amended to incorporate this standard.

7. The City shall review the Zoning Ordinance's development standards for multi-family residential development, and amend the ordinance where deemed necessary.

   a. The Community Development Director shall review the Zoning Ordinance with the Planning Commission, who shall forward their recommendations to the City Council.

8. A traffic study shall be required for all multi-family residential projects of twenty units or greater.

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.

c. Encourage Tulare County to contract with Self-Help Enterprises to conduct a housing rehabilitation program for willing property owners.

2. Establish land use regulations that reflect the existing rural residential lifestyle in Cameron Creek Colony.

   a. The Land Use Map identifies most of Cameron Creek as "Rural Residential".

   b. The City should establish a "Rural Residential" zone to apply to Cameron Creek Colony. The zone should mirror standards contained in the County's existing zoning for the area. This zone should not be utilized in other portions of the planning area.

A review of the foregoing General Plan policies indicates that none of these policies would present a significant constraint to the production and maintenance of housing in Farmersville.

NON-GOVERNMENTAL CONSTRAINTS

Non-governmental constraints are those that are generated by the private sector and that are generally beyond the control of local governments. A few of the impacts of non-governmental constraints can be mitigated to a minimal extent by local governmental actions, but usually the effects are very localized and have little influence on the total housing need within the jurisdiction or market area.

Cost of Financing

Interest rates for the purchase of a single family home are presently between four and six percent for 20-year and 30-year loans. Rates have remained fairly consistent, even dropping lower in recent years. These low interest rates are one of the few "bright spots" in a housing market that has seen new residential development come to a near halt in recent years – with the effects of a recession and significant number of home foreclosures severely impacting the market. Despite these circumstances, the low interest rates have caused home ownership to remain more affordable than it would otherwise be. In a market like Farmersville, the interest rate is probably the single most important factor influencing the affordability of homes.

Individuals purchasing a single family home can typically qualify for financing if the monthly cost of the home does not exceed 30 percent of their gross monthly income. Costs would include principal and interest, property tax and insurance.

To reduce the cost of financing, local jurisdictions can often apply for state and federal funds that provide a lower interest rate or they can reduce the amount of the mortgage by providing down-payment assistance (HOME funds). Funding shall not exceed 50% of the

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.

Table 7-6
Mitigation of Housing Cost Components

Cost	Mitigation
Land	Allow smaller lots using Smart Growth principals, increasing densities
Improvements	Reduce level of improvements required (e.g. narrower streets, combined park/pond basins, fewer street lamps, etc.)
Impact Fees	Secure state and federal funds to pay for fees instead of requiring the developer to pay fees
Labor	Self Help Housing
Materials	Generally cannot mitigate. Consider use of "green" and/or recycled building materials and components
Administrative/costs and profit	Reduced if developed by non-profit agency. Streamline the planning process

Lifestyle

Part of the increase in housing costs from the late 1990s to the present was due to consumer preference and life style expectations. The size of the typical single family house increased and other amenities included in the housing package changed, such as the number of bedrooms. All of these life style choices have costs associated with them. The trends emerging now, due to governmental and non-governmental constraints and the resulting increase in housing costs, are expected to be towards smaller units, smaller lots, and alternatives to the single family detached dwelling.

Although the consumer preference may still tend toward the desire to own a single family home, past surveys have shown that some households are now more willing to accept alternatives to that lifestyle mostly out of necessity. Local government can assist this change by permitting higher densities, and innovative approaches such as zero-lot-line housing and smaller lots. Good design is a vital part of this equation - to ensure that compact neighborhoods maintain their value over time.

Non-Governmental Constraints Conclusions

Despite the increasing costs of housing in California and the San Joaquin Valley, Farmersville continues to offer relatively affordable housing. Land values are low, interest rates are hovering around 5 percent and cost of construction is low compared to other regions in California.

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"

when the contract was first established (this has been the case with several contracts adjacent to Farmersville); finally the City can terminate a contract by making special findings (typically occurring when a parcel is annexed from the County into the City).

In dealing with ag preserve contracts, the City must attempt to strike a balance between ag land preservation and the need to provide for appropriate urban development. To date, the presence of ag preserve contracts has not proven to be a significant constraint to the provision of housing in Farmersville, and is not expected to be in the foreseeable future.

In conclusion there are no known environmental constraints on sites identified for housing, and any conditions can be mitigated. Further, none of the sites identified are within agricultural preserve contracts.

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

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

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

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

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

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

Policies

1. Wherever appropriate, facilitate the use of federal or state programs that can assist in the development of new housing consistent with identified city-wide housing needs and adopted local plans and programs.

2. Support efforts that serve to coordinate and improve the ability of the housing industry to effectively respond to local housing needs.

3. Accommodate and encourage development of a full range of housing types within Farmersville by 2023.

4. Maintain a sufficient inventory of developable land to accommodate timely construction of needed new residential units.

5. Promote balanced, orderly growth to minimize unnecessary developmental costs, which increase the cost of housing.

Objectives

1. Construction of 207 non-market rate dwellings by 2023, which equals the City of Farmersville's regional housing needs share.

2. Construction of 259 market-rate dwellings by 2023, which equals the City of Farmersville's regional housing needs share.

Programs

1. **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. Other groups that could be assisted with rental housing include Extremely Low Income and disabled residents. The City Planner and City Manager will work with a qualified non-profit housing entity to identify appropriate building sites.

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. The City will continue to monitor amendments to the State's density bonus laws and incorporate those into local code as appropriate.

   Year: Annually/ongoing
   Responsible Agency: City of Farmersville, Planning Department
   Funding: General fund

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

   The City Planner will assist the Housing Authority on an ongoing annual basis in identifying additional rental housing stock that can be used for the Section 8 Program.

   Year: This program will be implemented on an ongoing basis
   Responsible Agency: City of Farmersville and Tulare County Housing Authority
   Funding: HUD funds and other sources

7. **Farmworker Housing**. The City will identify a development partner for a farmworker housing project to develop affordable housing for farmworkers. The City will support the project by expediting approval and consideration of impact fee reductions, waivers or deferrals will be given. The City will seek to develop 50 units in this fashion during the Housing Element planning period.

   Year: Annually and ongoing
   Responsible Agency: City of Farmersville
   Funding: General fund.

8. **Assist in Development**. The City will proactively contact developers of housing affordable to lower income households, including extremely low income and special needs groups such as persons with disabilities. The City will seek opportunities for partnership and assist development, including:

- Assistance with site identification
- Facilitate entitlement (e.g. priority processing)
- Grant incentives and concessions to promote feasibility of housing for lower income households
- Fee deferral or reduction as appropriate
- Explore and pursue or assist in application to various funding sources, such as State and Federal funds.

   Year: Annually and ongoing
   Responsible Agency: City of Farmersville
   Funding: General fund.

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 City shall take action to promote development of qualified affordable housing projects on properly zoned small/odd shaped lots. Financial assistance could be made available to assemble parcels, reduce, defer or eliminate 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 first quarter of 2017. The City will endeavor to facilitate the development of 20 units during the planning period of the Housing Element.

Year: Immediate, ongoing
Responsible Entities: City of Farmersville
Funding: General Fund

2. Add Transitional and Supportive Housing as permitted uses in all residential zones. Farmersville currently allows transitional and supportive housing in the RM zone but state law requires that it be allowed in all residential zones, only subject to zoning standards that apply to other residential uses in that zone. Accordingly the City will need to amend the zoning ordinance to allow transitional and supportive housing in the R-1 zone. The City will incorporate these amendments into the comprehensive zoning ordinance update that is currently under way.

Year: Fourth quarter, 2016
Responsible Entities: City of Farmersville
Funding: General Fund

3. **Ensure General Plan Consistency.** Whenever a General Plan element is being amended (to add new policies or new land use designations, for example) the Planning Department shall include an analysis of whether the amendment is consistent with policies of the Housing Element.

Year: Annually/ongoing
Responsible Entities: City of Farmersville
Funding: General Fund

4. **Water Supply.** The City shall pursue funding to install additional capacity in the municipal water system, to ensure that water supply does not become a constraint to the production of housing. The City shall annually explore and pursue funding opportunities, as appropriate, to expand and improve water (and other utilities as needed) to accommodate housing needs

Year: Ongoing
Responsible Entities: City of Farmersville
Funding: Proposition 1 grant funds

5. **Minimum Density for the RM-2.5 Zone**. The City shall amend the Zoning Ordinance to specify a minimum density of 20 units per acre for the RM-2.5 zone on lots that are large enough to accommodate at least sixteen dwellings.

Year: Third quarter, 2016
Responsible Entities: City of Farmersville
Funding: General Fund

C. MODERATE -INCOME HOUSING OPPORTUNITIES

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

To develop a market for middle-income housing

Policies

1. Promote the construction of middle-income housing in Farmersville using HOME funds for first-time home buyers.

2. Utilize the Planned Development district to promote innovative design concepts and affordable middle-income housing.

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.

Year: Immediate/Ongoing
Responsible Entities: City of Farmersville
Funding: General Fund

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

Year: Annually/ongoing
Responsible Entities: City of Farmersville and Farmersville Redevelopment Agency
Funding: HOME and Redevelopment funds.

3 **2025 General Plan Implementation.** The City shall implement policies in the 2002 General Plan that will lead to diversification of Farmersville's economy – thereby creating more opportunities for the establishment of moderate and above moderate-income housing.

Year: Annually/ongoing
Responsible Entities: City of Farmersville
Funding: General Fund

4. **New Single Family Residential Zone.** The City will explore establishing a single family residential zone with a larger minimum lot size than the current R-1 zone, which has a minimum lot size of 6,000 square feet. A minimum lot size of 7,500 square feet (or similar) could be considered, in an effort to attract more upscale housing to Farmersville. This would require an amendment to the policies of the Land Use Element of the Farmersville General Plan and also an amendment to the Farmersville Zoning Ordinance

Year: Fourth quarter, 2016
Responsible Entities: City of Farmersville
Funding: General Fund

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

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

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

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

Policies

1. Provide that new housing is constructed in accordance with design standards that will ensure the safety and integrity of each housing unit.

2. Encourage application of community design standards that will provide for the development of safe, attractive, and functional housing developments.

3. Manage new residential development consistent with the Farmersville General Plan and Zoning Ordinance so that adverse impacts on the city's natural resource base and overall living environment are minimized.

4. Eliminate blight within Farmersville's residential neighborhoods.

5. Enforce the State Housing Code.

6. Provide housing rehabilitation services to homeowners within Farmersville.

Objectives

1. Farmersville shall develop community design and improvement standards that will provide for the development of safe, attractive, and functional housing developments and residential environments.

2. Farmersville will aim to process ten building permits per year for substandard homes that will be rehabilitated.

Programs

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

   Year: Ongoing, project by project
   Responsible Agency: Farmersville Project Review Committee
   Funding: General Fund

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

   Year: Ongoing, annually
   Responsible Entities: City of Farmersville and a qualified non-profit housing entity
   Funding: CDBG funds

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

   Year: Ongoing, annually
   Responsible Entities: City of Farmersville
   Funding: CDBG and other funds

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

demand warrants, to ensure that an adequate supply of land exists for future residential development.

Time Period: Ongoing, annually
Responsible Agency: City of Farmersville, Planning Department
Funding: General fund

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

   Time Period: Second quarter, 2017
   Responsible Agency: City of Farmersville Planning Department
   Funding: General fund

3. **Utility Priority**. The city will give priority for water and sewer service to qualified affordable housing projects, consistent with SB 1087. The City will adopt a written procedure, pursuant to California Government Code Section 65589.7.

   Time Period: Third quarter, 2016
   Responsible Agency: City of Farmersville, Public Works Department
   Funding: General Fund

F. ENERGY CONSERVATION OPPORTUNITIES

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

To promote energy conservation activities in all residential neighborhoods.

Policies

1. Advocate and support proposed federal and state actions to promote energy conservation.

2. Promote development of public policies and regulations that achieve a high level of energy conservation in all new and rehabilitated housing units.

3. Encourage maximum utilization of federal and state programs which assist homeowners in providing energy conservation measures.

Objectives

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

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

ordinances that refer to solar orientation, planting of street trees, width of streets, and minimizing the use of cul-de-sac streets.

Year: Ongoing
Responsible Entities: City of Farmersville
Funding: General Fund

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

   Year: Ongoing, as needed
   Responsible Entities: Farmersville Redevelopment Agency
   Funding: L&M funds

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

   Year: Fourth quarter, 2016
   Responsible Entities: City of Farmersville
   Funding: General Fund.

4. **Overall Rehabilitations**. The rehabilitation of housing units by a qualified non-profit housing entity using CDBG funds will include energy conservation improvements, including dual-paned windows, wall insulation, weather stripping, etc.

   Year: Annually
   Responsible Entities: City of Farmersville
   Funding: CDBG funds

G. EQUAL HOUSING OPPORTUNITIES AND PUBLIC PARTICIPATION

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

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

Policies

1. Encourage enforcement of fair housing laws throughout the City.

2. Support programs which increase employment and economic opportunities.

3. Encourage full utilization of federal and state housing assistance programs which can enable those persons with unmet housing needs to obtain decent housing at prices they can afford.

4. Support the development of housing plans and programs, including new government subsidized housing, which maximizes housing choice for minorities and lower-income households commensurate with need.

5. Wherever possible, implement adopted land development and resource management policies without imposing regulations which have the effect of excluding housing for lower-income groups.

6. Continue to involve all segments of Farmersville's population in the establishment and implementation of housing policies and programs

Objectives

1. The City will facilitate the annexation, reclassification, environmental processing and design review of multi-family projects that wish to develop in Farmersville.

2. Ensure that all new, multi-family construction meets the accessibility requirements of the federal and State fair housing acts through local permitting and approval processes.

Programs

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

   Year: Ongoing, annually
   Responsible Entities: City of Farmersville and Tulare County Housing Authority
   Funding: HUD funds

2. **Housing Information**. Farmersville continue to 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. Individuals with questions or complaints will be referred to the appropriate department as follows:

   - Code Enforcement and building code issues: Farmersville Code Enforcement Department or Tulare County Building Department
   - Planning and zoning issues: Farmersville Planning Department
   - Landlord issues and complaints: California Department of Fair Employment & Housing
   - Section 8 and Housing Authority Units: Tulare County Housing Authority

   Year: Ongoing, annually
   Responsible Entity: City of Farmersville
   Funding: CDBG funds

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

H. PRESERVE AT-RISK ASSISTED PROJECTS

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

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

At-Risk Units

The Housing Element is required to contain policies and programs that preserve at-risk residential units from conversion, including Section 8 opt-out, condominium conversions, and conversion of tax credit allocation financed residential development to market-rate units. As demonstrated in Chapter 5 of the Housing Element, the City has identified at least one project (Villa Del Rey Apartments) that may be at risk of conversion to market-rate rents over the next ten years.

Policies

1. The City of Farmersville shall respond to any federal and/or state notices that indicate that existing non-market rate housing projects may transition to market-rate housing.

2. The City of Farmersville shall respond to any Opt-Out Notices filed by the Tulare County Housing Authority.

Objectives

1. The City of Farmersville will coordinate with the Tulare County Housing Authority to encourage that the City's existing Section 8 housing units remain in the Housing Authority's program.

2. The Farmersville Code Enforcement officer will work to notify owners of rental property per year about the opportunity to enter their units in the Housing Authority's Section 8 program. Section 8 units are subject to periodic review by

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

Programs

1. **Section 8 Housing Program**. The **City** ~~Redevelopment Agency~~ will consider seeking 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: CDBG rehab 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 endeavor to notify residents and provide assistance if notification has not been provided by the property owner. 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

Quantified Objectives

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

Table 8-1
Quantified Housing Objectives, 2016 – 2023

Income Group	New Construction	Rehabilitation	Conservation
Extremely Low Income	37	20	19
Very Low Income	37	20	18
Low Income	65	20	18
Moderate Income	68	20	
Above Moderate Income	259	0	
Totals	466 units	60 units	55 units*

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

Appendix A

Notice Samples for Community Workshop

You're Invited to a Community Workshop

Ever Wonder How the City Plans for Future Housing Projects?

Join us for a Community Workshop on the Farmersville Housing Element Update, with the Planning Commission

The City of Farmersville invites you to participate in a workshop to discuss the upcoming update to the Housing Element of the General Plan.

The Housing Element establishes specific goals and policies to guide the development of housing in the City.

Community input will be used to help shape the Housing Element for the years 2016-2023.

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WHEN: Wednesday, November 4, 2015 from 6:00 to 7:00 pm

WHERE: The City Council chambers at Farmersville City Hall, 909 W. Visalia Road.

Snacks, drinks and Spanish translation will be available.

FOR MORE INFORMATION…

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

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

• • • •

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