

CHAPTER 5

EVALUATION OF 2003 HOUSING ELEMENT ACCOMPLISHMENTS

In order to develop an effective housing plan for the 2009-2014 period, the City must evaluate the achievements of the existing housing programs. This assessment allows the City to revise the programs as necessary to ensure that City resources are being used in the most effective manner to meet the housing needs of residents.

A. ACCOMPLISHMENTS SINCE 2003

The 2003 Housing Element had a production goal of 3,453 units in the City. Among these units, 1,029 were designated for very low income households, 714 for low income households, 392 for moderate-income households, and 1,318 for above moderate-income households. Between 2003 and 2008, the total housing production in the City was 1,638 units, with a majority of units consisting of single-family homes. Based on listed prices/rents and deed restrictions, the income distribution of these units was:

- 131 units affordable to very low-income households (12 percent of allocation)
- 678 units affordable to low-income households (95 percent of allocation)
- 603 units affordable to moderate-income households (150 percent of allocation)
- 226 units affordable to above-moderate-income households (17 percent of allocation)

Therefore, housing production in the City exceeded the allocation for moderate-income households, but did not reach the allocation target for very low, low, and above-moderate income households.

To supplement the City's limited CDBG and redevelopment housing set-aside funds, the City continued to apply for funding available under various funding programs. As needed, the City applied for HOME funds administered by the State HCD. Specifically, to promote affordable home ownership opportunities in the City, the City continues its First-Time Home Buyer (FTHB) program, and pursued and received funding from various local, State, and Federal programs. Funding for the FTHB program include:

- \$800,000 HOME Funds in 2002
- \$1.2 million HOME funds in 2004
- \$500,000 CalHOME funds in 2005
- \$425,000 in RDA set aside/bond funds – used for Casas Buena Vista FTHB
- \$1.5 million CalHFA HELP Program Loan funds for Casas Buena Vista
- Program income from HOME and CDBG funds

The City recognized affordable homeownership opportunities are aspirations of many in the community. Since 2003, 136 units were assisted with these funding sources. In addition to the FTHB program, the City joined a joint-power authority with other communities in California to offer lease-to-own opportunities. The City has also offered homebuyer education classes monthly to help many understand the process and financial responsibility of home ownership.

In addition, the City continued to operate its Housing Rehabilitation Loan Program (HRLP) using primarily CDBG and State HOME funds. Since 2003, 30 units have been assisted. Funding for the HRLP includes:

- Annual allocations from the CDBG program
- Program income from HOME and CDBG funds
- HOME 2002 Grant
- HOME 2006 Grant

Preserving the existing affordable housing stock is an important goal in the City. During the last ten years, two rental projects at risk of conversion to market-rate uses, Evergreen and Alderwood Apartments, extended their commitment to providing affordable housing opportunities in the City. Other affordable multi-family and single-family affordable housing projects constructed over the last five (5) years include the 14 unit St. James Place mixed use project (\$1 million in HOME Funds), Sequoia Village at Rivers Edge (\$1 million in HOME Funds), the Date Avenue Family Apartments (\$115, 000 in RDA Funds), and the single-family housing project Casas Buena Vista, receiving FTHB assistance from all of the City’s FTHB funding sources.

Table 5-1 provides a detailed assessment of the accomplishments of each program contained in the 2003 Housing Element. In addition, the continued appropriateness of the programs for the 2009-2014 period is also discussed.

**Table 5-1
Porterville 2003 Housing Element Program Accomplishments**

Program Name	2003 Objective	Accomplishment/ Continued Appropriateness
1. Adequate Sites for Housing	Use Planned Development processes on large tracts of undeveloped land as a method to meet future housing needs. Encourage infill housing and the housing in the redevelopment area.	<p>Since 2003, one project was approved and is under construction using the Planned Development process – Garden Court Villas, which contains 43 units.</p> <p>Casas Buena Vista 82-unit single family planned development for low-income housing project.</p> <p>Sequoia Village at Rivers Edge, a 64 unit 100% affordable multi-family apartment complex.</p> <p>The Date Avenue Apartments, a 78-</p>

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<p>2. Density Bonus</p> <p>3. Affordable Housing Requirements (Redevelopment)</p>	<p>Offer a density bonus of 25% and at least one other financial or regulatory incentive to developers when a developer includes affordable units as set forth in State density bonus law.</p> <p>Continue to adopt and update the formal policies and procedures implementing the affordable housing provisions of redevelopment law.</p>	<p>unit affordable apartment complex.</p> <p>St. James Place, a 14-unit affordable multi-family/commercial mixed-use project.</p> <p>The City continues to encourage infill housing, with five infill housing target areas. Villa Siena Apartments, a 70-unit mixed-use development, is an infill development in downtown that is proposed to receive significant financial assistance from the City (LIHTC, Joe Serna Farmworker Grant, USDA, Infill Incentive Grant, Program and Redevelopment Agency Housing set-aside funds).</p> <p>The City has approved two projects requesting a density bonus of up to 15 percent above the permitted density. The City does have the density bonus set forth in the Zoning Ordinance. The 2009 Housing Element will contain a program to continue the State density bonus provisions in the zoning ordinance.</p> <p>The Redevelopment Agency adopted a Housing Strategic Plan in 1994, which contained policies and procedures implementing the affordable housing provisions of redevelopment law. Redevelopment law now requires the preparation of a redevelopment implementation plan for each project area every five years. The plan must contain the Agency's planned use of tax increment funds in removing blights and plan for fulfilling the inclusionary and replacement housing requirements.</p>

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4. Pursue State and federal funding	Pursue available and appropriate state and federal funding sources in cooperation with private developers, non-profit housing corporations, Tulare County Housing Authority, and other interested entities.	<p>An implementation plan was prepared for the 2004-08 period and a new five-year plan is in the process of being developed along with an amendment to add territory to the Redevelopment Area.</p> <p>The City continued to pursue a variety of funding sources, including HOME, CDBG, CalHOME, and CalHFA for the production and rehabilitation of affordable housing. Millions of dollars were received from these sources since 2003.</p> <p>The City supports the Tulare/Kings Continuum of Care Strategy, applications for McKinney funds, and efforts by the Housing Authority of Tulare County.</p> <p>This program is continued in the 2009 Housing Element.</p>
5. Use of Tax Increment Funds	Develop guidelines for the use of tax increment funds for development of affordable housing.	See discussion under Program 3. The 2009 Housing Element, and 5-year Redevelopment Implementation Plan describes the intended use of redevelopment, housing, and set-aside funds.
6. Weatherization and Energy Conservation for Existing Dwelling Units	Post and distribute information on currently-available weatherization and energy conservation programs in conjunction with housing rehabilitation.	Weatherization and energy conservation programs were allowed and encouraged under the City's housing rehabilitation program. Self-Help Housing and C-Set provide assistance and referrals to the City program and conversely the City has been referring eligible clients to Self-Help and C-Set for assistance. No separate program on weatherization is included in the 2009 Housing Element.
7. Energy Conservation for New Construction	Enforce State requirements, including Title 24 requirements, for energy conservation in new residential projects.	The City continues to enforce State requirements, including Title 24 requirements, for energy conservation in new residential projects. However, since this is an

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	<p>Continue to make available the “Green Building” self-certification checklist form to individuals for both public and private projects to assist with environmental conservation efforts.</p> <p>The “Green Building” checklist provided by the City provides a list of ways to preserve resources while increasing comfort and lifestyle. The list provides green building options for site, materials, energy efficiency, water efficiency & indoor environmental quality. This list is submitted with each HRLP project by the prospective contractors with each bid for work.</p>	<p>existing State requirement, this program is not included in the 2009 Housing Element as a housing program requiring specific actions.</p> <p>The City of Porterville does offer a “Green Building” self-certification checklist that individuals can review and use for public or private development projects.</p>
8. Federal and State Funding Housing Rehabilitation	Continue to use local, federal, and State funds for housing rehabilitation.	See Program 4. The HRLP program is included in the 2009 Housing Element.
9. Community Reinvestment Act	Contact financial institutions serving Porterville to solicit interest in providing financing for low and moderate income housing.	The City will continue its efforts in providing and presenting information to financial institutions for interest in providing low and moderate income housing.
10. Annual Housing Element Monitoring Report	Annually evaluate and report to City Council on the progress in meeting the Housing Element objectives.	The City Building Department provides an annual report to the City Council on the number of units built each year. In addition, the City prepares annual reports for HCD on housing developed in the Redevelopment Project Area. Through the Consolidated Annual Performance Evaluation Report (CAPER) process, the City reports on its housing and community development activities using CDBG, HOME, and redevelopment housing set-aside funds. Additionally, the City will continue to prepare annual reports to HCD

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11. Section 8 Program	Continue to cooperate with the County Housing Authority in its administration of the Section 8 rental program.	The City continues to cooperate with the Housing Authority of Tulare County in its administration of the Section 8 program. According to the Housing Authority of Tulare County (HATC), 585 households in Porterville (in both incorporated and unincorporated areas) receive Section 8 vouchers. Recent market conditions have resulted in disincentives for property owners to participate in the Section 8 program. The 2009 Housing Element includes activities to promote the use of Section 8 assistance.
12. Allow Alternative Housing Types	Continue to allow secondary dwelling units, group homes, homeless facilities, mobile homes, and community care facilities.	The City zoning ordinance currently allows secondary dwelling units, group homes, mobile homes, and community care facilities and transitional housing. The City is updating the zoning ordinance to continue compliance with the State requirements and clarify second unit uses. Additionally, the 2009 Housing Element references a program in the zoning ordinance to explicitly permit transitional housing and emergency shelters in certain zones.
13. Development of a Plan for the use of Housing Set-Aside Funds	Establish and periodically update a set of policies and procedures to guide the implementation of the low income housing requirements for tax increment revenues.	The housing implementation plan required under AB 1290 serves the purposes of this program. Therefore, this program will no longer be included in the 2009 Housing Element.
14. Fair Housing Program	Continue to promote equal opportunities for all persons.	The City continues to promote equal opportunity for all persons. The City updated the Analysis of

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		Impediments to Fair Housing Choice (AI) in 2003. This program will be included in the 2009 Housing Element and will be reviewed and updated for the 2010 Consolidated Plan.
15. Handicapped Accessibility	Continue to implement State standards for accessibility in new housing for persons with disabilities.	The City implements State standards for accessibility in housing. City staff works with applicants to ensure accessibility improvements, and allows encroachments into setbacks for ramps or other accessibility improvements. The 2003-08 Housing Element contains a program to address constraints for persons with disabilities as set forth under SB 520. Additionally, the City HRLP provides assistance for improvements for low-income families. The City is currently updating the Zoning Ordinance to implement a process for granting reasonable accommodations for persons with disabilities with regard to planning and zoning.
16. Mixed Use Development	Encourage mixed commercial/residential developments in the downtown area.	The City allows housing by right in the C-2 zone, and amended the General Plan policies to promote mixed-use development. Several private owners in the downtown area have converted upstairs areas into residential units. The St. James Hotel and Villa Sienna mixed use projects are in the downtown area. The City used CDBG funds to assist in the conversion of the Glenwood Hotel, a residential hotel in the downtown as affordable housing -. The Housing Element includes a program to promote mixed-use development.
17. Unmet Special Housing Needs	Address current and anticipated housing needs that cannot be met through the regular interaction of the private market, including housing for low income households, homeless	The City offers programs and collaborates with other entities to assist in meeting the needs of low income households, homeless persons, single parents, and persons

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18. Monitor Status of At-Risk Housing Units	<p>persons, single parents, and persons with disabilities</p> <p>Monitor the owner's intent to prepay FmHA loans on the Evergreen and Alderwood Apartments for potential conversion to market-rate housing. Evaluate potential actions to maintain the units as affordable housing.</p>	<p>with disabilities. Tax credit projects, the City's First-Time Home Buyer program, and the Central Valley Family Crisis Center are examples of programs and entities that assist these populations. The Housing Element contains several programs geared toward meeting the needs of these populations.</p> <p>The Evergreen and Alderwood Apartments did not convert to market rate uses and remain as affordable housing. However, the renewed subsidy contracts for these two developments are short-term. These projects remain at risk of converting to market rate housing over the planning period of the 2009-14 Housing Element. In addition, two other projects with Section 8 assistance – Santa Fe Plaza – will be at risk of losing Section 8 subsidies. A program has been included in the 2003-08 Housing Element and will continue in the 2009-14 Housing Element to address at-risk housing projects.</p>