

# *CHAPTER 6*

## **HOUSING PLAN**

### **A. GOALS AND POLICIES**

**Goal A:** To preserve the existing housing stock and conserve existing affordable housing opportunities.

**Policy A.1:** The City will encourage private reinvestment and rehabilitation of housing in older residential neighborhoods.

**Policy A.2:** The City will pursue local, state, and federal funding assistance that is appropriate to the City's rehabilitation needs.

**Policy A.3:** The City will assist interested individuals and non-profit housing corporations to acquire and/or rehabilitate housing in need of rehabilitation with the objective of preserving such units as affordable housing.

**Policy A.4:** The City will work with the Tulare County Housing Authority and other non-profit housing corporations to preserve Section 8 and other rent-subsidized units in the City.

**Goal B:** To provide adequate residential sites through appropriate land use designation and zoning to accommodate the City's share of regional housing needs. Within the first year of the adoption of the updated Housing Element, the City shall rezone sufficient land to facilitate the development of additional needed housing to meet its regional share of housing for all income groups. The City will provide sufficient sites distributed throughout the city and produce an overall surplus of units in overall capacity. The additional units shall be calculated based on the determined residential land use designation at a maximum development rate of units per acre. Each site shall be capable of accommodating the minimum units in conformity with the requirements of Government Code Section 65583.2 (h) and (i).

**Policy B.1:** The City will maintain an adequate supply of residential land with appropriate land use designations and zoning to accommodate projected household growth and to meet its regional share of housing for all income groups

**Policy B.2:** The City will plan for a full range of housing types to maximize housing choices in relation to Porterville's demographic profile, and employment, transportation, and commercial services.

**Policy B.3:** The City will implement flexible land use regulations through planned unit development zoning to allow for a range of housing types and densities within a single development.

**Policy B.4:** The City will promote land use patterns that encourage smart growth and use of public transportation, enhancing the air quality of the community.

**Goal C:** **To expand the City’s low- and moderate-income housing opportunities.**

**Policy C.1:** While promoting the provision of housing for all economic segments of the community, the City will seek to ensure design quality in all new residential development.

**Policy C.2:** The City will pursue local, state, and federal funding assistance that is appropriate to Porterville’s needs to expand affordable housing opportunities for low- and moderate-income households.

**Policy C.3:** The City will encourage government-assisted, below-market-rate housing units to be interspersed within the development and be outwardly indistinguishable from market-rate units.

**Policy C.4:** The City will provide for the development of secondary residential units, as required by State law, while protecting the single-family character of neighborhoods.

**Policy C.5:** The City will continue to provide assistance that enables low-and moderate income households to become first-time homebuyers.

**Goal D:** **To address the housing needs of special populations.**

**Policy D.1:** The City will continue to implement state law regarding the establishment of group homes and residential care facilities in residential zones, but will seek to avoid overconcentration of such residences in any particular neighborhood.

**Policy D.2:** The City will maintain an adequate supply of appropriately designated land for special needs housing, including seniors, disabled persons, large households, farmworkers, the homeless, and transitional persons.

**Policy D.3:** The City will encourage the development and rehabilitation of housing that is accessible to persons with disabilities.

**Policy D.4:** The City will pursue land use policies that allow small residential developments and individual housing units meeting special needs to be integrated into existing neighborhoods and new residential developments.

**Policy D.5:** The City will work with surrounding jurisdictions to address the needs of transient homeless persons on a regional basis

**Goal E:** **To assure that all present and future residents have equal access to housing, commensurate with the financial capacity, without discrimination.**

**Policy E.1:** The City will provide public information on the state and federal fair housing laws.

**Policy E.2:** The City will refer discrimination complaints and requests for services to appropriate fair housing agencies.

**Policy E.3:** The City will cooperate with community-based organizations that provide services or information to victims of housing discrimination.

**Goal F:** **To reduce governmental constraints to the development, improvement, and preservation of housing, particularly to housing affordable to lower and moderate income households. In 2008, the City of Porterville updated the project review and plan check process for a more efficient and expedited turnaround period. The revised plan check process included input from the local developers, consultants and contractors. Submitted projects are now returned to project proponents within two weeks with comments or permits where the previous process took at least three (3) weeks.**

**Policy F.1:** The City will establish and maintain development standards that support housing production while protecting quality of life goals.

**Policy F.2:** The City will continue to provide for timely and coordinated processing of residential development projects to encourage housing production within Porterville.

**Policy F.3:** The City will review its fee structure, including development fees, impact fees, and other municipal costs, periodically to ensure that they do not unduly constrain the production of housing, especially affordable housing.

**Goal G:** **To Ensure Adequate Services to Infrastructure and Housing.**

**Policy G.1:** New residential projects shall be designed to facilitate alternative modes of travel.

**Policy G.2:** The City will promote infill residential development within the Redevelopment Area and other older parts of the City where adequate public facilities and services are already in place.

**Policy G.3:** The City will support policies and programs that will help achieve compliance with Federal and State regulations relating to stormwater pollution prevention.

**Policy G.4:** When water and sewer capacities are limited, the City will work with water and sewer service providers to ensure new affordable housing projects receive priority for allocation, pursuant to State law.

## **B. PROGRAMS AND ACTIONS**

The goals and policies contained in the Housing Element address Porterville’s identified housing needs and are implemented through a series of housing programs. These programs define the specific actions the City will undertake to achieve the stated goals and policies. Funding sources for implementing the eight-year objectives are also listed. These housing programs include programs currently in operation in the City and new programs that have been added to address the City’s unmet housing needs. A housing program often implements more than one policy and sometimes, more than one goal. The programs are categorized by the primary goal for which the programs are intended.

**Goal A: To preserve the existing housing stock and conserve existing affordable housing opportunities.**

### **A.1 Home Rehabilitation Loan Program**

This program assists low income single-family homeowners with needed repairs by providing direct, 30-year, deferred loans of up to \$40,000. The funds may be used to correct code violations, safety repairs, accessibility improvements, lead-based paint, and energy conservation measures. Currently, there is a long waiting list of applicants for home rehabilitation assistance. The City is processing loans for applicants on the waiting list and once the list is exhausted the City will reopen the program for new applications.

**Five-Year Activities:**

- Continue to offer rehabilitation assistance to income-qualified households
- Continue to market this program at public counters and through other media (e.g. newspaper)
- Depending on the rate of expenditure, re-apply to HCD for additional HOME and possibly Cal Home or other state program funds in future years.

**Quantified Objectives:** Assist approximately 10 households with current funding through April 2011, with an objective of assisting 10 households annually if additional funding becomes available.

**Funding Sources:** CDBG entitlement funds and program income;

HOME funds and program income

**Responsible Agencies:** Community Development Department

## **A.2 Preservation of Affordable Rental Housing**

Several publicly assisted housing projects may be at risk of converting to market-rate housing due to expiration of subsidy contracts. To the extent feasible, the City will work to preserve the affordability of these units in partnership with the property owners, public agencies, and other interested parties.

### **Five-Year Activities:**

- Monitor the at-risk status of projects annually and contact project owners to discuss preservation options and incentives.
- Work with the HATC to provide technical assistance to tenants regarding the availability of Section 8 vouchers in case units are converted to market-rate housing.
- Work with property owners and nonprofit housing providers to pursue the preservation of at-risk units. Pursue State and Federal funding programs to preserve the at-risk units either through acquisition and/or rehabilitation, affordability covenants, or other means.

**Quantified Objectives:** Work to preserve the affordability of 274 units.

**Funding Sources:** Rural Development subsidy renewals; HUD Section 8 vouchers; State Farmworker Housing funds; Redevelopment Housing Set-Aside funds; HOME; and others

**Responsible Agencies:** Community Development Department

**Goal B: To provide adequate residential sites through appropriate land use designation and zoning to accommodate the City's share of regional housing needs.**

## **B.1. Vacant and Underutilized Sites Inventory**

As part of this Housing Element update, the City has reviewed its residential land inventory for vacant and underutilized sites available for housing development within the time frame of this Element. Since January 1, 2007, the City has permitted and approved 3,288 housing units, including 1,224 very low, 862 low, 979 moderate, and 2,409 above moderate income units. The RHNA remaining for the 2009-2014 Housing Element is 2,723 units (1,173 very low, 700 low, 850 moderate, and 0 above moderate units).

The City will ensure an adequate supply of residentially designated land to accommodate the Regional Housing Needs Allocation (RHNA). In 2008, the City of Porterville adopted a new

General Plan that updated and reclassified land use designations for incorporated and unincorporated land in the Porterville area. The update increased the residential land use designations of the area. These sites will allow owner-occupied and rental multifamily uses by-right sufficient to accommodate the remaining need for lower-income households. The sites will accommodate a minimum of 16 units per site with a minimum density of 20 units per acre and at least 50 percent of the lower-income need will be on sites designated for residential use only.

**Five-Year Activities:**

- Annually, or upon major General Plan amendments or annexation, update the sites inventory and provide information on available sites to interested developers.
- Identify sites with infill and mixed-use opportunities (see Programs B.2 and B.3).
- Collaborate with local developers to facilitate affordable housing development by providing incentives (e.g. density bonus) and financial assistance when funding is available, and mitigating constraints when identified (see Program F.2).
- Pursue opportunities for annexation within the City’s planning area as identified in the General Plan.
- Within one year of the adoption of the updated Housing Element, the City shall implement a Focused Rezone Program to rezone 36 parcels (totaling ±168.5 acres of land) from lower density residential and non-residential uses to High Density Residential to facilitate the development of additional lower income housing. With the exception of eight (8) parcels on Site 7, all parcels identified are currently vacant. The program will provide an estimated ±3,030 units in the lower income category within several sites distributed throughout the City. A surplus in overall capacity will provide potential future development of low income housing allowed by right. High Density Residential allows up to 24 units per acre. The increased capacity associated with this rezoning is estimated at 18 units per acre (75% of the maximum density of 24 units per acre permitted in the High Density Residential designation). Each site within the Focused Rezone Program shall be capable of accommodating at least 16 units in conformity with the requirements of Government Code Section 65583.2 (h) and (i). Pursuant to State law, high density residential development in these areas will be permitted by right without discretionary approval.

**Quantified Objectives:** Provide adequate sites for the remaining RHNA of 2,723 units (1,173 very low, 700 low, 850 moderate, and 0 above moderate units)

**Funding Sources:** General fund

**Responsible Agencies:** Community Development Department

**B.2 Mixed-Use Development**

The City’s Zoning Ordinance permits residential uses above retail uses in the downtown. To facilitate mixed-use developments, the City offers a variety of incentives:

- The City has established a parking district to address parking demands in downtown. Developments that do not involve an increase in square footage are not required to provide for additional parking.
- The City has established a new Downtown Mixed Use Zone with development standards, policies, and procedures for the downtown area.
- For adaptive reuse projects, development application review and approval is performed at the staff level as long as the project meets fire, building, and health and safety codes, and addresses ingress/egress issues.
- A development envelope of 2.0 Floor-Area-Ratio (FAR) is provided.
- Potential funding assistance includes redevelopment and HOME funds, as well as other available resources.

**Five-Year Activities:**

- Identify potential sites for redevelopment into mixed-use projects by the end of 2009 and provide the list of available sites to developers to encourage residential development.
- Offer incentives, as appropriate and feasible, to promote mixed-use projects.
- Pursue additional HOME funds for other mixed-use projects.

**Funding Sources:** General fund; HOME funds; Redevelopment funds

**Responsible Agencies:** Community Development Department

**B.3 Infill Development**

The City is in the process of researching the feasibility of various incentives to encourage infill development. These may include:

- Financial assistance to make infrastructure and other public improvements.
- Reduce or modify open space, parking requirements, and/or other development standards, as appropriate.
- Apply for or encourage applications from developers for new State In-fill and Infrastructure grant programs.

**Five-Year Activities:**

- If feasible, develop infill incentives by the June of 2010.

**Funding Sources:** Grants and general fund

**Responsible Agencies:** Community Development Department

**Goal C: To expand the City’s low- and moderate-income housing opportunities.**

**C.1 Home Buyer Assistance**

The City recognizes homeownership is a desire of many Porterville residents. Through the First-Time Home Buyer (FTHB) program and development of affordable ownership housing, the City extends affordable homeownership opportunities for many lower income households.

**First-Time Low Income Home Buyer Program:** Under this program, the applicant must be a first-time home buyer that earns 80 percent or less of the area median income. The applicant must also be able to qualify with a participating lender for a first mortgage and provide a percentage of the down payment from their own personal assets. The City provides a secured second trust deed loan to fill the gap, providing down payment and closing cost assistance up to \$40,000. Existing homes to be financed under this program include homes constructed before 1978, as long as the dwelling unit passes a visual assessment that reveals no sign of deteriorated paint surfaces that could contain lead paint. Since the initiation of this program in 1993, this program has assisted approximately 300 families to purchase homes in the City of Porterville.

**Affordable Ownership Housing Development:** To expand affordable homeownership opportunities in Porterville, the City has assisted with the development of ownership housing. Specifically, the City utilized a CalHFA HELP loan to the Redevelopment Agency for the development of Casas Buena Vista. A total of 82 affordable ownership housing units were made available to low income households and successfully purchased using FTHB funds. The City will continue to pursue similar opportunities as funding permits.

**Five-Year Activities:**

- Continue to assist income-qualified homebuyers in Porterville through the First-Time Home Buyer and other programs.
- Apply for additional funding under the CalHOME and HOME programs as needed.

**Quantified Objectives:** Assist 10 households to purchase first home with current available funding through April 2011, with an objective of assisting 10 households annually if additional funding becomes available.

**Funding Sources:** CalHOME funds; CDBG program income; HOME funds; redevelopment set-aside funds and set-aside match for HOME funds; HOME program income

**Responsible Agencies:** Community Development Department; Community Development Financial Assistance Review Committee

## **C.2 Home Buyer Education Classes**

The City currently provides home buyer education classes in English and Spanish to low income persons and families once a month during the evenings. The class provides information on the advantages and disadvantages of home ownership, how to work with a realtor, what to look for in selecting a home, understanding the loan and escrow process, and learning how to maintain a home. Upon completion of the class, the participant receives a Certificate of Completion making them eligible to participate in the City's First Time Home Buyer Program.

### **Five-Year Activities:**

- Continue to offer Home Buyer Education Class once a month.

**Funding Sources:** CDBG entitlement funds

**Responsible Agencies:** Community Development Department

## **C.3 Mortgage Credit Certificate Program**

The City participates in the County Mortgage Credit Certificates (MCC) program. The MCC program is administered by the Housing Authority of Tulare County (HATC) and allows lower and moderate income first-time homebuyers to take 20 percent of their annual mortgage interest as a dollar-for-dollar tax credit against their federal income tax.

### **Five-Year Activities:**

- Continue to adopt resolution of approval to participate in this program.

**Funding Sources:** MCC federal income tax credits to provide assistance via the County program; no funding required from the City

**Responsible Agencies:** City Council

## **C.4 Section 8 Rental Assistance**

The HATC administers the Section 8 Rental Assistance program for Porterville. The Section 8 program extends rental subsidies to very low income households who cannot afford the cost of rental housing. The Section 8 program offers a voucher that pays the difference between the current fair market rent established by HUD and what a tenant can afford to pay (typically at 30 percent of household income). As of September 2008, 585 households in Porterville (in both incorporated and unincorporated areas) receive Section 8 vouchers through HATC.

### **Five-Year Activities:**

- Promote the use of Section 8 via City website, newsletter, and brochures at public counters.

- Encourage property owners to rent units through this program by providing information at public counters and referring property owners to the HATC.
- Work with affordable housing developers to obtain Section 8 assistance for new construction projects by providing letter of support for funding application.

**Funding Sources:** HUD Section 8 allocation

**Responsible Agencies:** HATC; Community Development Department

### **C.5 Local, State, and Federal Funding**

Development of affordable housing in Porterville, particularly for extremely low and very low income housing, typically requires substantial leveraging with public funds. Often, multiple layers of funding are required to address the deep subsidies required. Recent affordable rentals for families (Sequoia Village at Rivers Edge) were developed with Low Income Housing Tax Credits and affordable single-family homes for families (Casas Buena Vista) were developed with Redevelopment Housing Set-Aside funds and CalHFA HELP Funds.

The City will continue to pursue available local, state, and federal funding sources in cooperation with private developers, non-profit housing corporations, the HATC, and other interested entities to provide affordable housing and to preserve housing that is at-risk of converting to market rate.

Funding will be targeted to facilitate the development of housing for families (including large families and farmworker families), seniors, and persons with disabilities. The City has been successful in obtaining HOME, Cal Home and CalFHA funds to expand affordable housing opportunities through new construction or downpayment assistance. The City will continue to monitor the funding availability under these and other available programs and pursue funding as appropriate.

**Five-Year Activities:**

- Continue to work closely with developers to pursue Low Income Housing Tax Credits by expediting project review.
- Annually identify programs to pursue based on the likelihood of funding, including HOME, Cal-Home, CalFHA funds and other State and Federal funds.
- Pursue funding for extremely low, very low, and low income housing, including housing for persons with disabilities.

**Funding Sources:** General fund

**Responsible Agencies:** Community Development Department

**Goal D: To address the housing needs of special populations.**

**D.1 Emergency Shelters, Transitional Housing, Supportive Housing**

State law requires that a jurisdiction specify the zoning district(s) where emergency shelters and transitional housing facilities for the homeless are permitted. In 2008 an updated General Plan was adopted and with the adoption of the new General Plan the Zoning Ordinance update was initiated. The Porterville Zoning Ordinance currently does not specify the zoning district(s) in which emergency shelters housing are permitted.

The Zoning Ordinance permits institutional uses (including residential care facilities) in R-2 and R-3 zones through the conditional use permit process. The Zoning Ordinance will be amended to expressly permit residential care serving six or fewer persons in all residential zones.

Emergency shelters and transitional housing are not expressly identified as uses included under the category of institutional uses. Transitional housing is allowed in the R-1, R-2, and R-3 residential zones. The Zoning Ordinance update will specify emergency shelters and transitional housing as institutional uses. Emergency shelters shall be permitted by right in the C-2 and C-3 zones and in the R-3 Zone with a conditional use permit. Conditions for approval will relate primarily to the performance and operation of the proposed facilities (such as parking requirements) and will not unduly constrain the development of such facilities. Specifically, conditions required will be similar to those for similar uses in the same zones, regulating only the use but not the users. The Porterville City Council serves also as the Planning Commission. Discretionary permit approval requires only one public hearing.

The City will also amend the Zoning Ordinance to differentiate transitional/supportive housing in the form of group quarters versus as regular housing developments. For transitional/supportive housing facilities that operate as regular housing developments, such uses will be permitted by right where housing is otherwise permitted. For transitional/supportive housing facilities that operate as group quarters, such facilities will be permitted as community care residential facilities.

**Five-Year Activities:**

- Amend Zoning Ordinance to incorporate provisions for emergency shelters, transitional housing, supportive housing, and residential care facilities for six or fewer persons by the end of 2009 (see Program F.1).

**Funding Sources:** General fund

**Responsible Agencies:** Community Development Department

**D.2 Single-Room Occupancy (SRO) Units**

The Porterville Zoning Ordinance does not contain specific provisions for SRO units. The Zoning Ordinance will be amended to specifically address the provision of SRO units in the Downtown General Commercial Zone(s) via a Conditional Use Permit process. The City will also establish objective and appropriate development standards in the Zoning Ordinance for SRO units.

**Five-Year Activities:**

- Amend Zoning Ordinance to incorporate provisions for Single-Room Occupancy units by the end of 2009 (see Program F.1).
- Pursue opportunity for acquisition/rehabilitation of old motels and convert to SRO units for extremely low and very low income households.

**Funding Sources:** General fund

**Responsible Agencies:** Community Development Department

**D.3 Housing for Persons with Disabilities**

As required by SB 520, the City reviewed its zoning provisions, land use controls, permit and processing procedures, fees and exactions, and building codes to determine if any governmental constraint may impede the development and improvement of housing for persons with disabilities. Based on this review, the City did not identify any specific constraint that may impede housing opportunities for persons with disabilities. Requests for reasonable accommodation are reviewed and approved at the staff level. The Zoning Ordinance also contains provisions for licensed community care facilities that are consistent with State laws. Through plan checks and building inspections, the City ensures that developers comply with ADA requirements.

The City will conduct more detailed research for promoting the development of housing for persons with disabilities. Specifically, as part of the City’s research on incentives to promote infill and affordable housing, the City will explore techniques and incentives to encourage the development of housing for persons with disabilities.

**Five -Year Activities:**

- Conduct research and develop infill housing incentives, including techniques to encourage housing for persons with disabilities by the end of 2009.
- Adopt a reasonable accommodation ordinance by the end of 2009 to provide a formal and objective process for reviewing and granting reasonable accommodation requests.
- Continue to monitor City development standards and policies to ensure such standards and policies do not impede housing opportunities for persons with disabilities.

**Funding Sources:** General fund

**Responsible Agencies:** Community Development Department

**D.4 Farmworker Housing**

The new Porterville General Plan includes an Agriculture/Rural/Conservation land use designation that preserves agricultural and resource conservation areas. California law (Health

and Safety Code Section 17021.6) requires that farmworker housing for 12 units or 36 beds be considered equivalent to an agricultural use or, in other words, permitted by right in agricultural zones.<sup>1</sup> As the City has created a new Agricultural/Rural/Conservation land use, the Zoning Ordinance will be amended to permit farmworker housing in the implementing zoning district(s).

Pursuant to the Health and Safety Code Section 17021.5, the City will also amend the Zoning Ordinance to permit farm working housing accommodating six or fewer employees as a single-family use.

**Five-Year Activities:**

- Amend Zoning Ordinance to incorporate provisions for farmworker housing by end of 2009 (see Program F.1).

**Funding Sources:** General fund

**Responsible Agencies:** Community Development Department

**Goal E: To assure that all present and future residents have equal access to housing, commensurate with the financial capacity, without discrimination.**

**E.1 Fair Housing**

Porterville cooperates with federal, state, and regional agencies to promote open housing choice and equal housing opportunity. Depending on the nature of the complaints, Porterville currently refers complaints regarding housing discrimination to the Legal Aid of Central California, California Rural Legal Aid, and Self Help Enterprises, Fresno County Housing Authority (Fair Housing Unit), and State Department of Fair Employment and Housing.

**Five-Year Activities:**

- Continue to provide fair housing referrals.
- Continue to post fair housing posters and referral information at City Hall, public counters, and community facilities.
- In conjunction with the Five-year Consolidated Plan process, review and update, if necessary the Analysis of Impediments to Fair Housing Choice.
- Continue to update housing resources on City website, including fair housing and legal assistance agencies, the State Department of Fair Employment and Housing, California Association of Realtors, and U.S. Department of Housing and Urban Development (local office of Civil Rights Monitoring)

**Funding Sources:** General fund; CDBG entitlement funds

**Responsible Agencies:** Community Development Department

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<sup>1</sup> Health and Safety Code, §17021.6

**Goal F: To reduce governmental constraints to the development, improvement, and preservation of housing, particularly to housing affordable to lower and moderate income households.**

### **F.1 Zoning Ordinance Revisions**

The City of Porterville is currently in the process of completing an update to the Zoning Ordinance for accuracy and consistency with the General Plan that was adopted in 2008. To facilitate and encourage the development, rehabilitation, and preservation of housing in Porterville, the City will address several zoning revisions.

#### **Five-Year Activities:**

- By the end of 2009, the City will amend the Zoning Ordinance to:

##### ***a. Second Unit Law***

In accordance with Assembly Bill 1866, the City Zoning Ordinance currently contains standards and allows second unit concepts. The City's Zoning Ordinance allows second units, ensuring that development standards and permit procedures do not constrain the development and improvement of second unit housing concepts.

##### ***b. Global warming Solutions***

In accordance with Assembly Bill 32, mandate for global warming solutions, the City is currently in the process of updating its Zoning Ordinance to include efforts to minimize greenhouse gases. The City currently notifies developers of the Indirect Source Rule regulations and compliance with all San Joaquin Valley Air Control Board requirements. All development projects that are submitted are reviewed and informed if the rule applies. The Act caps California's greenhouse gas emissions at 1990 levels by 2020. This legislation represents the first enforceable state-wide program in the U.S. to cap all GHG emissions from major industries that includes penalties for non-compliance. It requires the State Air Resources Board to establish a program for statewide greenhouse gas emissions reporting and to monitor and enforce compliance with this program. The Act authorizes the state board to adopt market-based compliance mechanisms including cap-and-trade, and allows a one-year extension of the targets under extraordinary circumstances.

Additionally, the Zoning Ordinance update will include green building material incentives or alternatives to construction materials.

##### ***c. Residential Zone Amendments:***

- Minimum lot sizes and densities consistent with the Plan’s land use classifications;
- Development standards that permit townhouses and zero-lot line attached or detached single-family dwellings on sites designated for low-medium, medium, or medium-high densities;
- Development standards that permit second units, small family daycares, and residential care homes in neighborhoods in accordance with State law; and
- Sustainable design standards that will achieve compact, walkable neighborhoods and provide an interconnected network of local streets.

**Funding Sources:** General Fund

**Responsible Agencies:** Community Development Department

### **F.1 Fee Deferral**

Similar to much of the Tulare County, given the suburban/rural nature of much of the City of Porterville, development in the City typically requires infrastructure improvements that add to the cost of development. To mitigate this impact of the feasibility of development, on May 31, 2009, the City Council authorized Staff to proceed with the preparation of an Interim Urgency Ordinance, and subsequently a permanent ordinance to defer the collection of certain impact fees to the occupancy of the development. The deferral of fees until occupancy will allow the developer to install infrastructure in suburban/rural areas that would otherwise be a large initial upfront cost, therefore reducing development of potential affordable housing.

**Five-Year Activities:**

- Adopt an urgency ordinance by summer 2009 to defer the payment of certain impact fees until occupancy.
- Adopt a permanent ordinance by the end of 2009 to defer the payment of certain impact fees until occupancy.

**Funding Sources:** General fund

**Responsible Agencies:** Community Development Department

**Goal G: To Ensure Adequate Services to Infrastructure and Housing.**

**G.1 Infrastructure Improvements**

Infrastructure improvements represent a significant cost factor for housing development in Porterville. To facilitate the development of affordable housing, the City has provided financial assistance for necessary infrastructure improvements using redevelopment set-aside funds, CDBG funds, and other State and federal funds. The City will continue to evaluate appropriate projects for receiving financial assistance.

**Five -Year Activities:**

- Continue to leverage redevelopment funds, CDBG, and other funding sources for necessary infrastructure improvements to encourage the production of affordable housing units.
- Continue to pursue additional funding sources to expand affordable housing opportunities.

**Funding Sources:** CDBG funds; redevelopment tax increment, Prop 1C Infill Incentive Grant Program.

**Responsible Agencies:** Community Development Department; Public Works Department

**G.2 Energy Conservation**

The City provides referrals to local programs including CSET, Proteus, Edison and other agencies for energy conservation and residential weatherization opportunities. The effort extends into the City’s Housing Rehabilitation Loan Program (HRLP) to require the use of recycled materials whenever possible and energy efficient appliances and equipment. Contractors that bid on HRLP projects must complete a City provided “Green Improvements” checklist with their bids for a project.

**Five -Year Activities:**

- Continue to provide referrals to energy conservation programs offered by both public and quasi-public agencies.
- Continue to require the use of energy-efficient materials, appliances, equipment, and processes for the HRLP.

**Funding Sources:** CDBG and HOME funds

**Responsible Agencies:** Community Development Department

### Summary of Program Activities

	<b>Extremely Low</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
Units to be Constructed	612	612	862	979	2,409	5,473
Units to be Rehabilitated	2	3	5			10
Households to be Assisted		2	8			10
Units to be Conserved	104	62				166

The City has a RHNA allocation of 1,224 very low income units (inclusive of extremely low income units). Pursuant to new State law (AB 2634), the City must project the number of extremely low income housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low. Extremely low income households constitute 50.1 percent of the very low income group. Therefore, the City's RHNA of 1,224 very low income units can be split between 612 extremely low and 612 very low income units. However, for purposes of identifying adequate sites for the RHNA, State law does not mandate the separate accounting for the extremely low income category.