



City of Porterville Housing Element 2015-2023



December 2015

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Chapter 1

Introduction

Chapter 1: Introduction

The 2015-2023 Housing Element is a component of the Porterville 2030 General Plan. The Housing Element contains the City's goals, policies, and strategic plan for addressing the most critical housing needs in the community over the next eight years. The Housing Element is designed to provide the City with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing within the community.

Community Context

The City of Porterville is located in southeast Tulare County, along the foothills of the Sierra Nevada Mountains, 165 miles north of Los Angeles, 171 miles east of the Pacific Coast. Roughly between the major market areas of Northern and Southern California, Porterville is a key gateway city to Sequoia National Park and the southern Sierra Nevada region.

Tulare County is one of the most productive agricultural areas in the nation, and Porterville is significantly influenced by agriculture and supportive industries, although the economy is more diversified today than in past years. Specifically, Porterville has grown into a regionally important medical and educational center. The Sierra View Medical Center boasts state of the art equipment and accreditation from the nationally recognized Joint Commission. Additionally, Porterville Unified School District's Pathways Program was developed in 2009 to provide students a series of career-themed pathways, and is now nationally recognized as a model of Career Technical Education. The City is also a desirable location for shipping and warehousing business, due to its advantageous location between Northern and Southern California. Porterville is included in the Sequoia Valley Enterprise Zone offering tax incentives to stimulate business.

Incorporated in 1902 with a population of 2,906, Porterville has grown to a community of 55,852 in 2015, according to the Department of Finance population and housing estimates. Similar to Tulare County, Porterville has experienced rapid growth since 1960, with a 50 percent or greater increase during the decades of the 1970s and 1980s. The Tulare County Association of Governments (TCAG) predicts less rapid growth in Porterville through 2025, with an expected population increase of 2.3 percent from 2015.¹ As the City continues to grow into areas where urban services and infrastructure are not yet in place, this expected population growth will pose a challenge in helping ensure that all members of the community have access to decent and affordable housing.

Porterville has undergone significant changes in ethnic composition, with an increasing Hispanic population that now accounts for almost half of all residents. In particular, 45 percent of the population speaks Spanish. The City is also home to an increasing proportion of younger residents, as the City has seen an increase in the proportion of families with children.

The housing stock in Porterville consists predominantly of single-family homes. On par with the Tulare County's homeownership trends, approximately 57 percent of households in Porterville are homeowners, compared to 56 percent Countywide.

¹ Tulare County Association of Governments (TCAG), 2015
<http://www.tularecog.org/DocumentCenter/View/373>

In preparing a housing plan to address the housing needs of residents, the City has set forth policies and programs that:

- Preserve existing housing stock and conserve existing affordable housing opportunities in Porterville
- Expand the City's low and moderate income housing opportunities
- Address the housing needs of special populations, including seniors, female-headed households, persons with disabilities, first-time homebuyers, large families, and homeless individuals and families
- Assure that all present and future residents have equal access to housing, commensurate with the financial capacity, without discrimination
- Address and Reduce Governmental Constraints
- Ensure Adequate Services to Infrastructure and Housing

State Policy and Authorization

The California Legislature has identified the attainment of a decent home and suitable living environment for every resident as the State's primary housing goal. Recognizing the important role of local planning programs in pursuing this goal, the Legislature has mandated that all jurisdictions prepare a housing element as part of the comprehensive general plan. Section 65302(c) of the Government Code sets forth the specific components to be contained in a community's housing element.

This Housing Element covers a period extending from adoption to January 31, 2023 and builds on the progress made under previous Porterville Housing Elements. The City has previously adopted five Housing Elements, the most recent being the 2009-2014 City of Porterville Housing Element adopted in 2010.

A critical measure of compliance with the State Housing Element Law is the City's ability to accommodate its share of the regional housing needs, as allocated in the Regional Housing Needs Assessment (RHNA) Plan prepared by the Tulare County Association of Governments. For Tulare County, the RHNA covers the period between January 1, 2014 and September 30, 2023. Therefore, while the Housing Element is an eight-year document, the City has 9.75 years (January 1, 2014 to September 30, 2023) to fulfill the RHNA.

Housing Element Components

Section 65302(c) of the Government Code (GC) sets forth the specific components to be contained in a community's housing element. **Figure 1.1** summarizes these State requirements and identifies the sections in the Porterville Housing Element where these requirements are addressed. The City of Porterville used HCD's Building Blocks website. Section numbers in **Figure 1.1** refer to the Government Code (Article 10.6). Notable changes from the 2009-2014 Housing Element are indicated.

Figure 1.1: Required Housing Element Components

Required Housing Element Components	Page #	Changes
I. Public Participation (Section 65583(c)(8))		
Description of diligent effort to include all economic segments of the community and/or their representatives in the development and update of the housing element (e.g., types of outreach, meetings, appropriate languages, list of invitees and general comments and how they were incorporated).	14-16	Updated
II. Review and Revise (Section 65588)		
Progress in implementation - A description of the actual results or outcomes of the prior element's goals (i.e., what happened), objectives, policies, and programs. Include quantification of results where possible (e.g., number of units rehabilitated) and may be qualitative where necessary (e.g., mitigation of governmental constraints).	92-98	Updated
Effectiveness of the element – For each program, include an analysis comparing significant differences between what was projected or planned in the earlier element and what was achieved. Analyze the differences to determine where the previous housing element met, exceeded, or fell short of what was anticipated.	92-98	Updated
Appropriateness of goals, objectives, policies and programs – A description of what has been learned based on the analysis of progress and effectiveness of the previous element. A description of how the goals, objectives, policies, and programs in the updated element are being changed or adjusted to incorporate what has been learned from the results of the previous element.	92-98	Updated
III. Housing Needs Assessment (Section 65583(a)(1 and 2))*		
Quantification and analysis of existing and projected housing needs	78, 107	Updated
Populations and employment trends, including documentation of projections	18-20	Updated
Housing and Household characteristics, including:		
<ul style="list-style-type: none"> Level of payment compared with ability to pay (overpaying housings) 	33	Updated
<ul style="list-style-type: none"> Housing stock conditions 	47-51	Updated
<ul style="list-style-type: none"> Overcrowded households 	36-37	Updated

Required Housing Element Components	Page #	Changes
Existing and projected needs for all income levels, including:		
• Regional Housing Need Allocation (RHNA)	78	Updated
• Existing housing need for extremely low income households	78	Updated
• Projected housing need for extremely low income households based on RHNA or Census	78	Updated
IV. Persons with Special Needs (Section 65583 (a)(7))*		
Identification and analysis of any special housing needs including:		
• Elderly	38	Updated
• Persons with disabilities, including developmental disabilities	39-40	Updated
• Large households	46	Updated
• Farmworkers (seasonal and permanent)	44	Updated
• Female headed households	29	Updated
• Homeless (annual and seasonal)	44-45	Updated
V. At-risk Units (Section 65583(a)(9))*		
Inventory of at-risk units (10 years from the housing element due date) (Section 65583(a)(9)(A))	52	Updated
Analyze risk of updated inventory of at-risk units	52	Updated
Evaluate the loss of any at-risk units	52	Updated
Estimate of replacement versus preservation costs (Section 65583(a)(9)(B))	52	Updated
Identification of qualified entities (Section 65583(a)(9)(C))	52	Updated
Identification of potential funding (Section 65583(a)(9)(D))	52	Updated
VI. Potential Governmental and Non-governmental Constraints (Section 65583(a)(5 and 6))*		
Include an analysis of actual and potential governmental constraints for each of the following:		
• Land use controls (e.g. parking lot coverage, heights, unit sizes, open space requirements, floor area ratios, growth controls, caps on units or population or voter approval requirements)	56-70	Updated
• Building codes and their enforcement (e.g., current CBC, any local amendments and local code enforcement programs)	62	Updated

Required Housing Element Components	Page #	Changes
<ul style="list-style-type: none"> Site improvement requirements (e.g., street widths, etc.) 	69	Updated
<ul style="list-style-type: none"> Fees and other exactions (e.g., analyze all planning and impact fees and impact on total development costs) 	63-65	Updated
<ul style="list-style-type: none"> Local processing and permit procedures (e.g., typical processing times, permit types by housing type, decision-making criteria and bodies) 	69	No changes
<ul style="list-style-type: none"> Housing for persons with disabilities (e.g., definition of family concentration requirements, reasonable accommodation procedures) 	38-40, 69	Updated
<ul style="list-style-type: none"> Potential and actual constraints on the development of a variety of housing types for all income levels, including multifamily rental housing, factory-built housing, mobiles homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters and transitional housing 	53	Updated
<ul style="list-style-type: none"> Local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need 	110	Updated
<ul style="list-style-type: none"> Local efforts to remove governmental constraints that hinder meeting the need for housing for persons with disabilities, supportive housing, transitional housing and emergency shelters 	110	Updated
<u>Potential of Non-governmental Constraints</u> Include an analysis of actual and potential non-governmental constraints for each of the following:	53-56	Updated
<ul style="list-style-type: none"> Availability of financing 	85	Updated
<ul style="list-style-type: none"> Price of land 	54	Updated
<ul style="list-style-type: none"> Cost of construction 	53	Updated
<ul style="list-style-type: none"> Market rents 	54	Updated
<u>Programs to Mitigate Identified Constraints</u>	100-111	Updated
VII. Sites Inventory and Analysis (Section 65583(a)(3) and 65583.2))		
List of properties by parcel number or other unique, reference showing for each parcel (Section 65583.2(b)(1) – (3): <ul style="list-style-type: none"> Size General plan designation Zoning category For non-vacant sites, description of existing uses Number of units that can be accommodated on each site 	Appendix F	Updated

Required Housing Element Components	Page #	Changes
General description of environmental constraints to the development of housing (Section 65583.2(b)(4))	73-76	No changes
General description of infrastructure (planned/available) including water, sewer and other dry utilities, including availability and access to distribution facilities (Section 65583.2(b)(5))	73-76	No changes
<p>In determining the number of units on each site, indicate how the number of units was determined.</p> <ul style="list-style-type: none"> • If development is required at minimum density, indicate the number of units at the minimum density. No further analysis is needed. • If development is not required at minimum density, demonstrate how the number of units were determined and adjust, if necessary, for local land use controls. 	80	Updated
For non-vacant sites, specify the additional development potential for each site within the planning period and provide an explanation of the methodology to determine development potential considering factors, including the extent to which existing uses may constitute an impediment to additional residential development, development trends, market conditions and regulatory or other incentives to encourage additional residential development (Section 65583.2(b)(7))	81-82	Updated
Demonstration of zoning to accommodate the housing need for lower income households (Section 65583.2(c)(3)) and (d) – (f))	61	Updated
<ul style="list-style-type: none"> • Indicate those sites that can accommodate lower income households 	82	Updated
<ul style="list-style-type: none"> • For sites that can accommodate lower income households, but with allowed densities less than the “deemed appropriate” density, provide analysis demonstrating how the adopted densities accommodate the need for lower income housing. The analysis must include: <ul style="list-style-type: none"> ○ Market demand ○ Financial feasibility ○ Project experience with a zone providing housing for lower income households (65583.2(c)(3)(A)) 	83-84	Updated
Map of sites included in the inventory (Section 65583.2(b)(7))	169	Updated
Summary table of sites included in the inventory by income category in comparison to the RHNA and, if applicable, any carryover obligation (Section 65584.09)	83	Updated

Required Housing Element Components	Page #	Changes
Number of units built between the start of the projection period and the deadline for adoption of the housing element (Government Code Section 65583.1(d))	79	Updated
Number of units proposed using alternative provisions such as rehabilitation conversion, preservation or second units (Section 65583.1)	111	No Change
Identification of zoning for a variety of types:	69	Updated
<ul style="list-style-type: none"> • Multifamily rental housing 	60	Updated
<ul style="list-style-type: none"> • Factory-built housing 	71	Updated
<ul style="list-style-type: none"> • Mobile homes 	71	Updated
<ul style="list-style-type: none"> • Housing for agricultural employees 	70	Updated
<ul style="list-style-type: none"> • Emergency shelters 	72	Updated
<ul style="list-style-type: none"> • Transitional and supportive housing 	72	Updated
<ul style="list-style-type: none"> • Carryover obligation 	82	No Change
VIII. Quantified Objectives and Housing Programs (Section 65583(b) and (c)(1 through 6))		
Provide statement of quantified objectives (Section 65583(b)):		
Maximum of number of units, by income group, including extremely low-income of: <ul style="list-style-type: none"> • New Construction • Rehabilitation • Conservation 	111	Updated
Include programs (Section 65583(c) and (c)(7)) with: <ul style="list-style-type: none"> • Schedule of specific actions; • Timeline for implementation with a beneficial impact in the planning period; and • Identification of agencies and officials responsible for implementing each program 	102-111	Updated
Programs(s) providing adequate sites (Section 65583(c)(1)):		
<ul style="list-style-type: none"> • Programs to rezone and any other programs needed to address a shortfall of sites to accommodate the regional housing need, if applicable, and any programs included pursuant to Section 65583.2(h) and (i) or carryover obligation pursuant to Section 65584.09 	80	Updated

Required Housing Element Components	Page #	Changes
<ul style="list-style-type: none"> Programs to rezone and any other programs needed to address a shortfall of capacity for housing for farmworkers that could not be accommodated on sites identified in the inventory, if applicable 	105-106	Updated
<ul style="list-style-type: none"> If applicable, programs to facilitate a variety of housing types, including multifamily rental, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single room occupancy, emergency shelters and transitional and supportive housing 	107-108	Updated
Programs to assist in the development of housing for extremely low, very low, low and moderate income households (Section 65583(c)(2))	105-107	Updated
Program(s) to address governmental constraints (Section 65583(c)(3)):	111	Updated
<ul style="list-style-type: none"> Programs to address governmental constraints and where appropriate and legally possible, to remove constraints to the maintenance, improvement and development of housing 	105-107, 110	Updated
<ul style="list-style-type: none"> Program to remove constraints on housing for persons with disabilities and provide reasonable accommodation for housing for persons with disabilities 	107	Updated
<ul style="list-style-type: none"> Program(s) to conserve and improve the condition of the existing affordable housing stock (Section 65583(c)(4)) 	102-103	Updated
<ul style="list-style-type: none"> Program(s) to promote housing opportunities for all persons (Section 65583(c)(5)) 	109	Updated
<ul style="list-style-type: none"> Program(s) to preserve at-risk units (Section 65583(c)(6)) 	102	No Change
IX. Quantified Objectives and Housing Programs (Section 5422.5)		
Adopt Programs to require the local agency to use portions of surplus land for affordable housing, as applicable.	105	Updated
X. Other Requirements		
Description of general plan consistency (Section 65583(c)(7))	14	No changes
Analysis of construction, demolition and conversion of housing for lower income households in the Coastal Zone (Section 65588)	91	Updated
Description of opportunities for energy conservation in residential development (Section 65583(a)(8))	90	No changes
Water and Sewer Priority (Section 65589.7)*	90-91	Updated
SB 5 and AB 162 (Flood Hazard Land Management)*	74	No changes

Relationship to Porterville General Plan

The Housing Element is a component of the Porterville General Plan, which provides policies and programs to guide development in the City. State law requires consistency among sections of the General Plan. As such, goals and policies contained in the Housing Element should be consistent with the goals and policies set forth in the other elements of the General Plan.

The City of Porterville has taken action to ensure that the General Plan has been updated as required by SB 244. On September 1, 2015, the Council approved Resolution 96-2015 which incorporated into the Public Utilities Element an analysis of water, wastewater, storm-water drainage, and structural fire protection needs. Further, the General Plan Amendment incorporated into the Land Use Element by reference the Municipal Services Review, which addresses disadvantaged un-incorporated communities within the City's Sphere of Influence. Importantly, the City of Porterville has worked diligently in 2015 to annex many of those areas. Over 800 properties were annexed this year, incorporating seven distinct disadvantaged un-incorporated communities. The vast majority of the subject properties were homes, and many of them are now connected to municipal water as a result of the annexation. If future changes to any element are necessary for internal consistency, changes will be proposed to the City Council.

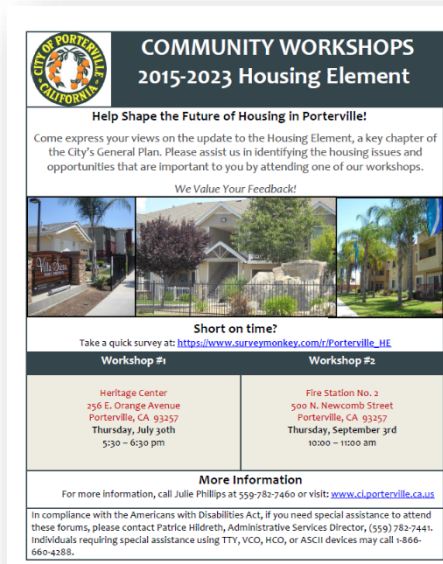
Public Outreach

Community involvement is critical to developing policies and programs that meet the housing needs of residents. In preparing this Housing Element, the City garnered community input through community workshops and through a housing needs survey.

Community Workshops

The City held two community workshops (July 30 and Sept. 3, 2015) to discuss and explain the housing element process and to receive input on the housing issues most important to residents and service providers. The City also provided housing surveys at the Heritage Center, City Library, City Hall, and First Time Homebuyer Workshops from June 2015 through August 2015.

The City advertised the workshops through direct mailings to over 70 service providers, realtors, and lenders, as well as publishing a newspaper advertisement. Flyers about the workshops were also placed at the City Hall. Workshop attendees included concerned residents, community leaders, lenders, realtors, and service providers, including those serving the homeless, disabled, and persons of lower incomes. Specifically, interested residents, civic leaders, lenders and insurers, real estate and management companies, homeless, disabled, and other special needs groups and the following agencies posted notices and/or were noticed to attend the meetings:



CITY OF PORTERVILLE

COMMUNITY WORKSHOPS 2015-2023 Housing Element

Help Shape the Future of Housing in Porterville!

Come express your views on the update to the Housing Element, a key chapter of the City's General Plan. Please assist us in identifying the housing issues and opportunities that are important to you by attending one of our workshops.

We Value Your Feedback!

Short on time?
Take a quick survey at: https://www.surveymonkey.com/r/Porterville_HE

Workshop #1	Workshop #2
Heritage Center 256 E. Orange Avenue Porterville, CA 93257 Thursday, July 30th 5:30 – 6:30 pm	Fire Station No. 2 500 N. Newcomb Street Porterville, CA 93257 Thursday, September 3rd 10:00 – 11:00 am

More information
For more information, call Julie Phillips at 559-782-7460 or visit: www.ci.porterville.ca.us

In compliance with the Americans with Disabilities Act, if you need special assistance to attend these forums, please contact Patrice Hildreth, Administrative Services Director, (559) 782-7441. Individuals requiring special assistance using TTY, VCO, HCO, or ASCII devices may call 1-866-660-4288.

- CCFCC
- Salvation Army
- Rescue Mission
- PSW Independent Living Program
- Central California Legal Services
- Central California Family Crisis Center Media
- Porterville Recorder & Noticiero (Local Newspapers)
- Post Office
- Local Real Estate Offices (Melson Realty, Century 21, Home Realty, Letsinger, Remax, & Ringe/Moore Realty)
- Local Title/ Lending Companies (Chicago Title, Stewart Title, Country Club, CTX)

Housing Needs Survey

The City developed a housing needs survey to gather input from residents and service providers on housing issues, including housing needs, housing policies and programs, and fair housing issues. The survey was made available online and in print from June to August 2015 in both English and Spanish. The survey was advertised on the City's webpage; through flyers, via email, and Facebook; at public counters, and distributed to service providers and workshop attendees. A copy of the survey in English and Spanish is included in **Appendix B** of the report. Surveys submitted online were collected and analyzed via Survey Monkey. Printed surveys were submitted to City officials, in which data from the surveys were entered and aggregated on Survey Monkey.

In total, 136 people completed the survey.

The following provides an overview of the data gathered from the housing needs survey:

- Eighty four percent were residents of Porterville and 16 percent were not.
- More than half (62 percent) of respondents who indicated they are residents of Porterville have lived there for 21 or more years, followed by 17 percent who have lived there for 11-20 years. Thirteen percent have lived there for 6-10 years and 9 percent for 1-5 years.
- Most of respondents live in the Northwest quadrant (33 percent). Twenty-six percent live in the Northeast quadrant and 25 percent are located in the Southeast quadrant. Fifteen percent live in the Southwest quadrant.
- Sixty-eight percent of those who live in Porterville rent and 32 percent own their homes.
- More than half (52 percent) of respondents work in Porterville and 48 percent indicated that they do not.
- Most respondents (85 percent) live in a single-family unit, followed by those who live in an apartment (7 percent) and duplex (3 percent). Three respondents live in a mobile home and one lives in a condominium.
- More than half (64 percent) of respondents think that the housing options available in the City meet their needs. Twenty-percent indicated that the options available do not meet their needs.

- Respondents most frequently identified low-rent apartments, senior housing, and emergency shelters and transitional housing as the types of affordable housing that are most needed in Porterville.
- When asked what the City can do to help make housing more affordable in Porterville, respondents most frequently identified the following:
 - Provide financial assistance to low-income households
 - Provide technical assistance to private loan applications
 - Promote development of affordable housing
- The following highlights the responses survey respondents provided regarding the priority level of specific programs:
 - More than half of respondents indicated that first time homebuyer assistance programs and homeless shelters are of high priority.
 - Transitional housing, single-family housing rehabilitation, multifamily housing rehabilitation, increased development density were identified as being of moderate priority.

The goals, policies, and programs within this Housing Element reflect the community feedback we gathered related to providing a variety of housing opportunities, ensuring the preservation and production of affordable housing.

Data and Information Sources

The information for this Housing Element Update came from a variety of sources. The primary sources used were:

- U.S. Census (Census 2000 and 2010)
- American Community Survey (ACS) data 2009-2013 (5-year estimates)
- California Department of Finance Housing and Population Estimates
- Tulare County Association of Governments (TCAG)
- Federal Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) data systems
- City of Porterville



Chapter 2

Housing Needs Assessment

Chapter 2: Housing Needs Assessment

Introduction

Porterville is committed to addressing the current and projected need for housing for all residents of the City. This chapter provides a discussion and analysis of key population, employment, and housing characteristics in the City. Population trends provide a snapshot of the demographic composition and changes that impact the need for housing in Porterville. Employment data is used to identify the concentration of jobs for different segments of the labor force. Housing characteristics offer information on the housing stock and quality of housing available in the City. Tulare County and Porterville's neighboring jurisdictions are often used as baseline comparison within this Chapter.

This Needs Assessment integrates data from the following sources:

- United States Census
- Tulare County Association of Governments
- American Community Survey
- United States Department of Finance
- United States Department of Agriculture
- California Department of Finance
- California Department of Developmental Services
- Kings/Tulare County Continuum of Care (the Alliance)
- Housing Authority of Tulare County (HATC)

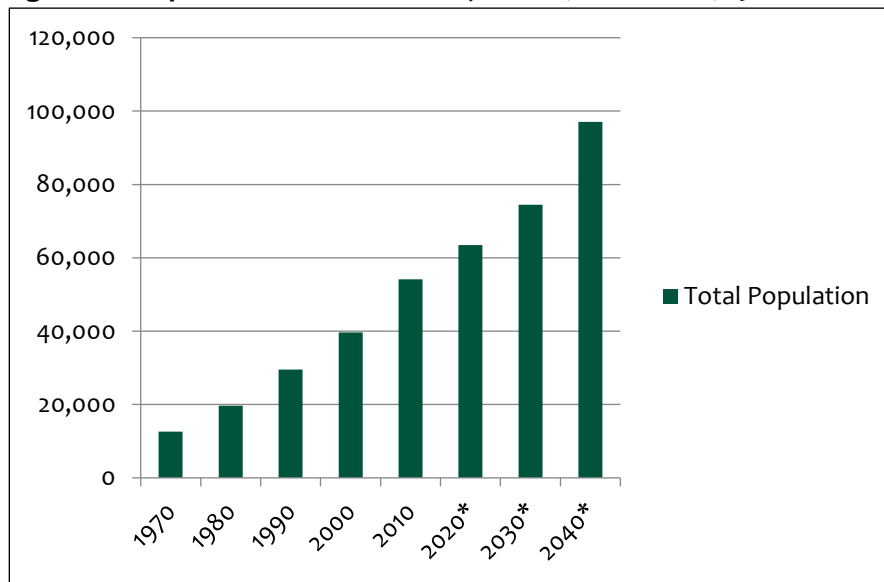
Additionally, this section incorporates data drawn from Porterville's 2015-2020 Consolidated Plan, which is heavily informed by data sets provided by the Department of Housing and Urban Development (HUD). Known as Comprehensive Housing Affordability (CHAS) data, HUD periodically receives custom tabulations of data from the U.S. Census Bureau that are largely unavailable through standard Census products. Whenever possible, CHAS data is used to analyze the extent of housing problems and housing needs in Porterville, particularly for low-income households.

Population Growth Trends and Projections

The City of Porterville (City) is the third largest city in the County of Tulare (County) with an estimated population of 55,852 as of 2015.² As shown in **Figure 2.1**, the City's population has increased steadily for several decades and is expected to continue to grow over the next 25 years. **Figure 2.2** shows a 37 percent increase in the City's population from 2000 to 2010. Tulare County Association of Government (TCAG) growth projections indicate that Porterville's population will continue to grow by 17 percent from 2010 to 2020 and again (17 percent) from 2020 to 2030. In the decade between 2030 and 2040, the City's population is expected to grow by 37 percent and reach 97,097 residents.

² California Department of Finance, 2015

Figure 2.1: Population Trends and Projections, Porterville, 1970-2040



Source: U.S. Census Bureau; TCAG

*TCAG Projections

Figure 2.2: Population Trends and Projections, Porterville, 2000-2040

	2000	2010	2020*	2030*	2040*
Total Population	39,615	54,165	63,505	74,455	97,097
Population Change	10,052	14,550	9,340	10,950	22,642
% Population Change	34%	37%	17%	17%	30%

Source: U.S. Census Bureau, TCAG

*TCAG Projections

Figure 2.3 compares the growth rate of the City to that of other jurisdictions within Tulare County and to the County as a whole. Porterville's population growth rate from 2000 to 2010 was similar to that of Visalia and Tulare County but significantly greater than other jurisdictions in the County. According to TCAG population growth projections, the growth rate for all cities within the County is expected to be identical or nearly identical. The time period between 2010 and 2020 is anticipated to represent a 17 percent growth rate for nearly all cities, with the exception of Tulare, which is expected to grow by 18 percent and Visalia by 21 percent.

Figure 2.3: Population Growth Trends and Projections, Porterville and Tulare County, 2000 to 2020

Jurisdiction	2000	2010	2020*	Percent Change	
				2000-2010	2010-2020
Porterville	39,615	54,165	63,505	37%	17%
Dinuba	16,844	21,453	25,110	27%	17%
Exeter	9,168	10,334	12,058	13%	17%
Farmersville	8,737	10,558	12,354	21%	17%
Lindsay	10,297	11,768	13,731	14%	17%
Tulare	43,994	59,278	69,877	35%	18%
Visalia	91,565	124,442	150,225	36%	21%
Woodlake	6,651	7,279	8,520	9%	17%
Tulare County	368,021	442,179	520,542	20%	18%

Source: U.S. Census Bureau

*TCAG Projections

Age Characteristics

The age characteristics of the City provide insight regarding current and projected housing demands, as different age groups have diverse housing needs and preferences. **Figure 2.4** compares the median age of Porterville residents to that of Tulare County and the State of California as a whole from 2000 to 2013. In 2000, the median age of Porterville residents was 28.6, which increased marginally to 28.8 in 2010. According to ACS estimates, the City's median age rose to 29.6 in 2013, which nearly matched the countywide median age of 29.9. Overall, the population of the City and County remains younger than the population of the state as a whole, which had a median age of 35.4 in 2013.

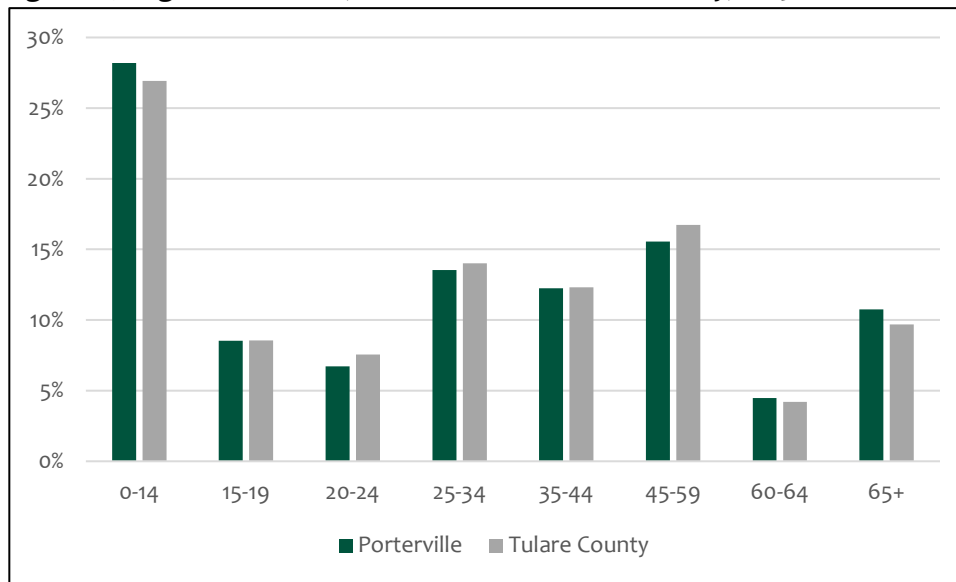
Figure 2.4: Median Age, Porterville, Tulare County, and California, 2000 – 2013

	2000	2010	2013
Porterville	28.6	28.8	29.6
Tulare County	29.2	29.6	29.9
California	33.3	35.2	35.4

Source: 2000 Census; 2010 Census; 2009-2013 American Community Survey 5-Year Estimates

The age distribution of Porterville residents is very similar to that of the County as a whole. As shown in **Figure 2.5**, as of 2013, residents 14 years and younger represented nearly 30 percent of Porterville's total population. In the County, this age group constituted nearly 27 percent of Tulare County's population. The population aged 45-59 is the second largest age group in Porterville and Tulare County, followed by residents ages 25 to 34. Those aged 60 to 64 represent the smallest age group in both the City and County. This data indicates that the age distribution for the City's population is comparable to the age profile of the County as a whole. **Figure 2.6** shows that from 2000 to 2010, the population of Porterville residents grew in every age range but the age composition of the overall population remained nearly the same.

Figure 2.5: Age Distribution, Porterville and Tulare County, 2013



Source: 2009-2013 American Community Survey 5-Year Estimates

Figure 2.6: Population Age Distribution, Porterville, 2000 and 2010

Age Range	2000		2010		Percent Change
Total population	39,615	100%	54,165	100%	37%
Under 5 years	3,759	9.5%	5,342	9.9%	42%
5 to 9 years	3,919	9.9%	5,136	9.5%	31%
10 to 14 years	3,684	9.3%	4,804	8.9%	30%
15 to 19 years	3,598	9.1%	4,736	8.7%	32%
19 and younger	14,960	38%	20,018	37%	34%
20 to 24 years	2,882	7.3%	4,015	7.4%	39%
25 to 34 years	5,541	14%	7,712	14.2%	39%
35 to 44 years	5,559	14%	6,554	12.1%	18%
45 to 54 years	4,439	11.2%	6,094	11.3%	37%
55 to 59 years	1,376	3.5%	2,534	4.7%	84%
60 to 64 years	1,120	2.8%	2,145	4%	92%
20 to 64	20,917	53%	29,054	54%	39%
65 to 74 years	1,738	4.4%	2,690	5%	55%
75 to 84 years	1,402	3.5%	1,670	3.1%	19%
85 years and over	598	1.5%	733	1.4%	23%
65 and older	3,738	9%	5,093	9.4%	36%

Source: U.S. Census Bureau

Racial and Ethnic Composition

As shown in **Figure 2.7**, in the decade between 2000 and 2010, the overall population of Porterville grew by 37 percent, with the greatest population growth occurring among Pacific Islanders (75 percent), Hispanic/Latinos (71 percent), and Asians (33 percent). This trend shows the diversifying population of the City, which is now a “majority-minority,” with Whites constituting 30 percent of the population, compared to 42 percent in 2000. Currently, natural increases, not immigration, make up the majority of the growth in the non-White population. With Hispanic/Latino families having a higher than average birth rate compared to other ethnic groups, this population is expected to continue to grow. Asian, Black/African American, and White populations are expected to stabilize or decrease.³

³ California Coalition for Rural Housing. *San Joaquin Valley Fair Housing and Equity Assessment*. April 2014. <http://www.frbsf.org/community-development/files/SJV-Fair-Housing-and-Equity-Assessment.pdf>

Figure 2.8 compares Porterville’s racial/ethnic composition to that of Tulare County. The racial/ethnic composition of Porterville is reflective of the County’s, with the largest groups being predominantly Hispanic and White, followed by Asian and Black. In 2013, 63 percent of Porterville’s population was Hispanic, 23 percent was White, 5 percent was Asian, and 0.7 percent was Black. During this same time period, 61 percent of the County’s population was Hispanic, 32 percent was White, 3 percent was Asian, and 1 percent was Black.

Figure 2.7: Population by Race and Ethnicity, Porterville, 2000 – 2010

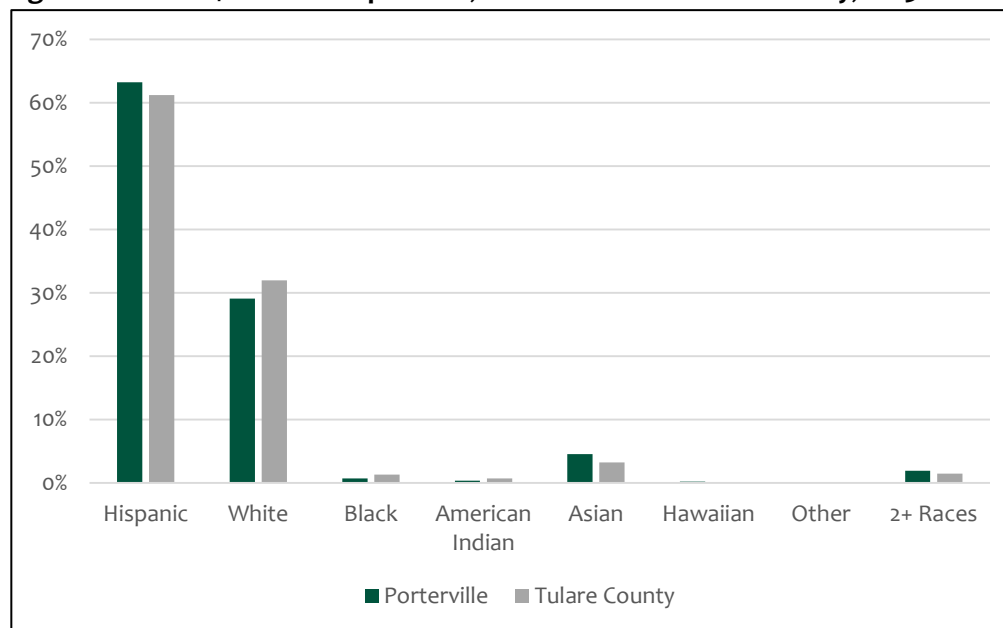
Race/Ethnicity	2000 Population	% of Total	2010 Population	% of Total	Percent Change
Asian	1,761	4%	2,349	4%	33%
American Indian, Alaska Native	378	1%	461	1%	22%
Black/African American	406	1%	454	1%	12%
Hispanic/Latinos	19,589	49%	33,549	62%	71%
White	16,649	42%	16,423	30%	-1%
Pacific Islander	28	0.1%	49	0.1%	75%
Other*	804	2%	880	2%	9%
Total	39,615	100%	54,165	100%	37%

Source: 2000 Census; 2010 Census

*Some Other Race / Two or More Races

Note: Totals may not add to 100% due to rounding

Figure 2.8: Racial/Ethnic Composition, Porterville and Tulare County, 2013



Source: 2009-2013 American Community Survey 5-Year Estimates

Education

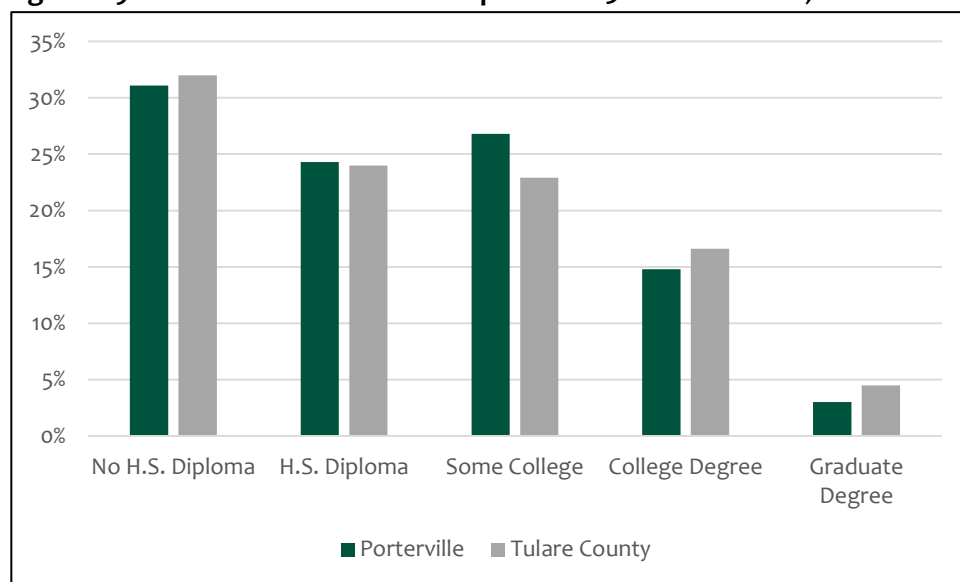
Figure 2.9 compares the educational attainment for residents 25 years of age and older of Porterville to that of the County as a whole.

The educational attainment of Porterville residents is as follows:

- 31 percent have not graduated high school;
- 24 percent have graduated high school (including equivalency), but no further education;
- 27 percent have some college, but no degree;
- 15 percent have a college degree; and
- 3 percent have a graduate or professional degree.

Overall, nearly 70 percent of Porterville residents have at least a high school diploma or higher and 10 percent have a bachelor's degree or higher. Approximately 90 percent of the workforce 25 years of age and older does not hold an advanced or professional degree, making it more difficult for them to compete for jobs requiring higher education or technical skills.

Figure 2.9: Educational Attainment Population 25 Years or Older, Porterville and Tulare County, 2013



Source: 2009-2013 American Community Survey 5-Year Estimates

Employment Trends

Industrial Profile

Figure 2.10 shows historical employment rates within the Visalia-Porterville MSA, by major industry categories. Overall, non-farm jobs account for 77 percent of employment within the MSA (113,500 jobs), compared to 23 percent of on-farm jobs (34,200 jobs). Within the non-farm category, 97,800 service providing jobs account for the majority of employment opportunities (66 percent), with the greatest percentages found in government (20 percent), retail (11 percent), and education/health services (9 percent).

Within the time period of 2000-2013 non-farm jobs have increased 14 percent, while on-farm jobs have decreased by 2 percent. Within the non-farm category, goods producing jobs decreased by 7 percent, while service providing jobs increased by 19 percent. The greatest job growth was seen in the education/health services field (54 percent), followed by transportation, warehousing & utilities (41 percent); leisure and hospitality (35 percent); and professional and business services (24 percent). The largest employment shrinkage was seen in the construction (19 percent) and information (18 percent) industries.

Figure 2.10: Employment by Industry, Visalia-Porterville MSA, 2000 – 2013

Jobs by Industry of Employment	2000		2013		% Change
	Number	% of Total	Number	% of Total	
Goods Producing	16,900	13%	15,700	11%	-7%
Construction	5,200	4%	4,200	3%	-19%
Manufacturing	11,700	9%	11,600	8%	-1%
Service Providing	82,300	61%	97,800	66%	19%
Educational & Health Services	8,200	6%	12,600	9%	54%
Financial Activities	3,900	3%	3,800	3%	-3%
Government	28,300	21%	30,000	20%	6%
Information	1,100	1%	900	1%	-18%
Leisure & Hospitality	7,400	6%	10,000	7%	35%
Professional & Business Services	8,500	6%	10,500	7%	24%
Retail Trade	13,900	10%	16,600	11%	19%
Transportation, Warehousing & Utilities	4,600	3%	6,500	4%	41%
Wholesale Trade	3,600	3%	3,800	3%	6%
Other Services	2,800	2%	3,100	2%	11%
Total Non-farm	99,200	74%	113,500	77%	14%
Total On-Farm	34,900	26%	34,200	23%	-2%
Total Jobs by Industry of Employment	134,100	100%	147,700	100%	10%

Source: California Employment Development Department (EDD) Industry Employment & Labor Force by Annual Average, Visalia-Porterville MSA, 2013

As shown in **Figure 2.11**, Porterville residents are employed in various industries, with the largest percentage (29 percent) of employed residents concentrated in the educational services, health care, and social assistance industry. The next largest employment sector in Porterville is the agriculture, forestry, fishing, and hunting and mining, which employs 13 percent of employed residents. Porterville's concentration of industry employment is similar to that of Tulare County as a whole, which also consists of the largest percentage of employed residents being concentrated in the educational services, health care, and social assistance industry, followed by the agriculture, forestry, fishing, and hunting and mining industry.

Figure 2.11: Industrial Profile, Porterville and Tulare County, 2013

Industry	Porterville		Tulare County	
	Number	Percent	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	2,549	13%	30,328	18%
Construction	719	4%	8,140	5%
Manufacturing	983	5 %	12,764	8%
Wholesale Trade	753	4%	7,819	5%
Retail Trade	2,540	13%	18,888	11 %
Transportation and warehousing, and utilities	833	4%	7,803	5%
Information	224	1%	1,437	1%
Finance and insurance, and real estate and rental and leasing	666	3%	6,297	4%
Professional, scientific, and management, and administrative and waste management services	759	4%	10,402	6%
Educational Services, and health care and social assistance	5,683	29%	35,548	21%
Arts, entertainment, and recreation, and accommodation and food services	1,432	7%	11,835	7%
Other services, except public administration	855	4%	6,635	4%
Public administration	1,652	8%	10,949	6.5%
Totals	19,648	100%	168,845	100%

Source: 2009-2013 American Community Survey 5-Year Estimates

Major Employers

Figure 2.12 provides an overview of major employers in Porterville. The following four major employers provide the largest employment base for residents and non-residents of the City:

- Porterville Public Schools (1,580 employees);
- Wal-Mart Distribution (1,094 employees); and
- Sierra View District Hospital (942 employees).

Figure 2.12: Major Employers, Porterville

Company Name	Category	Employment
Porterville Public Schools	Education	1,580
Porterville Developmental Center	Treatment of developmentally disabled	1,243
Wal-Mart Distribution	Distribution/Truck/Transportation	1,094
Sierra View District Hospital	General Hospital	942
Family Health Care	Health Care Corporation Office and Local Clinics	229
Eagle Mountain Casino	Casino/Restaurant	515
City of Porterville	Municipal Services	542
Wal-Mart Retail Store	Retail Sales	253
Burton School District	Education	442
Foster Farms	Food Processing	454
Beckman Coulter, Inc.	Printed circuit boards for medical & bioanalytical instrumentation	166
U.S. Forest Service	U.S. Forest Service	49
Save Mart (Olive and Henderson)	Grocery	129
Bank of Sierra	Financial	196
Porterville Sheltered Workshop	Training of developmentally disabled	219
McDonalds	Restaurant	171
Bethesda Lutheran Communities	In-Home Care for developmentally disabled	54
E.M. Tharp	Truck Maintenance	92
Sierra Forest Products	Lumber and Forest Humus	119

Source: City of Porterville

Unemployment

Overall, as shown in **Figure 2.13**, unemployment rates in the Visalia-Porterville Metropolitan Statistical Area (MSA) increased by 6.6 percentage points from 2000 to 2010 and decreased by 3 percentage points from 2010 to 2013. This suggests that unemployment rates in the City have not yet reached pre-recession levels. High unemployment rates contribute to the demand for low-cost housing and the need for housing assistance.

Figure 2.13: Unemployment Rates, Visalia-Porterville MSA, 2000 – 2013

	2000	2005	2010	2013
Annual Average Unemployment Rate	10.4%	9.5%	17.0%	14.0%

Source: California Employment Development Department (EDD) Historical Civilian Labor Force, Visalia-Porterville MSA

Household Characteristics

Household Type

Figure 2.14 shows the characteristics of households in Porterville. In 2010, the City had 15,644 households. Seventy nine percent of households were family households and 21 percent were nonfamily households.⁴ Married couples with children under 18 years of age represented 46 percent of households. Seventeen percent of households were single-parent households. Nearly 70 percent (2,962 households) of single-parent households were female-headed households and 30 percent (1,315 households) were male-headed households. Nonfamily households make up 21 percent of the total number of households.

Figure 2.14: Household Characteristics, Porterville, 2000-2010

Households by Type	2000		2010	
	Number	Percent	Number	Percent
Total households	11,884	100%	15,644	100%
Family households (families)	9,170	77%	12,309	79%
With own children under 18 years	5,646	48%	7,131	46%
Husband-wife family	6,310	53%	8,032	51%
With own children under 18 years	3,676	31%	4,459	29%
Male householder, no wife present	-	-	1,315	8%
With own children under 18 years	-	-	817	5%
Female householder, no husband present	3,676	31%	2,962	19%
With own children under 18 years	3,676	31%	1,855	12%
Nonfamily households	2,714	23%	3,335	21%
Householder living alone	2,266	19%	2,679	17%
Households 65 years and over	988	8%	1,102	7%

Source: U.S. Census

⁴ The U.S. Census defines family as a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family.

Household Size

Figure 2.15 compares the average household size of Porterville to that of its neighboring jurisdictions and the County as a whole. The average household size for jurisdictions within Tulare County ranges from 2.58 to 4.08. Porterville's average household size is 3.39 slightly greater than the countywide average of 3.36.

Figure 2.15: Average Household Size, Porterville and Tulare County, 2010

Jurisdiction	Average Household Size
Porterville	3.39
Dinuba	3.81
Exeter	3.04
Farmersville	4.08
Lindsay	3.87
Tulare	3.36
Visalia	2.98
Woodlake	3.70
Tulare County	3.36

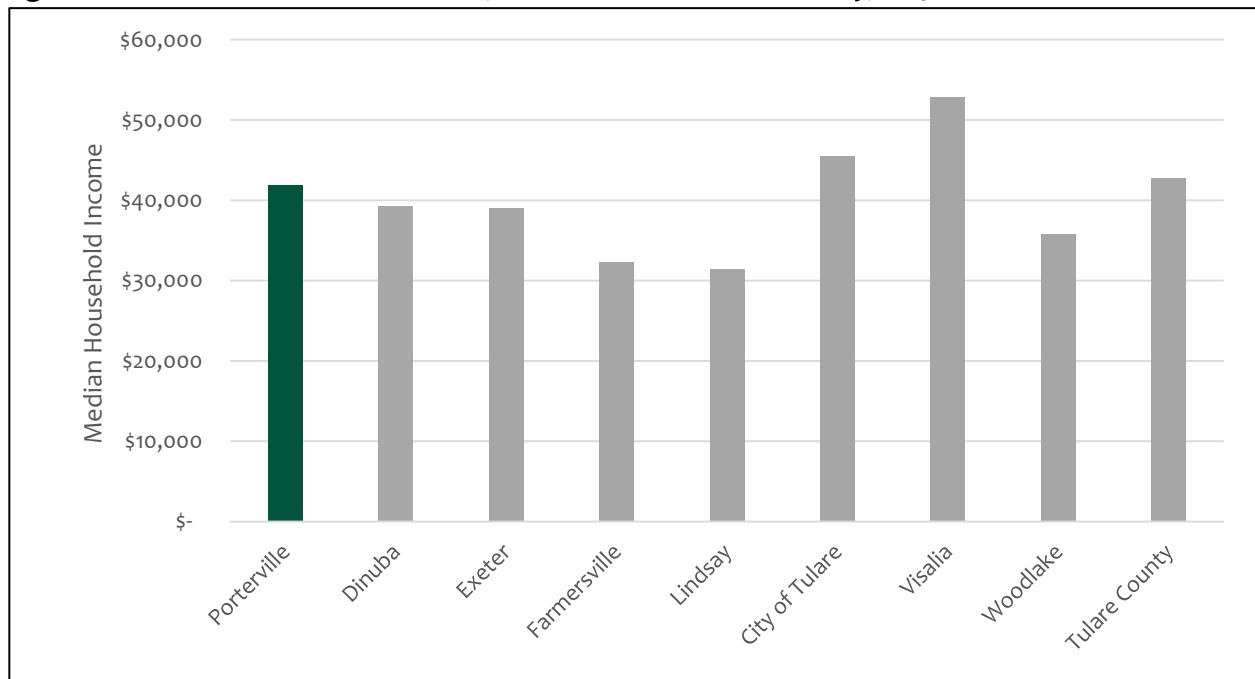
Source: U.S. Census

Household Income

Household income is one of the most important factors affecting housing opportunity. A household's income determines its ability to balance housing costs with other basic necessities of life. Income levels can and often do vary considerably among households and affect housing choices such as tenure (ownership or rental), type, and location.

According to the 2013 U.S. Census, the median household income for Porterville (\$41,095) was similar to that of Tulare County as a whole. **Figure 2.16** compares the median household incomes for Porterville with nearby cities and Tulare County. Of all cities in Tulare County, only the cities of Tulare and Visalia had a median household income above the County's median household income (\$42,708).

Figure 2.16: Median Household Income, Porterville and Tulare County, 2013



Source: 2009-2013 American Community Survey 5-Year Estimates

Figure 2.17: Household Income Distribution, 2013



Figure 2.18: HUD Annual Household Income Limits, 2015: Visalia-Porterville, CA MSA

Number of Persons in Household	Income Category		
	Extremely Low-Income (0-30% of AMI)	Very Low-Income (31-50% of AMI)	Low-Income (51-80% of AMI)
1	\$11,950	\$19,950	\$31,850
2	\$15,930	\$22,800	\$36,400
3	\$20,090	\$25,650	\$40,950
4	\$24,250	\$28,450	\$45,500
5	\$28,410	\$30,750	\$49,150
6	\$32,570	\$33,050	\$52,800
Median Income	\$44,000		

Source: HUD Income Limits, 2015

The definition of income levels and area median income varies depending on the government entity or program. We use HUD's determination of county and metropolitan household income levels.

- **Extremely Low Income:** Households with incomes between 0-30 percent of County median family income
- **Very Low-Income:** Households with incomes between 31-50 percent of County median family income
- **Low-Income:** Households with incomes between 51-80 percent of County median family income
- **Moderate-Income:** Households with incomes between 81-120 percent of County median family income
- **Above moderate-Income:** Households with incomes greater than 120 percent of County median family income

In 2013, approximately 59 percent of Porterville households earned extremely low-income to low incomes, and 41 percent earned moderate or above moderate incomes. Roughly 27 percent of households in Porterville earned extremely low incomes. In comparison, approximately 57 percent of Tulare County households earned extremely low-income to low incomes, and 43 percent earned higher incomes.

Housing Problems

This section provides an overview of the housing needs present in the City, including the degree and distribution of housing problems within multiple income brackets. Within the CHAS data, HUD identifies four housing problems:

1. Housing unit lacking complete kitchen facilities,
2. Housing unit lacking complete plumbing facilities,
3. Overcrowded with more than 1 person per room, and
4. Cost burdened, with household paying more than 30 percent of income toward housing costs (including utilities).

In addition, HUD identifies severe housing problems:

1. Severely overcrowded, with more than 1.5 persons per room, and
2. Severely cost burdened families paying more than 50 percent of income toward housing costs (including utilities).

Households Overpaying for Housing

A conventional measure of housing affordability is that housing expenses (including utilities) should not exceed 30 percent of a household's gross (before tax) income. Households who pay more than 30 percent of their income on housing are considered cost burdened.

Figure 2.16 highlights the percentage of households paying more than 30 percent of their incomes on housing based on tenure and HUD defined income levels.

Over half of the renters in the City are paying over 30 percent of their incomes for housing costs compared to 36 percent of homeowners.

Figure 2.16: Households Paying Over 30 Percent for Housing Costs by Tenure and AMI

Renters			
Income Group	Total Renters	Cost Burdened (> 30% of Income)	% Who Overpay
Extremely Low (<30% AMI)	1,445	1,285	89%
Very Low (30-50% AMI)	1,715	1,390	81%
Low (51-80% AMI)	1,305	710	54%
Moderate (up to 100% AMI)	620	75	12%
Moderate and Above Moderate (> 100% AMI)	1,570	55	4%
Total	6,660	3,515	53%

Owners			
Income Group	Total Owners	Cost Burdened (> 30% of Income)	% Who Overpay
Extremely Low (<30% AMI)	645	565	88%
Very Low (30-50% AMI)	1,110	745	67%
Low (51-80% AMI)	1,545	815	53%
Moderate (up to 100% AMI)	705	200	28%
Moderate and Above Moderate (> 100% AMI)	5,405	1,025	19%
Total	9,410	3,350	36%

Source: 2007-2011 CHAS

Note: Percentages may not up to 100% due to rounding

In 2011, 43 percent of City households (6,865 households) are cost burdened and spending more than 30 percent of their income on housing costs and nineteen percent (3,040) are severely cost burdened and paying more than 50 percent of their income on housing costs.

Among severely cost burdened households paying more than 50 percent of their income toward housing costs, Black/African American households experience a disproportionate need, with 35 percent (35 households) experiencing severe cost burden, compared to 18 percent (2,665 households) of the jurisdiction as a whole.

Note: Due to insufficient data, Pacific Islander households paying 30-50 percent of their income toward housing costs are excluded from this analysis. Cost burdened American Indian, Alaska Native and Pacific Islander households paying more than 50 percent of their income on housing costs are also not included in this analysis. Additionally, households with no or negative income are not considered in the analysis, as they cannot by definition have a cost burden, although they still may require housing assistance.

Figure 2.17: Percentage of Disproportionate Cost Burden

Housing Cost Burden	<=30%		30-50%		>50%	
	#	%	#	%	#	%
Jurisdiction as a whole	8,980	59%	3,515	23%	2,665	18%
White	4,455	67%	1,210	18%	1,020	15%
Black / African American	35	35%	30	30%	35	35%
Asian	380	67%	130	23%	55	10%
American Indian, Alaska Native	105	85%	19	15%	0	-
Pacific Islander	0	-	0	-	55	-
Hispanic	3,865	52%	2,070	28%	1,495	20%

Source: 2007-2011 CHAS

Note: Totals may not add to 100% due to rounding

Figure 2.18 demonstrates the degree of housing cost burden for renter and owner households within the City. HUD defines housing cost burden as households paying more than 30 percent of their incomes toward housing cost, including utilities, and severe cost burden as those paying more than 50 percent of their income towards housing costs.

Overall, 43 percent of households in the City experience either cost burden or severe cost burden. Among owners, 19 percent are cost burdened and 16 percent are severely cost burdened. Among renter households, 30 percent are cost burdened and 23 percent are severely cost burdened. This means that over half (53 percent) of the renter household population in Porterville is living in housing considered to be unaffordable, and nearly one in four (23 percent) are paying more than half their income towards housing costs.

Figure 2.18: Housing Cost Burden by Tenure, Porterville, 2011

Housing Cost Burden	Owner	% Owners	Renter	% Renters	Total	% Total
Cost Burden <=30%	6,035	64%	3,075	46%	9,110	57%
Cost Burden >30% to <=50%	1,825	19%	2,005	30%	3,830	24%
Cost Burden >50%	1,525	16%	1,510	23%	3,035	19%
Cost Burden not available	25	0%	65	1%	90	1%
Total	9,410	100%	6,660	100%	16,070	100%

Source: 2007-2011 CHAS

Note: Totals may not add to 100% due to rounding

Figure 2.19 shows the distribution of housing cost burden by race/ethnicity. Per HUD definitions, a disproportionate housing need exists when any racial/ethnic group experiences a housing need that is 10 percent or greater than the total population. As a whole, 43 percent of City households (6,865 households) are cost burdened and spending more than 30 percent of their income on housing costs and nineteen percent (3,040) are severely cost burdened and paying more than 50 percent of their income on housing costs.

Among severely cost burdened households paying more than 50 percent of their income toward housing costs, Black/African American households experience a disproportionate need, with 35 percent (35 households) experiencing severe cost burden, compared to 18 percent (2,665 households) of the jurisdiction as a whole.

Note: Due to insufficient data, Pacific Islander households paying 30-50 percent of their income toward housing costs are excluded from this analysis. Cost burdened American Indian, Alaska Native and Pacific Islander households paying more than 50 percent of their income on housing costs are also not included in this analysis. Additionally, households with no or negative income are not considered in the analysis, as they cannot by definition have a cost burden, although they still may require housing assistance.

Figure 2.19: Housing Cost Burden by Race/Ethnicity, Porterville, 2011

Housing Cost Burden	<=30%	%	30-50%	%	>50%	%	Total	No / negative income (not computed)
Jurisdiction as a Whole	8,980	59%	3,515	23%	2,665	18%	15,160	155
White	4,455	67%	1,210	18%	1,020	15%	6,685	45
Black / African American	35	35%	30	30%	35	35%	100	0
Asian	380	67%	130	23%	55	10%	565	0
American Indian, Alaska Native	105	85%	19	15%	0	0%	124	0
Pacific Islander*	0	0%	0	0%	55	100%	55	0
Hispanic	3,865	52%	2,070	28%	1,495	20%	7,430	85

Source: 2007-2011 CHAS

Note: Totals may not add to 100% due to rounding.

*Pacific Islander and American Indian, Alaska Native household analysis is not included due to insufficient data

Overcrowding

Following cost burden, the second most common housing problem in the City is overcrowding. “The Census defines overcrowding as an average of more than one person per room in a housing unit (excluding kitchens, porches, and hallways). The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units.”⁵

Two percent of households (895 households) are overcrowded, with more than one person per room. Eighty-one percent of overcrowded households have incomes at or below 80% Area Median Income (AMI).

⁵ <http://www.hcd.ca.gov/housing-policy-development/housing-element/examples/screen05sample2.pdf>

Figure 2.20: Crowding Information

	Renter Households					Owner Households				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	220	230	150	135	735	45	55	100	70	270
Multiple, unrelated family households	15	15	0	20	50	0	30	50	20	100
Other, non-family households	40	0	0	25	65	0	0	0	0	0
Total need by income	275	245	150	180	850	45	85	150	90	370

Source: 2007-2011 CHAS

Disproportionate Housing Need

As previously mentioned, a disproportionate need exists when any racial or ethnic group within an income level experiences a housing problem (e.g., lacking complete kitchen facilities, more than one person per room) at least 10 percentage points more frequently than the entire population at that income level. This section analyzes the extent of housing problems in the City and identifies populations that have a disproportionately greater need. **Figure 2.21** provides an overview of racial/ethnic groups at different income categories experiencing disproportionate housing need for low to moderate income (LMI) households. For example:

- Eighty-one percent of Hispanic households (1,120 households) in the 50-80% AMI category experience housing problems, compared to 71 percent (1,715 households) of the jurisdiction as a whole.
- Seventy-nine percent of Asian households (15 households) in the 80-100% AMI category experience housing problems, compared to 45 percent of the jurisdiction as a whole.

While not an LMI income category, it is worth noting that 59 percent of Hispanic households (395 households) and 79 percent of Asian households (15 households) in the 80-100% AMI category experience housing problems, compared to 45 percent (585 households) of the jurisdiction as a whole.

Note: Due to insufficient HUD data, this analysis does not include Black/African American, American Indian, Alaska Native, or Pacific Islander households in the 0-30% AMI income bracket. It also does not include Black/African American or American Indian, Alaska Native households in the 30-50% and 50-80% AMI income brackets. Additionally, households with no or negative income are not counted in the analysis as they cannot by definition be cost burdened although they still may require housing assistance.

Figure 2.21: Percentage of Disproportionate Housing Need by Race and income Category, 2011

	0-30% AMI		30-50% AMI		50-80% AMI		80-100% AMI	
	#	%	#	%	#	%	#	%
Jurisdiction as a Whole	1,985	87%	1,715	71%	1,720	54%	585	45%
White	660	85%	555	63%	575	49%	165	30%
Black / African American	35	-	0	-	20	-	0	-
Asian	60	80%	20	21%	30	55%	15	79%
American Indian, Alaska Native	0	-	4	50%	14	48%	0	-
Pacific Islander	0	-	0	-	0	-	0	-
Hispanic	1,235	88%	1,120	81%	1,050	56%	395	59%

Source: 2007-2011 CHAS

Note: Totals may not add to 100% due to rounding

Special Needs Groups

Several subpopulations experience greater difficulty in finding and obtaining decent, affordable housing that meets their needs. This section provides an overview of the following special needs groups in Porterville:

- Seniors and Elderly,
- Persons with disabilities,
- Farmworkers,
- Persons living with HIV/AIDS, and
- Large Households.

Seniors and Elderly

HUD defines elderly as age 62 and older, while the U.S. Census defines elderly as age 65 and older. Seniors and elderly individuals are often reliant on a fixed income, and experience higher health care costs. For the purposes of this analysis, the term elderly will be used and it will refer to those aged 62 and older.

Elderly residents generally face a unique set of housing needs, largely due to physical limitations, lower household incomes, and the rising costs of health care. Unit sizes and access to transit, health care, and other services are important housing concerns for this population. Housing affordability represents a key issue for seniors, many of whom are living on fixed incomes. The demand for senior housing serving various income levels is expected to increase as the baby boom generation ages.⁶

Households comprised of individuals 62 and over represent 29 percent of the total number of households in the City and the population 65 and over represents approximately 9 percent of the City's total population. To address the needs of the senior and elderly subpopulation, the Housing Authority of Tulare County (HATC) subsidizes housing for LMI seniors and owns and manages a total of 105 assisted senior housing units in the City. In the City, there are a total of 2,769 persons listed on

⁶ Joint Center for Housing Studies. "Housing America's Older Adults: Meeting the Needs of an Aging Population." 2014. http://www.jchs.harvard.edu/sites/jchs.harvard.edu/files/jchs-housing_americas_older_adults_2014.pdf

the public housing and Section 8 waiting lists. Approximately 961 of these persons were elderly or near elderly (55 or over).

Persons with Disabilities

HUD defines disability as a physical or mental impairment that substantially limits one or more of the major life activities for an individual. Persons with disabilities often face unique barriers to securing affordable housing that provides them with the accommodations that they need. Persons with disabilities may require units equipped with wheelchair accessibility or other special features that accommodate physical or sensory limitations. Access to transit, health care, services, and shopping also are important factors for this population.⁷

Disabled persons make up 11 percent of the total population of the City. Currently, there are a total of 23 households containing at least one disabled member living in public housing in the City and 436 households containing at least one disabled member utilizing Section 8 countywide. Additionally, there are a total of 2,939 households with at least one disabled member in the Porterville Area public housing and countywide Section 8 waiting lists. HATC manages a total of four accessible units in its public housing stock in the City of Porterville, with 17 individuals currently on the waiting list.

According to California Department of Developmental Services consumer counts, 369 individuals were under Porterville Developmental Center (PDC) care as of September 2015. PDC is a facility operated by the State of California to serve individuals with developmental disabilities. PDC offers 24-hour services to individuals in need of urgent medical or behavioral care that are not available through other community services. PDC also operates the Secure Treatment Program to serve individuals with the following conditions:⁸

- Mild to moderate range of intellectual disability,
- Have come in contact with the legal system,
- Have been determined to be a danger to themselves or others and/or incompetent to stand trial, and
- Have been determined by the court to meet the criteria requiring treatment in a secure setting.

In order to assist in the housing needs for persons with Developmental Disabilities, the City of Porterville will implement programs to facilitate additional housing opportunities in Porterville for persons with disabilities, especially persons with developmental disabilities. As required by the California Building Standards Code (2013), new housing units must conform to accessibility standards for all occupancy classifications.⁹ The City is currently working with the Tulare County Housing Authority on new projects that will provide special needs housing.

⁷ National Council on Disability. "The State of Housing in America in the 21st Century: A Disability Perspective." January 2010. <http://www.ncd.gov/publications/2010/Jan192010>

⁸ California Department of Developmental Services

⁹ Division of the State Architect. "Accessibility Frequently Asked Questions." <http://www.dgs.ca.gov/dsa/Programs/progAccess/accessfaqs.aspx#faq14>

Persons with Developmental Disabilities

Effective January 2011, Housing Element law requires the analysis of the disabled to include an evaluation of the special housing needs of persons with developmental disabilities.

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.

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 252,500 children and adults with developmental disabilities. Services are provided through state-operated developmental centers, community facilities, and regional centers. Regional centers are nonprofit agencies that contract with local business to provide services to individuals with developmental disabilities. The Central Valley Regional Center provides these services in the counties of Fresno, Kings, Madera, Mariposa, Merced, and Tulare.

There are a number of different housing types that are appropriate for individuals with developmental disabilities, which reflect the range of housing needs among this group. Many individuals with developmental disabilities are able to live and work independently within a conventional housing environment and do not require housing that differs from the housing available to the population at large. Individuals with more severe developmental disabilities require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided.

Similar to individuals with other types of disabilities, individuals with developmental disabilities often have limited employment options, so special consideration should be given to the affordability of housing for individuals with developmental disabilities. There are 3 agencies in Porterville that provide supportive housing services that provide housing for individuals with developmental disabilities.

Figure 2.21: Agencies and Programs that Serve Persons with Disabilities

Agency	Program(s)	Description
Family Services of Tulare County	Myrtle Court Tracy Court United Way PSH	Permanent supportive housing for homeless individuals and families with a disability.
Community Services & Employment Training	Tulare County PSH	Permanent Supportive Housing for homeless individuals and families with a disability.
Turning Point	Casa de Robles	Transitional and permanent supportive housing (for individuals with disabilities) for single males.

The City has a number of licensed community care facility beds available for persons with health-related conditions. Community care facilities are designed to provide shelter and assistance to individuals and groups who are unable to live on their own but do not require extensive medical services. Services offered at these facilities are catered to meet the needs of the specific groups which they serve and can include assistance with medications and personal hygiene. Community care

facilities ensure that children, disabled adults, and the elderly receive the support that they need with day-to-day living. This may include the following type of licensed care facilities:

- **Small Family Homes:** Small Family Homes provide 24-hour care in the licensee's family residence for six or fewer children who are mentally disabled, developmentally disabled, or physically handicapped, and who require special care and supervision as a result of such disabilities.
- **Group Homes:** Group Homes are facilities of any capacity and provide 24-hour non-medical care and supervision to children in a structured environment. Group Homes provide social, psychological, and behavioral programs for troubled youth.
- **Adult Residential Facility:** Adult Residential Facilities (ARF) are facilities of any capacity that provide 24-hour non-medical care for adults ages 18 through 59, who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.
- **Residential Care Facilities for the Elderly:** Residential Care Facilities for the Elderly (RCFE) provide care, supervision and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans.

The facilities provide services to persons 60 years of age and over and persons under 60 with compatible needs. RCFEs may also be known as assisted living facilities, retirement homes, and board and care homes. The facilities can range in size from fewer than six beds to over 100 beds. The residents in these facilities require varying levels of personal care and protective supervision. Because of the wide range of services offered by RCFEs, consumers should look closely at the programs of each facility to see if the services will meet their needs.

- **Social Rehabilitation Facility:** A Social Rehabilitation Facility is any facility that provides 24-hours-a-day non-medical care and supervision in a group setting to adults recovering from mental illnesses who temporarily need assistance, guidance, or counseling.

The tables below provide a list of assisted licensed senior housing projects and a comprehensive list of licensed community care facilities in the City.

Table 1 - Licensed Assisted Senior Housing Projects

Facility Name	Address	# of units
Atkins Way Home	1551 N. Atkins Way	5
Autumn Oaks	848 N. Jaye Street	44
Bella Home	403 N. Ryan Terrace	6
Benton Manor Elderly	17980 Road 232	6
Cottage LLC, The	19127 Avenue 150	6
Domingo Home, The	2069 Linda Vista	6
Johnson Home 112 Inc.	22419 Ave 112	4
Johnson's Greenwood Homes #4	2482 W. Cricklewood Court	4
Merzoian Ranch LLC	21402 Avenue 112	6
Price Elderly LLC	17754 Road 232	6
Riversedge Eldercare	285 South Westwood	6
Sue's Care Home	1325 N. Lotas Way	6

Facility Name	Address	# of units
Westwood Eldercare	225 "B" S. Westwood St.	6
Total		111

Data Source: California Department of Social Services

Table 2 - Licensed Community Care Facilities

Facility Name	Address	# of units
24-Hour Residential Care For Children		
D & I Morris Children's Home	659 W. Mulberry Ave.	6
Evelyn's Nursery	1403 N. Newcomb	6
Orduno Home #1	11645 S. Orange Belt Drive	6
Robert Morris Small Family Home	1862 W. Santa Maria	4
Orduno Home #2	1187 Howland	6
Turning Point-Porterville Home	1701 West Kanai Street	4
Residential Elder Care Facility		
Atkins Way Home	1551 N. Atkins Way	5
Autumn Oaks	848 N. Jaye Street	44
Bella Home	403 N. Ryan Terrace	6
Benton Manor Elderly	17980 Road 232	6
Cottage LLC, The	19127 Avenue 150	6
Domingo Home, The	2069 Linda Vista	6
Johnson Home 112 Inc.	22419 Ave 112	4
Johnson's Greenwood Homes #4	2482 W. Cricklewood Court	4
Merzoian Ranch LLC.	21402 Avenue 112	6
Price Elderly LLC.	17754 Road 232	6
Riversedge Eldercare	285 South Westwood	6
Sue's Care Home	1325 N. Lotas Way	6
Westwood Eldercare	225 "B" S. Westwood St.	6
Adult Residential Facilities And Day Programs		
Agda Residential Care Home	1846 Pamela Avenue	6
Angie Edwards Residential Services	2442 W. Nancy	4
Baxter Adult Residential	860 Gerry Lane	6
Bledsoe Home-2	68 North Corona Drive	6
Cobbs Family Care	1922 N. Newcomb	6
Curry Family Care	1658 W. North Grand	6
Denton Adult Home	1120 W. San Lucia Ave.	5
Employ America	340 N. Fourth St	90
Farmer Residential Home	2156 W. White Chapel Way	5
Gibson Home #1	1517 E. Springville Drive	6
Gibson Home #3	1731 Success Drive	6
Gurrola Home	1300 State Street	6
Gurrola Home #3	287 B Teapot Dome	6
Gurrola Home #4	8 East Gibson	6

Facility Name	Address	# of units
Harp Home	922 N. Jaye Street	5
Jeffries Home	2545 White Chapel Ave.	6
Jeffries Home 2	1220 Lotas Way	6
Johnson's Greenwood Home #1	361 South Greenwood	6
Jones Home	525 West Morton	6
Kg's Care Home	586 N. Balmoral	6
Lemmeyer Family Care	585 West Kanai	6
Luis-Waddle Residential	237 N. Newcomb	6
Morris Family Care Home, The	1740 Belaire	6
Orduno Country Home	11600 S. Orange Belt Drive	6
Orduno Home #3	515 N. Plano	6
Orduno Home #4	11667 S. Orange Belt Drive	6
Orduno Home #6	375 North Mathew Avenue	6
P. Christine Thomas Home	761 E. Sutter Avenue	6
Porterville Adult Day Services	227 Oak	75
Porterville Sheltered W/S#2 (Behavior Mod).	130 North E Street	49
Porterville Sheltered Workshop	621 South E Street	270
Promise Care #3	1260 West Monache	6
Rico Residential Fac. #2,LLC	32 N. Olive Terrace	6
Rico Residential Facility/LLC	381 N. York St.	6
Rogers Agape Care Home	1206 W. North Grand	6
Ruf Adult Residential	940 North Belmont Street	5
Ruf Rickman Residential	2042 W. Orange Ave.	6
Siegel House	2230 W. Putnam Ct.	6
Siegel House #3	1421 West Union Avenue	6
Smithcare Home #1 Cottage Street	829 S Cottage Street	6
Timmerman D & M Family Care Home	22547 Ave. 178	6
Todd Family Home	22755 Ave. 178	6
Travis Home #2	711 Sandra Lane	6
Travis Home #3	669 W. Kanai	6
Travis Home #4	2423 W. Westfield Avenue	6
Turner Home	12593 Road 252	4
Twin Acres	1811 W. No. Grand Avenue	4
Tynes Residential Facility	300 E. Heatherwood Circle	6
Wiggins Care Home	2266 S. Leggett	6
Total		887

Data Source: California Department of Social Services

Farmworkers

Agricultural workers have unique housing needs, as they may have limited incomes and unstable employment. Often times, their employment is dependent upon seasonal labor and some may be migrant farm workers who travel into the City for a set period of time.

Estimating the population size or characteristics of farmworkers is challenging for various reasons, including “the mobile nature of the population, the seasonal nature of agricultural work, the varying agriculture tasks performed and the fact that there is no local, state or national agency responsible for collecting this information.”¹⁰ According to the 2012 Agricultural Census, a total of 245 farms within Tulare County employed 9,518 migrant farm workers—8,097 of which worked on farms with hired labor and 1,421 of which worked on farms with only contract labor. As of 2013, 2,549 persons in Porterville are employed in the “farming, fisheries, and forestry occupations,” representing 13 percent of all workers.

Porterville is situated in a rural area, but the City itself does not have much land zoned for agricultural purposes. In fact, within the existing city limits, only 17.14 acres are zoned for agriculture. That said, it is obvious that Porterville is home to many local and migrant farmworkers. These families reside in the sub-urban neighborhoods that Porterville provides. Some families prefer to live in areas of town that function as a farm-worker community, where some generations are able to stay home to watch children while parents work changing hours. Other families choose to live in a more broadly populated area, where their neighbors may be young families, retirees, or single professionals.

Persons Living with HIV/AIDS

Stable and affordable housing that is available to persons living with HIV/AIDS and their families helps assure they have consistent access to the level of medical care and supportive services that are essential to their health and welfare. Stable and affordable housing can also result in fewer hospitalizations and decreased emergency room care. In addition, housing assistance, such as short-term help with rent or mortgage payments, may prevent homelessness among persons with HIV/AIDS and their families.¹¹

In the County, from April 2006 through June 2014, a total of 413 cases of AIDS were reported; 187 individuals are still living. During the same period, a total of 129 HIV cases were reported; 121 individuals are still living.¹² According to the 2013 County Health Status Profiles, an average of 11.7 AIDS cases were reported in the County from 2009-2011 among the population 13 years and over.¹³

Homeless

The Kings/Tulare County Continuum of Care (the Alliance) is a consortium of partners working to address the housing and supportive service needs of the homeless population located in the Kings and Tulare County region. Every year, the Alliance conducts the PIT count — a point-in-time (PIT) count of sheltered and unsheltered homeless persons on a single night of the year. Data gathered from the PIT count allows the Alliance and housing and service providers to disseminate this data

¹⁰ National Center for Farmworker Health, Inc. “Enumeration & Population Estimates.” <http://www.ncfh.org/?pid=23>

¹¹ National AIDS Housing Coalition. “HOPWA.” <http://nationalaidshousing.org/legisadvocacy/hopwa/>

¹² California Office of Aids. “HIV/AIDS Surveillance in California.” June 2014.

¹³ California Department of Public Health. “County Health Status Profiles 2013.” <http://www.cdph.ca.gov/pubsforms/Pubs/OHIRProfiles2013.pdf>

and publish an annual report that provides an overview of the extent of homelessness in the region, which helps to inform future initiatives to address the housing and service needs of the homeless.

On January 29, 2014, the night of the Tulare/Kings County PIT count, 763 persons were identified as homeless in the region – 140 (18 percent) of which were located in the City. Ninety-nine (71 percent) of the total homeless persons counted in the City were adults and 41 (29 percent) were children under the age of 18. Twenty-three percent of homeless households were families with children (20), while 77 percent were households with only adults. There were no unaccompanied youth counted on the night of the PIT count.

The PIT count captured in-depth information about subpopulations experiencing homelessness within the community. On the night of January 29, 2014, more than half (54 percent) of the City's homeless population reported having a disabling condition. This includes individuals who reported a physical disability (41 individuals), serious mental illness (30 individuals), substance abuse issues (28 individuals), or HIV/AIDS (1 individual). Additionally, a total of 57 individuals (41 percent) were identified as being chronically homeless. This number included 25 persons in families and 32 individuals.

The number of homeless persons who reported themselves as victims of domestic violence indicates that it continues to be a cause of homelessness in the community. During the PIT count, there were 62 homeless individuals (44 percent) that reported being victims of domestic violence.

Data gathered from the 2014 PIT count indicates that non-Hispanic Whites (17 individuals) make up more than three quarters (68 percent) of the total sheltered homeless population. The Black or African American population represents the next largest sheltered racial group (20 percent).

Non-Hispanic Whites constitute the largest portion of the unsheltered homeless population (86 percent), followed by the American Indian or Alaska Native population at 10 percent and the Native Hawaii or Pacific Islander population at four percent.

Figure 2.22: Race and Ethnicity of Homeless

Race	Sheltered	Unsheltered
White, Non-Hispanic	17	43
Black or African American	5	0
Asian	0	0
American Indian or Alaska Native	0	5
Native Hawaii or Pacific Islander	0	2
Multiple Races	3	0
Ethnicity	Sheltered	Unsheltered
Hispanic	41	24
Non-Hispanic	25	49

Data Source: Data Source: Kings/Tulare Continuum of Care on Homelessness 2014 PIT Report

According to the results gathered from the 2014 PIT count, a total of 20 families experiencing homelessness in the City were identified. These families make up a total of 66 homeless family members. Four homeless veterans were identified during the PIT count.

Approximately 62 percent of the sheltered homeless population is Hispanic, while 38 percent of the sheltered homeless population is non-Hispanic. Thirty-three percent of the unsheltered homeless population is Hispanic and 67 percent is non-Hispanic.

The City of Porterville and the U.S. Department of Housing and Urban Development (HUD) recently approved the 2015-2020 Five Year Consolidated Plan. This plan includes as one of four priority goals to “Support activities to prevent and end homelessness.” The City will review annually allocating funds to homeless solutions.

Large Households

Large households are considered a special needs group because larger dwelling units are generally more expensive and their supply is often limited. **Figures 2.23 and 2.24** demonstrate the percentage of owner and renter occupied large households in Porterville and Tulare County. In Porterville, 25 percent of owner-occupied housing units are large households and 28 percent are renter-occupied. Large household trends in the City are reflective of greater patterns in the number of large households present in Tulare County, which consists of 23 percent of owner-occupied and 29 percent of renter-occupied large households.

Figure 2.23: Owner-Occupied Large Housing Units, Porterville and Tulare County, 2010

Jurisdiction	Persons in Household			Total Households
	5	6	7+	
Porterville	1,034	600	599	8,996
Percent of Total	12%	7%	7%	100%
Tulare County	8,425	4,436	4,478	76,586
Percent of Total	11%	6%	6%	100%

Source: US Census

Figure 2.24: Renter-Occupied Large Housing Units, Porterville and Tulare County, 2010

Jurisdiction	Persons in Household			Total Households
	5	6	7+	
Porterville	897	485	455	6,678
Percent of Total	13%	7%	7%	100%
Tulare County	7,356	4,174	4,052	53,766
Percent of Total	14%	8%	8%	100%

Source: US Census

Housing Stock Characteristics

Housing Growth

Figure 2.25 provides an overview of housing growth trends in Porterville, neighboring jurisdictions, and the County as a whole. From 2000 to 2010, the number of housing units in Porterville increased by 32 percent. Porterville's housing growth trends during this time period was in line with that of the cities of Visalia and Tulare but significantly faster than other jurisdictions in the County. TCAG growth projections indicate that the decade between 2010 and 2020 will represent a 16 percent growth increase in Porterville. This is comparable to the growth projections for other cities within Tulare County.

Figure 2.25: Housing Growth Trends, Porterville and Tulare County, 2000-2020

Jurisdiction	2000	2010	2020*	Percent Change	
				2000-2010	2010-2020
Porterville	11,884	15,644	18,183	32%	16%
Dinuba	4,493	5,593	6,490	24%	16%
Exeter	3,001	3,378	3,907	13%	16%
Farmersville	2,151	2,595	3,002	21%	16%
Lindsay	2,717	3,014	3,486	11%	16%
Tulare	13,543	17,720	20,708	31%	17%
Visalia	30,883	41,349	49,486	34%	20%
Woodlake	1,777	1,966	2,281	11%	16%
Tulare County	110,385	130,352	152,128	18%	17%

Source: U.S. Census Bureau, TCAG

*TCAG Projections

Total Dwelling Units

Figure 2.26 provides an overview of the total number of dwelling units in Porterville. In 2000, two percent of total dwelling units were vacant. This percentage increased to 9 percent in 2013. The total number of occupied dwelling units decreased from 94 percent in 2000 to 91 percent in 2013.

Figure 2.26: Occupied and Vacant Dwelling Units, Porterville, 2000-2013

Jurisdiction	2000		2013		Percent Change
	Number of Units	Percentage	Number of Units	Percentage	
Total Dwelling Units	12,691	100%	17,960	17,960	42%
Total Occupied Dwelling Units	11,884	94%	16,417	91%	38%
Total Vacant Dwelling Units	807	2%	1,543	9%	91%

Source: 2009-2013 American Community Survey 5-Year Estimates; U.S. Census 2000

Housing Type

As demonstrated in **Figure 2.27**, Porterville's housing stock is largely (73 percent) comprised of attached or detached single-family units. From 2000 to 2015, the total number of housing units in Porterville increased by approximately 34 percent. During this 15-year period, there was an increase in housing units of all structure types, with the greatest growth in units in mobile homes (67 percent), followed by attached or detached single-family structures (37 percent). Multi-family structures of two to four units increased by 27 percent and those of five or more units increased by 13 percent.¹⁴

Figure 2.27: Housing Units by Structure Type, Porterville, 2000-2015

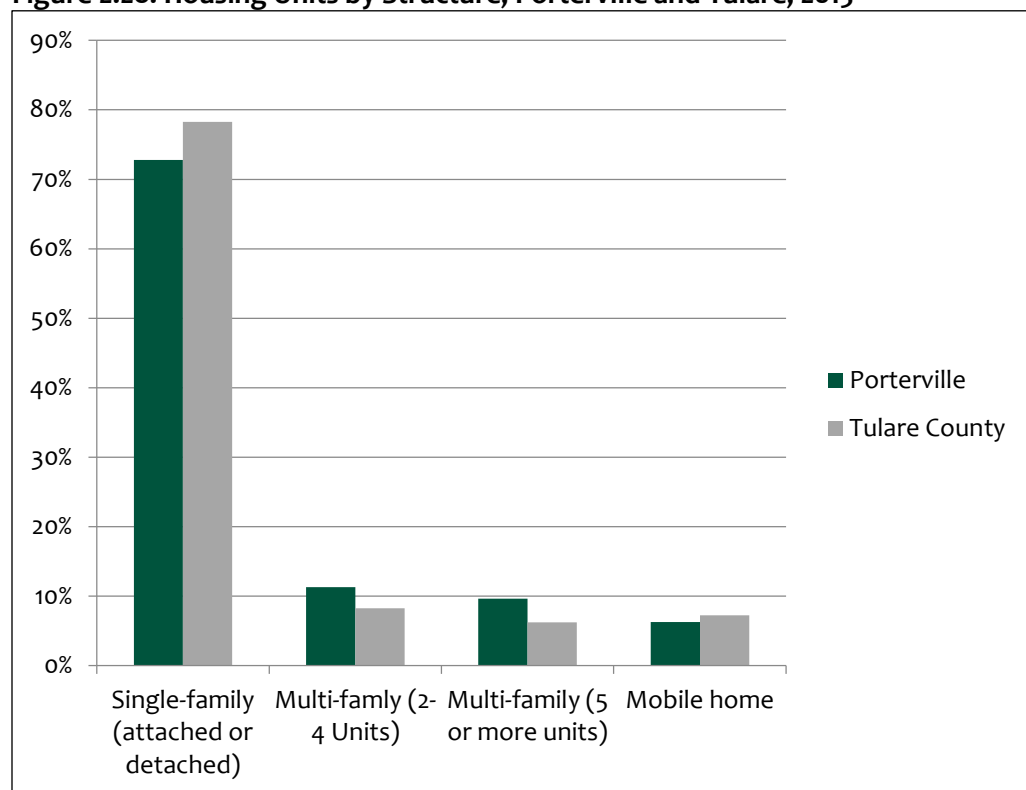
Structure Type	2000		2015		Percent Change
	Number of Units	Percentage	Number of Units	Percentage	
Single-family (Attached or detached)	9,112	72%	12,441	73%	37%
Multi-family (2-4 units)	1526	12%	1931	11%	27%
Multi-family (5 or more units)	1453	11%	1645	10%	13%
Mobile home	640	5%	1071	6%	67%
Total	12,731	100%	17,088	100%	34%

Source: State of California, Department of Finance, *E-5 Population Estimates for Cities, Counties, and the State, 2011-2015*; U.S. Census Bureau

Figure 2.28 compares Porterville's housing units by structure type to those of Tulare County, as of 2015. In both Porterville and Tulare County, attached or detached single-family units make up most of the housing stock. Compared to the County, the City has a smaller percentage of attached or detached single-family structures and a slightly greater percentage of multi-family structures of two to four units and five or more units. The percentage of mobile homes present in both Porterville and Tulare County is nearly identical.

¹⁴ It is important to clarify that manufactured homes built on separate single-family residences count towards mobile home production.

Figure 2.28: Housing Units by Structure, Porterville and Tulare, 2015



Source: State of California, Department of Finance, *E-5 Population Estimates for Cities, Counties, and the State, 2011-2015*

Housing Tenure

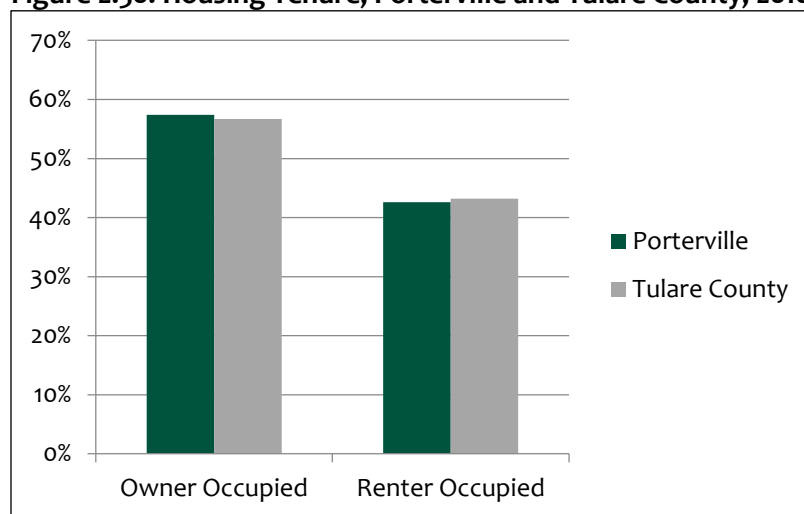
Tenure is an important market characteristic because it is directly related to housing types and turnover rates. As of 2010, 57 percent of the City's occupied housing units were owner occupied and 43 percent were renter occupied. As shown in Figure 2.29, this reflects a one percent increase in owner occupied units from 2000 to 2010. Figure 2.30 shows that Porterville's housing tenure is on par with that of Tulare County, which consists of 57 percent of owner occupied housing units and 43 percent of renter occupied housing units.

Figure 2.29: Housing Tenure, Porterville, 2000-2010

Tenure	2000		2010		Percent Change
	Number	Percent	Number	Percent	
Owner Occupied	6,698	56%	8,996	57%	34%
Renter Occupied	5,186	44%	6,678	43%	29%
Total Occupied Housing Units	11,884	100.0%	15,664	100.0%	31.8%

Source: U.S. Census Bureau

Figure 2.30: Housing Tenure, Porterville and Tulare County, 2010



Source: U.S. Census Bureau

Housing Conditions

Characteristics commonly used to evaluate the housing supply are age of housing stock, the number of vacant/abandoned units, and the risk of lead-based paint (LBP). Building age is used to estimate the number of homes with lead-based paint (LBP), as LBP was prohibited on residential units after 1978. For the purposes of this Housing Element, units built before 1980 are used as a baseline for units that contain LBP. **Figure 2.31** provides an overview of the age of housing stock in the City. Approximately 48 percent of households (7,773 units) are over 35 years old (built before 1980) and are at risk of LBP hazard.

Data on the number of units that lack complete plumbing and kitchen facilities is often used to assess the condition of a jurisdiction's housing stock. According to 2011 estimates, less than one percent of housing units lack these facilities. The Porterville City Council has adopted City Codes specifically designed to address blight and to maintain a clean environment for all citizens in the community. The duties of the Code Enforcement Division includes, but is not limited to, addressing quality of life issues and problems involving property maintenance by abating hazardous conditions which threaten the life, health, safety and welfare of the public. The code enforcement officers do this by working in partnership with the business and property owners in Porterville.

Figure 2.31: Age of Housing Stock, Porterville, 2011

Year Unit Built	Owner-Occupied		Renter-Occupied		Total	
	#	%	#	%	#	%
2000 or later	1,793	19%	803	12%	2,596	16%
1980-1999	3,454	37%	2,245	34%	5,699	35%
1950-1979	3,577	38%	2,774	42%	6,351	40%
Before 1950	586	6%	836	13%	1,422	9%
Total	9,410	100%	6,658	101%	16,068	100%

Source: 2007-2011 CHAS

Note: Totals may not add to 100% due to rounding

The City's Community Development Department conducted a Windshield Survey in 2015 to determine the number of units in need of rehabilitation or replacement. The survey reviewed properties for the following conditions:

- Sound Condition: There are no repairs needed.
- Minor Condition: Light repair needed, paint, missing shingles.
- Moderate Condition: Repairs are needed, re-roofing, painting, patching on siding and stucco.
- Substantial Condition: In addition to all of the above repairs broken window panes, replacement of window panes, visible foundation issues.
- Dilapidated Condition: The property is no longer suitable for repairs, severe fire damage, collapsed roof, missing/broken windows.

A total 628 properties were surveyed with the following results:

Figure 2.32: Windshield Survey 2015

	Single Family	Mobile Home	Duplex	Multi-Family
Sound	361	-	13	33
Minor	141	1	8	9
Moderate	39	-	2	2
Substantial	5	-	-	-
Dilapidated	9	-	3	2
Total Units	555	1	26	46

The survey estimated that 91% of properties are in sound or minor condition and two percent are dilapidated. This remains consistent in the evaluation of housing type to include single family, duplexes, and multifamily properties. The variance was greatest between census tracts. However, any and all moderate, substantial and sound conditions were apparent in duplexes and multifamily properties so percentages skewed due to the small number of such units. The City will continue to monitor the condition of its **housing** stock and will encourage private reinvestment and rehabilitation of housing in older residential neighborhoods.

Code enforcement is pursued as a result of building inspections and resident complaints. Code violators are provided with information on how to remedy code violations and are compelled to comply, if not voluntarily, through an administrative citation process.

At-Risk Housing

The City of Porterville has one affordable housing project with an expiring Section 8 contract in 2024. La Serena is located at 290 N. 4th Street in Porterville and was developed and operates with Project Based Section 8 Federal housing financing. There are 13 one-bedroom, 38 two-bedroom, and 14 three-bedroom apartments. All 65 apartments receive Section 8 Assistance for families with income at and below 50% AMI. The contract for this subsidy expires in October 2024. However, La Serena is a multifamily development owned by the nonprofit, La Serena Development Corporation and managed and maintained by the Housing Authority of Tulare County (HATC). HATC, based on federal funding availability, intends to maintain these units as long-term affordable housing as well as create more opportunities in the future. The City of Porterville will communicate and partner with the Housing Authority of Tulare County and the US Department of Housing and Urban Development to renew its contracts and preserve affordability prior to 2024.

Figure 2.33: Inventory of Affordable Housing

Project	Funding Source	Affordable Units	Market Rate Conversion Status
Alder	LIHTC	244	Not At Risk
Alderwood	Section 515	64	Not At Risk
Alpha	LIHTC	100	Not At Risk
Evergreen	Section 515	40	Not At Risk
Glenwood Hotel	LIHTC/CDBG/HCD	36	Not At Risk
La Serena	Section 8	65	Subsidy contract at risk of expiration – low risk due to nonprofit ownership
Mountain View	LIHTC	59	Not At Risk
Park View Village	LIHTC	80	Not At Risk
Poplar Grove	LIHTC	49	Not At Risk
Porterville Family	LIHTC	77	Not At Risk
Porterville Garden	Section 515	70	Not At Risk
Porterville Hotel	LIHTC	70	Not At Risk
St. James Place	HOME/RDA	14	Not At Risk
Santa Fe Plaza	Section 8/Section 202	105	Not At Risk
Sequoia Village	LIHTC/HOME	63	Not At Risk
Villa Siena	LIHTC	69	Not At Risk
Villa Robles	LIHTC	99	Not At Risk

Preservation of At-Risk Housing

Since La Serena is nonprofit owned and managed by the Housing Authority, contract renewal is expected dependent upon availability of Section 8 funds.

According to the 2014 *California Affordable Housing Cost Study* released by California Department of Housing and Community Development ("HCD"), the California Tax Credit Allocation Committee ("TCAC"), the California Housing Finance Agency ("CalHFA"), and the California Debt Limit Allocation Committee ("CDLAC"), the "Average Cost Per Unit by TCAC Region" in the Central Region is \$232,000 per unit for Affordable Housing New Construction Projects.¹⁵ Based on this study, it would cost approximately \$15M to replace La Serena's 65 units of affordable housing.

¹⁵ <http://www.hcd.ca.gov/housing-policy-development/docs/finalaffordablehousingcoststudyreport-with-coverv2.pdf>

Given the loss of redevelopment since the last cycle, financial resources are limited and the City should seek creative solutions and partnerships to offset costs. Investment vehicles could include below-market debt funds, private equity entities, and real estate investment trusts.



Chapter 3

Housing Constraints

Chapter 3: Housing Constraints

Providing adequate and affordable housing opportunities is an important goal for Porterville. However, many factors can limit the development, maintenance, and improvement of housing. These constraints include market mechanisms, government regulations, environmental conditions, and the availability of urban infrastructure. This chapter addresses the potential constraints affecting the development and improvement of housing in Porterville.

Market Constraints

Market constraints significantly affect the cost of housing in Porterville, and can pose barriers to housing production and affordability. Land and construction costs are key factors determining housing price. The availability of financing also influences access to housing. All of these market-related factors have the potential to act as constraints on the production of new housing. Although such constraints are largely market-driven, jurisdictions have some ability to institute programs and policies to address the constraints. The discussion below analyzes these market constraints and where feasible, introduces the activities the City can undertake to mitigate their impacts.

Construction Costs

Construction costs are the largest component of total costs for a single-family detached unit, accounting for 30 to 40 percent of the finished sale price. According to RS Means Residential Square Foot Costs (2015)¹⁶, construction costs for an average one-story single-family home (1,600 square feet of living area) built of stucco on wood frame total \$126.99 per square foot in the Porterville area.

Multi-family construction built of stucco on concrete block with wood joists total \$155.46 per square foot in the Porterville area (RS Means Commercial, 2015). Density bonuses for senior and affordable housing can enhance this per-unit cost reduction for multi-family developments.

Construction costs are usually consistent throughout the region and fluctuate in response to costs of construction materials and labor market trends. The City has little ability in influencing such cost factors. Gap financing is available for low-income first time home buyers under the City's First Time Homebuyer Assistance Program, funded with both CDBG and HOME funds when available. Gap financing options are discussed in more detail later in this Chapter.

¹⁶ RSMeans is an online resource for construction books and other related products.

Market Rents in Porterville

A survey of rental housing listings in Porterville was conducted to assess rental market conditions (see **Figure 3.1**). The survey indicated that the majority of apartments available were one- and two-bedroom units. Larger rental housing units with three bedrooms or more were primarily single-family homes available for rent. Because four-bedroom apartments are rare, large families often need to rent a single-family home to avoid overcrowded conditions.

Rental prices in Porterville ranged from \$425 for a studio unit to \$1,350 for a three- to four-bedroom single-family rental home. The overall average rental price for all unit sizes surveyed was \$769. A review of rental housing rates in Porterville shows that rents in the City generally fall within the range of the HUD-determined fair market rents for Tulare County (see **Figure 3.2**). Based on the State Income Limits for 2015 established by HCD, the average rent by unit size is affordable to Low Income Households in the City of Porterville.¹⁷

Figure 3.1 Fair Market Rents in Porterville, July 2015

Unit Size	Rental Range	Average
Studio/Efficiency	\$425 - \$975	\$571
1 bedroom	\$475 - \$975	\$703
2 bedroom	\$550 - \$1,145	\$752
3 bedroom	\$750 - \$1,350	\$1,053
4 bedroom ¹⁸	--	--

Source: Zillow.com, Apartments.com, Trulia.com, accessed July 2015

Figure 3.2: Fair Market Rents in Tulare County, 2015

Unit Size	Fair Market Rent
Studio/Efficiency	\$577
1 bedroom	\$592
2 bedroom	\$771
3 bedroom	\$1,136
4 bedroom	\$1,321

Source: HUD User 2015

Land Costs

Land costs vary depending on whether the site is vacant or has an existing use that must be cleared. Land costs are also affected by the presence of site constraints like slopes, rocky soils, and seismic/flood hazards. Easy connections to urban infrastructure, including roads and municipal utilities, typically increase land value.

¹⁷ This analysis assumes that 30 percent of household income can be spent on rent.

¹⁸ No properties available for analysis during research.

The City faces increasing development pressure with a limited supply of vacant, unconstrained land. In June 2015, 97 undeveloped residential land parcels were listed for sale, ranging in price from \$45,000 (for 1 acre) to \$3.5 million (for 93 acres).¹⁹ In recent years, a majority of the growth and development in Porterville has occurred in the Northwest and Southwest portions of the City.²⁰ Porterville's new 2030 General Plan hopes to redirect future growth into the eastern sections of the City thereby promoting redevelopment in the downtown area.

The cost differences among properties with similar zonings are due primarily to two factors: location and availability of infrastructure. Areas toward the edge of the City where infrastructure is not yet available command lower land costs than in the central City areas, but require more infrastructure improvements to make the land "developable", ultimately increasing the cost of development. To the extent feasible, the City assists with infrastructure improvements using local, State and Federal funds and has undergone an extensive rezone program to encourage higher density housing units to meet housing needs.

Availability of Financing

The availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions must disclose information on the disposition of loan applications by the income, gender, and race of the applicants. This applies to all loan applications for home purchases and improvements, whether financed at market rate or through government-backed programs. Government-backed loans include those insured or guaranteed by the Federal Housing Administration (FHA), the Veterans' Administration (VA), the Farm Service Administration (FSA), or the Rural Housing Service (RHS).

The primary concern in a review of lending activity is to determine whether home financing is available to a City's residents. The data presented in this section include the disposition of loan applications submitted to financial institutions for home purchase and home improvement loans in Porterville.

Figure 3.3 below does not indicate that race or ethnicity were factors in home purchase loan approval rate in Conventional and Government-backed Loans.

Figure 3.3: Approval Rate of Conventional Home Purchase Loan and Government Back Home Purchase Loan by Race/Ethnicity

	Asian	Black Or African American	Hispanic Or Latino	White
Conventional Home Purchase Loan	83%	100%	75%	83%
Government Backed Home Purchase Loan	74%	76%	86%	86%

Source: FFIEC HMDA Aggregate Reports, Visalia-Porterville MSA, 2013

Figures 3.4 through **3.5** below also do not clearly indicate that race, ethnicity, or income was a factor in the home purchase loan approval rate in Conventional and Government Backed Loans.

¹⁹ www.realtor.com, accessed June, 2015.

²⁰ The dividing boundary between the Northwest and Southwest portion of the City is Jaye Street.

Figure 3.4: Conventional Home Purchase Loan Approval Rate by Race and Income

	Asian	Black Or African American	Hispanic Or Latino	White
Less than 50% Median Income	50%	100%	44%	53%
50-79%	57%	100%	78%	74%
80-99%	100%	100%	74%	83%
100-119%	80%	100%	64%	77%
120%+	87%	100%	82%	87%

Source: FFIEC HMDA Aggregate Reports, Visalia-Porterville MSA 2013

Figure 3.5: Government-Backed Home Purchase Loan Approval Rate by Race/Ethnicity and Income

	Asian	Black Or African American	Hispanic Or Latino	White
Less than 50% Median Income	0%	NA	67%	75%
50-79%	86%	100%	85%	87%
80-99%	0%	100%	80%	100%
100-119%	60%	100%	88%	85%
120%+	95%	43%	87%	90%

Source: FFIEC HMDA Aggregate Reports, Visalia-Porterville MSA 2013

Governmental Constraints

Local land use policies and regulations can exert significant influence on housing prices and availability. Land use controls (e.g., zoning), site improvement requirements, fees and exactions, permit processing procedures, and other related factors can individually and collectively act as constraints upon the development, maintenance, and improvement of housing. This section analyzes Porterville's land use policies and regulations, permit processing procedures, and fees as potential constraints.

Land Use Controls

Overview of General Plan Land Use Policy

The City's Development Ordinance is the primary tool used to manage the development of residential units in Porterville. The Residential Districts described in the Development Ordinance include the following:

- RR: Rural Residential
- RS-1: Very Low Density Residential

- RS-2: Low Density Residential
- RM-1: Low-Medium Density Residential
- RM-2: Medium Density Residential
- RM-3: High Density Residential
- DRM-2: Downtown Medium Density Residential
- DRM-3: Downtown High Density Residential
- D-MX: Downtown Mixed-Use

Residential Development Standards

Zoning ordinances and other land-use controls have a direct effect on the availability and range of housing choices within a community. The zoning ordinance establishes the densities and intensities for all new development within the City and determines requirements such as lot size, number of dwelling units per acre, setback needs, and building height.

Exclusionary zoning practices, such as those that limit where, how, or if affordable housing can be developed, or that restrict development such as prohibiting small-lot homes, mobile homes, or group homes, can decrease the number of affordable housing opportunities. The City's zoning ordinance includes residential districts, downtown zones, and commercial zones that all allow for a variety of housing types for residential development.

Figure 3.4: Land Use Designations

Zoning District	Code	Allowed Residential Structures	Maximum Density
Rural Residential	RR	Detached single-family dwellings, group residential facilities, limited residential care facilities	0.2 units per acre
Very Low Density Residential	RS-1	Detached single-family dwellings, group residential facilities, limited residential care facilities	3.1 units per acre
Low Density Residential	RS-2	Attached or detached single-family dwellings, group residential facilities, limited residential care facilities	7.5 units per acre
Low-Medium Density Residential	RM-1	Attached or detached single-family dwellings, multi-family residential units, group residential facilities, limited residential care facilities, general residential care facilities*, and mobile home parks*	11.3 units per acre

Zoning District	Code	Allowed Residential Structures	Maximum Density
Medium Density Residential	RM-2	Attached or Detached Single-family dwellings, multi-family residential units, group residential facilities, limited residential care facilities, general residential care facilities*, and mobile home parks*	15.0 units per acre
High Density Residential	RM-3	Attached or detached single-family dwellings, multi-family residential units, group residential facilities, limited residential care facilities, general residential care facilities*, and mobile home parks*	30.0 units per acre
Downtown Medium Density Residential	DRM-2	Attached single- and multi-family dwellings, group residential facilities, and limited residential care facilities	16.5 units per acre
Downtown High Density Residential	DRM-3	Attached single- and multi-family dwellings, group residential facilities, and limited residential care facilities	33.0 units per acre
Downtown Mixed Use	D-MX	Multi-family dwellings, group residential facilities, limited residential care facilities, and single room occupancy hotels*	41.0 units per acre

Source: Porterville Development Ordinance, 2010

*Permitted with a conditional use permit

Figure 3.5 Residential Development Standards

Development Standard	RR	RS-1	RS-2	RM-1	RM-2	RM-3	DRM-2	DRM-3	D-MX
Minimum Lot Area (SF)	2.5 acres	12,500	6,000	6,000	6,000	6,000	6,000	6,000	-
Maximum Density (dwelling units per acre)	0.2	3.1	7.5	11.3	15.0	30.0	16.5	33.0	41.0
Minimum Area per Dwelling Unit (SF)	-	-	-	3,000	1,500	1,000	6,000	6,000	-
Maximum Building Coverage (% of lot)	10	30	45	45	50	60	50	60	-
Maximum Height Limit (feet)	35	35	35	35	50	50	35	40, 50 with CUP	40, 50 with CUP
Minimum Side Yard Setback	30	5	5	5	5	5	5	5	0;10 ²¹
Minimum Rear Yard Setback	30	10	10	10	10	10	10	10	0;10 ²²
Minimum Front Yard Setback	30	15	15	15	15	15	10	10	0; 10 ²³

Source: Porterville Development Ordinance, 2010

Single-Family Residential Land Use Designations and Development Standards

Single-family homes are allowed within the RS-1, RS-2, RM-1, RM-2, and RM-3 zones. Allowing for such flexibility, helps meets the housing needs of the City especially for large families seeking 5 or more bedroom houses. The RR, RS-1, RS-2, RM-1, and RSR districts allow for largely single-family residential zones, but second units and mobile homes are allowed. Transitional housing is allowed in the RM-1 District.

Generally, development standards in the single-family residential zoning districts constrain development, but does not hinder a developer's ability to build at densities encouraged within the given General Plan Land Use Designation. Minimum lot sizes within permitted single-family home zones range from 6,000 to 12,500 square feet. Smaller lot sizes (as small as 3,200 square feet) have been allowed within Planned Development zones and overlay areas. City staff have observed that Porterville's housing market tends to favor the 6,000- to 8,000-square-foot lot sizes.

²¹ The front yard setback is 0, but 10 feet on Main Street and for ground floor residential.

²² Ibid.

²³ Ibid.

Multi-Family Residential Land Use Designations and Development Standards

Multi-family dwellings can be constructed in the RM-1, RM-2, RM-3, DRM-2, DRM-3, and D-MX zones. Social service facilities including homeless shelters and emergency shelters are allowed with a conditional use permit within the RM-3, DRM-2, DRM-3, and D-MX zones.²⁴ Residential care facilities are allowed within RM-3 and DRM-3 zones. The maximum density allowed within the RM-3 and DRM-3 zones is 30.0 and 33.0 units per acre, respectively.

Parking Standards

Porterville's residential parking requirements are relatively simple and similar to parking regulations in other Central Valley jurisdictions. These requirements are summarized in **Figure 3.6**. All single-family dwellings, mobile homes, and condominiums must have two covered parking spaces. Garages are preferred, but open carports are allowed. Porterville's relatively large lot size accommodates such parking requirements without constraining housing development. Multiple-family developments must provide one covered space (garage or carport) and one-half open space per unit, regardless of number of bedrooms. This is a relatively low requirement, as many jurisdictions typically require two or more spaces per unit with three or more bedrooms. This requirement is lower than the parking standards established in the State density bonus law.

Figure 3.6: Parking Requirements, 2010

Residential Use Classification	Required Parking Spaces
Single-family, Detached Single-family, Attached	2 for each dwelling unit. For new construction, all spaces shall be covered. For existing development, at least one space per dwelling shall be covered and all existing covered parking spaces shall be maintained.
Second Unit	In addition to parking required for the existing residence, an additional one (1) covered space for efficiency units and one (1) bedroom units, two (2) covered parking spaces for two (2), three (3), and four (4) bedroom units, and one (1) parking space per bedroom thereafter shall be provided.
Multi-family Residential	1 per studio unit. 1.5 per one-bedroom unit. 2 per 2-bedroom unit. Additional bedrooms above 2: 0.5 space/bedroom. One space for each unit shall be designated for the unit and covered. One additional guest parking space shall be provided for every 3 units.
Small Family Day Care Home	None, beyond what is required for the residential use.
Large Family Day Care Home	1 per non-resident employee. 1 passenger loading space, on or off-site. (Required spaces are in addition to those required for the primary residential use).
Group Residential	1 per bed, bedroom, or dwelling unit, whichever is greatest, plus 1 guest parking space per 3 units.
Manufactured Home Park	2 on-site spaces for each dwelling unit. At least one required space shall be covered.
Residential Care, Limited	None, beyond what is required for the residential use.

²⁴ This classification excludes transitional housing facilities that provide living accommodations for a longer term.

Overall, the parking requirements in Porterville are lenient. Allowing the construction of carports in lieu of garages can further reduce overall housing cost, as open carport construction is usually much less expensive than enclosed garage construction.

Zoning Overlays

In addition to the development standards established for the residential and mixed use zone districts, overlay districts of the Zoning Ordinance provide additional regulations for residential development. The following zoning overlays apply to residential development in portions of the City²⁵:

Hillside Zone - All development within the Hillside Development Zone is subject to hillside development and design standards. Review criteria and limitations on maximum density are based on slope.

Single Story Overlay - The Single Story (S) Overlay District is intended to ensure the scale of new development is compatible with existing development and uses in transitional zones.

Density Bonuses

Local jurisdictions have the authority to implement policies and programs that promote the development and integration of affordable housing units, such as density bonuses. A density bonus is a zoning tool that is designed to encourage and grant developers exceptions to zoning and development standards in exchange for providing a public benefit to the community, such as funding for affordable housing or construction of affordable housing units.²⁶ According to Chapter 302 of the City's Municipal Code, the City shall grant a density bonus in the following amounts over the otherwise allowable maximum residential density permitted by the City's Development Ordinance and the General Plan, and one or more additional concessions or incentives, consistent with Government Code Section 65915 and section 302.03 of the Development Ordinance, if the applicant applies for and proposes to construct any one of the following:

1. Lower Income Units. A density bonus of 20 percent if 10 percent of the total units of a housing development are affordable to lower income households, as defined in Section 50079.5 of the Health and Safety Code.
2. Very Low Income Units. A density bonus of 20 percent if 5 percent of the total units of a housing development are affordable to very low income households, as defined in Section 50105 of the Health and Safety Code.
3. Senior Citizen Housing Development. A density bonus of 20 percent if a housing development qualifies as a Senior Citizen Housing Development, as defined in Section 51.3 of the Civil Code.
4. Moderate Income Units in Condominium and Planned Use Developments. A density bonus of 5 percent if 10 percent of the total dwelling units in a condominium project or in a Planned

²⁵ City of Porterville. "Porterville Development Ordinance."

<http://www.ci.porterville.ca.us/depts/communitydevelopment/PortervilleDevelopmentOrdinance.cfm>

²⁶ Puget Sound Regional Council. "Featured Tool: Density Bonuses*." <http://www.psrc.org/growth/hip/alltools/density-bonus/>

Development are affordable to persons and families of moderate income, as defined in Section 50093 of the Health and Safety Code.²⁷

Additionally, the number of units to which the applicant is entitled may exceed the percentage specified in the previous subsection under the following provisions:

1. Lower Income Dwellings. For each additional 1 percent increase above 10 percent units affordable to lower income households, the density bonus shall be increased by 1.5 percent up to a maximum density bonus of 35 percent of the maximum allowable residential density for the site.
2. Very Low Income Dwellings. For each additional 1 percent increase above 5 percent in the proportion of units affordable to very low income households, the density bonus shall be increased by 2.5 percent, up to a maximum of 35 percent of the maximum allowable residential density for the site.
3. Condominium and Planned Development Units. For each additional 1 percent increase above 10 percent units affordable to moderate income households, the density bonus shall be increased by 1 percent, up to a maximum of 35 percent of the maximum allowable residential density for the site.

These density bonuses are applicable to residential projects of 5 or more units and senior housing projects of more than 35 units.

Building Codes

Building codes set guidelines that identify minimum standards to ensure that building and non-building structures protect the health and safety of the community. Local building codes, however, often mandate that costly improvements be made to meet regulation requirements.

The various building codes in use by most jurisdictions in California are updated periodically to reflect the latest materials and construction techniques available to the construction industry. The City adopted the 2010 California Building Code, which is grounded on the International Building Code. In addition, the City adopted the 2010 California Green Building Standards Code which encourages sustainable construction practices. The City's building codes prove to be in line with those of other California jurisdictions and do not have negative consequences on the development of affordable housing in the City.²⁸

Porterville has recently adopted a new Receivership Program to supplement and further code enforcement efforts on homes and other structures that create blight in neighborhoods. Further, an ordinance to update and strengthen the existing nuisance abatement codes is underway with adoption anticipated in mid-2016.

²⁷ City of Porterville. "Porterville Development Ordinance."

<http://www.ci.porterville.ca.us/depts/communitydevelopment/PortervilleDevelopmentOrdinance.cfm>

²⁸ City of Porterville. "City Council Approves Adoption of California Building and Fire Codes."

<http://www.ci.porterville.ca.us/mods/BusinessHere/>

Growth Management

The Porterville 2030 General Plan guides sustainable physical and economic growth, while conserving natural and cultural resources. The Plan seeks to establish a well-defined compact urban form, as clearly defined urban edges reflect a commitment to focus future growth within the City in order to prevent urban sprawl and protect environmentally sensitive areas. The main strategy to achieve this is the Urban Development Boundary (UDB). The UDB protects the health, safety, welfare, and quality of life of the residents of Porterville by concentrating future residential, commercial, and industrial growth in areas already served by urban services or areas where such services are to be provided. Tulare County Local Agency Formation Commission (LAFCO) allows the UDB to be reviewed and amended every five years to ensure an adequate land supply is provided to accommodate 10 years of residential land demand and 20 years of non-residential land demand.²⁹

Other elements of the Plan aim to manage growth as well. The Plan's Open Space & Conservation Element reinforces the limits of urban development by designating land around the growth area as Agriculture/Rural/Conservation, Park, and Rural Residential. In addition, the Land Use Element designates a mix of land uses that meet the housing and economic development needs of the community while balancing growth so that Downtown is once again the "heart of the City" and environmental and cultural resources are protected. In recent years, the majority of the growth and development has occurred in other areas of the City. The Plan re-centers the City on Downtown by promoting growth in this portion of the Planning Area.³⁰

Fees and Exactions

As with many other jurisdictions across California, the City collects permit and development impact fees to offset the administrative and service costs generated from these projects, such as processing permits and building inspections. These fees include, but are not limited to, development impact fees, permit issuance fees, engineering and public works fees, and subdivision processing fees. Each of these fees is used to pay for the necessary local infrastructure needed to support the development and to cover the cost of processing the permits. California law requires that City-enforced fees be reasonable and relative to the cost of providing specific services. These fees, however, may limit the supply of affordable housing produced due to the additional costs associated with housing construction.

Development in the City is typically required to pay a range of development fees, including, water service fee, transportation impact, and storm drainage fee. In Porterville, development impact fees average about \$16,500 for a single-family home and \$60,000 per structure for a multiple-family project. The costs of service and infrastructure are nearly three times as much for multiple-family projects because in most cases they require larger/increased capacity that involves higher costs associated with the project. The City does not usually waive fees for the development of affordable housing. However, HOME and other funds may be used to help bridge the financial gap for affordable housing.

²⁹ City of Porterville. "Porterville 2030 General Plan."

http://www.ci.porterville.ca.us/depts/CommunityDevelopment/documents/Chapter2LandUse_000.pdf

³⁰ Ibid

Figure 3.7 demonstrates the estimated residential development impact fees in the City.

Figure 3.7: Community Development and Public Works Fees

Porterville Fee Schedule ³¹	
<i>Community Development Fees</i>	
Airport Master Plan	\$2
Annexation (Major)	\$3,670
Appeals	\$316
CEQA Compliance	
Notice of Exemption	\$79
Negative Declaration	\$1,105
EIR	Consultant cost + 10% contingency + 10% admin
Certificate of Compliance	\$655
Conditional Use Permit (CUP) - Standard	\$1,164
Minor Use Permit (MUP)	\$614
Hazardous Waste Conditional Use Permit	\$20,000
Development Agreement	\$1,2111
Extraterritorial Service Agreements	
Base Fee	\$150
Annexation Deposit per sq. ft.	\$0.0136
Flood Plain Review	\$244
General Plan (Text on CD)	\$5
General Plan Amendment	\$1,599
Home Occupation Permit	\$59
Lot Line Adjustment	\$616
Lot Line Merger and Un-merger	\$616

³¹ City of Porterville. "Public Fee Schedule."

<http://www.ci.porterville.ca.us/depts/communitydevelopment/documents/FeeScheduleEffective20150201.pdf>

Porterville Fee Schedule ³¹	
Modification of Conditional Use Permit, Tentative Map, Variance or Planned Unit Development	\$150
Parking District	\$2,500
Parcel Map Waiver	\$59
Parcel Map (Tentative)	\$1,500
Parcel Map (Final)	\$955
Parcel Map Time Extension	\$237
Preliminary Project Site Review	Small = \$250 Medium = \$500 Large = \$750
Planned Development or Specific Plan	\$1,818
Temporary Cargo Container Placement	
Short Term	\$296
Long Term 3 or fewer	\$217
Long Term 4 or more	\$454 + \$79/6 mth
Temporary Structure Permit	\$454
Temporary Sign Permit	\$19.75
Temporary Use of Right-of-Way Permit	\$145
Subdivision Map (Tentative)	\$3,004
Plus per lot fee of:	\$39
Subdivision Map (Final)	\$1,672
Plus per lot fee of:	\$40
Subdivision Map Extension	\$316
Subdivision/Parcel Map Extension	\$118
Zone Change	\$1,105
Zone Variance	\$1,026
Zoning Administrator Permits	\$138

Porterville Fee Schedule ³¹	
Zoning Compliance Letter	\$79
Zoning Maps	\$6
Development Ordinance Amendment	\$4,213
Development Ordinance (CD)	\$5
General Research in Excess of 30 Minutes	\$79/hr
300-foot Radius Maps and Labels	\$26.50
<i>Public Works Fees</i>	
Aerial Maps	\$159
City Map	\$80
Development and Improvement Modification Request Fees	\$159
Improvement Plan Checking	<\$100k = \$2,390 \$100k-\$200k = \$3,187 >\$200k = \$3,984
Municipal Utility Services Policy	\$797
Standard Plans and Specifications Book	\$319
Property Information Service	\$159
Public Improvement Inspection Fees <i>Based on Estimated Costs of Improvements</i>	<\$100k = \$4,262 \$100k-\$200k = \$6,254 >\$200k = \$8,246
Public Works Utility Permit Inspection	\$319
Miscellaneous Public Works Construction Permit Fees	\$319
Right-of-Way Encroachment	\$1,414
Subdivision Inspection <i>Based on Estimated Costs of Improvements</i>	<\$100k = \$7,170 \$100k-\$200k = \$9,162 >\$200k = \$11,154

Porterville Fee Schedule ³¹	
Documentation for Water Meter Service (Excludes Meter and Materials)	\$20
Documentation for Water Meter Installation (Excludes Meter and Materials)	\$20
Traffic Control Permit	\$199
Oversized Haul Permit	\$16
Street and Alley Abandonment (Plus Title Research)	\$637
General Research in Excess of 30 Minutes	\$817

Figure 3.8: Residential Developer Impact Fees

Impact Fee	Hillside Development	Single Family (R-1)	Duplex (R-2)	Multi-Family (R-3 & R-4)	Mobile Homes
Water Acreage Fee/Acre	\$1,410	\$2,941	\$7,363	\$17,190	\$0
Sewer Acreage Fee/Acre	\$981	\$1,797	\$4,175	\$9,739	\$0
Storm Drain Fee/Acre	\$0	\$4,845	\$6,463	\$9,695	\$0
Transportation Fee/Unit	\$0	\$1,036	\$701	\$701	\$0
Park Impact Fee/Unit	\$0	\$644	\$500	\$500	\$361

Source: City of Porterville Developer Impact Fee Summary, 2013³²

The Porterville Unified School average development impact fee for Single Family Residential is \$5650 for a 1600 sf house. The average school development impact fee for Multi-Family Residential is \$3200 per unit.

In total, fees average 7.5% of the overall cost to develop a new single family residential unit, and 11.8% of the overall cost to develop a new multi-family residential development.

While fees represent a substantial part of residential construction costs, Porterville's fees are in line with those charged in other neighboring communities. The City has one of the lowest planning fees within the County. A brief survey demonstrates the below average cost in planning fees charged by

³² City of Porterville. "Developer Impact Fee Summary."
<http://www.ci.porterville.ca.us/depts/Finance/documents/DeveloperImpactFeeSummaryReport12-13.pdf>

the City. For example, Porterville requires a fee of \$1,105 for a zone change, while all other cities' fees, except the City of Lindsay, are higher. The low fees in the City, do not act as a constraint against building affordable housing and as a result, fees have not affected the City's competitiveness for affordable housing with neighboring communities.

Figure 3.9: Planning Application Fees: Surrounding Jurisdictions

Jurisdiction	General Plan Amendment	Zone Change	Tentative Tract Map	Variance
Porterville	\$1,599	\$1,105	\$1,500	\$1,026
Dinuba	\$2,459	\$1,601	\$2,013	\$665
Lindsay	\$500	\$475	\$950	\$230
Visalia	\$2,173	\$3,532	\$2,786	\$1,318
Tulare County	\$10,321	\$6,451	\$2,007	\$3,490

Source: City and County Planning Departments

Development Review Process

The processing time needed to obtain development permits and required approvals is commonly cited by the development community as a prime contributor to the high cost of housing. Depending on the magnitude and complexity of the development proposal, the time which elapses from application submittal to project approval may vary considerably. Factors that can affect the length of development review on a proposed project include: rezoning or general plan amendment requirements, public hearing required for Council review, or a required Negative Declaration or Environmental Impact Report (EIR).

When residential projects are initiated in the City, specific approvals are required that involve permits and inspections. The most common housing applications and permit processing times are indicated in **Figure 3.10**. Also, depending on the level of environmental review required, the processing time for a project may be lengthened.

Figure 3.10: Approximate Entitlement Processing Times

Process	Timeframe
Conditional Use Permit	30-45 Days
Variance	30 Days
Planned Unit Development	3-6 Months
Single-Family Subdivision	3-6 Months
General Plan Amendment	30-45 Days
Zone Change	3-6 Months

The City continues to improve its “Plan Check” building permit procedure. The entire process now has a two-week turnaround to developers, in most cases, from the date of submittal. A flowchart detailing this expedited process can be found in the Appendix C. When projects are submitted, to the City, staff reviews each project for verification of compliance with all applicable state and local codes. Other projects require additional review by the Project Review Committee (PRC). The PRC is made up of representatives from each department including Police, Fire, Building, Planning and Engineering. PRC reviews proposed projects that require additional review, input and some cases discretionary approval from the City Council. Once a project has received all necessary approvals the two week “Plan Check” process may begin.

The City Council serves as the Planning Commission and therefore, projects requiring a public hearing process only need to go before one governing body. Construction of individual single- family homes requires building permits only and takes between two and four weeks. Multiple- family apartments require only staff-level reviews (when constructed in zones where they are permitted by right), with total processing time averaging between four and six months. The City does not have a design review procedure that may involve multiple rounds of revisions.

On/Off Site Improvements

The City of Porterville General Plan requires that local residential streets—most commonly developed within new SFR subdivisions—maintain a 47 foot Right-of-Way, which includes a 30 foot road (travel lanes and parking), two four-foot sidewalks, and two four and one half-foot planter strips.³³

The implementation of the landscaping, particularly trees, along roadways was identified in the General Plan Environmental Impact Report as a self-mitigating measure to reduce urban heat and improve air quality.

Housing for Persons with Disabilities

Porterville reviewed its zoning ordinance, permitting procedures, development standards, and building codes to identify potential constraints for housing for persons with disabilities. As a result, the City amended its Zoning Ordinance to be in compliance with the Lanterman Act. The Zoning Ordinance was amended to expressly permit residential care facilities serving six or fewer persons in all residential zones.³⁴ The City further updated its Zoning Ordinance to include an unrestrictive definition of family “Family. One (1) or more persons living together as a single nonprofit housekeeping unit and sharing common living, sleeping, cooking and eating facilities. Members of a “family” need not be related by blood but are distinguished from a group occupying a hotel, club, fraternity or sorority house.”³⁵ Spacing requirements for Residential Care Facilities are identified in §301.15 of the Development Ordinance, where a minimum distance from other Residential Care Facilities shall be three hundred feet.

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford

³³ “Porterville 2030 General Plan.” Circulator Element, Page 71

³⁴ City of Porterville. “Porterville Development Ordinance.”

<http://www.ci.porterville.ca.us/depts/communitydevelopment/PortervilleDevelopmentOrdinance.cfm>

³⁵ “Porterville Development Ordinance.” Series 700: General Terms, Page 463.

disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be reasonable to accommodate requests from persons with disabilities to waive a setback or lot coverage requirement to allow for accessibility improvements for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances.

To create a process for making requests for reasonable accommodation, the City adopted a reasonable accommodation process ordinance in August 2012. The ordinance is located within Chapter 610 of the City's Development Ordinance.³⁶ Chapter 610, titled "Adjustments", authorizes staff to work with a developer to accommodate specific concessions to achieve reasonable accommodation adjustments protected by State or federal law. Chapter 610 includes a detailed procedure of review, which includes specific terms of a regulatory agreement be established prior to review by the City Council.

Provisions for a Variety of Housing Types

To maximize the availability of housing opportunities for City residents, the City's public policies and practices must allow for a diverse set of housing options. The City is currently involved in various efforts to provide diverse housing opportunities for all residents, including farmworker housing, zoning that allows for the development of SROs, second dwelling units, manufactured housing, residential care facilities, and emergency shelters, transitional housing, and supportive housing.

Farmworker Housing

Little land within the City limits is designated for agricultural uses, but the areas surrounding Porterville are some of the most productive agricultural land in the country. The City's General Plan includes an Agriculture/Rural/Conservation land use designation that preserves agricultural and resource conservation areas in which incidental residential uses are allowed. Clustered housing, in particular, is strongly encouraged as it makes the provision of infrastructure more cost-effective.

While no zoning district is established to implement large-scale commercial agricultural uses, the RR (Rural Residential) district does allow small scale agricultural uses and farmworker housing for 12 units. In addition, the AC (Agricultural/Conservation) zone also allows for a single-family unit for agricultural employees as an additional use.³⁷

In 2002, California Health and Safety Code sections 17021.5 and 17021.6 established provisions to require that local zoning codes accommodate farmworker housing. Section 17021.5 provides that all employee housing consisting of six or less units must be regulated in the same manner as a single-family residential unit. Section 17021.6 states that for employee housing of 12 units or less (or group quarters with 36 beds or less) that no conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not require of any other agricultural activity in the same zone. The City is compliant with codes 17021.5 and 17021.6 as listed in the City's Development Ordinance Table 200.02.

³⁶ City of Porterville. "Porterville Development Ordinance."

http://www.ci.porterville.ca.us/depts/CommunityDevelopment/documents/600Series-Effective2014_01_03.pdf

³⁷ City of Porterville. "Porterville Development Ordinance."

<http://www.ci.porterville.ca.us/depts/communitydevelopment/PortervilleDevelopmentOrdinance.cfm>

Single-Room Occupancy (SRO)

State law requires that local jurisdictions provide housing options for extremely low income households. Single-room occupancy is a housing option that is often viable to extremely low income households, such as the homeless, those with mental illnesses, substance abuse issues, and AIDS. SROs ensure that even the most disadvantaged populations have the opportunity to access extremely low-cost affordable housing. SRO housing is permitted via a conditional use permit in the Downtown Mixed-Use (D-MX) zone.³⁸

Second Dwelling Units

Second dwelling units are defined as a second permanent dwelling that is accessory to a primary dwelling on the same site. A second unit provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, sanitation, and parking, and if attached to the primary dwelling, is provided exterior access separate from the primary dwelling. Second dwelling units are designed to offer occupants housing at a more affordable cost and give multi-generational households the opportunity to live in close proximity to one another but in more private spaces. The City permits the construction of second dwelling units in any R district where a primary single family dwelling has been previously established or is proposed to be established in conjunction with construction of second unit zones.³⁹

Manufactured Housing

Manufactured housing is a type of low-cost, prefabricated housing that can be an affordable housing option for low and moderate income households. The City's Development Code defines manufactured homes as "a structure constructed on or after June 15, 1976, in compliance with state standards in effect at the time of construction, is transportable in one or more sections, is built on a permanent chassis and designed to be used as a single-family dwelling with or without a foundation system when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems." Manufactured home includes any structure that meets all the requirements of this definition and with respect to which the manufacturer voluntarily files a certification and complies with the standards established under the national manufactured housing construction and safety act of 1974."⁴⁰ A manufactured home may be located in any residential zone where a conventional single-family detached dwelling is permitted subject to the same restrictions on density and to the same property development regulations.

Mobile Homes

The City's Development Code defines mobile homes as "a structure constructed prior to June 15, 1976 in compliance with state standards in effect at the time of construction, is transportable in one (1) or more sections, is built on a permanent chassis and designed to be used as a single-family dwelling with or without a foundation system when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems."⁴¹ Further, the City's Development Code defines mobile home parks as mobile housing in a planned development with common area amenities. Spaces for mobile homes may be rented, leased, or owned through a subdivision,

³⁸ Ibid

³⁹ Ibid

⁴⁰ Sterling Codifiers. "City of Porterville Municipal Code." http://www.sterlingcodifiers.com/codebook/index.php?book_id=679

⁴¹ Ibid.

cooperative, condominium or other form of resident ownership. Mobile home parks are permitted in the RM-1, RM-2, and RM-3 Zones, with a conditional use permit, on a minimum gross site area of 10 acres.⁴²

Residential Care Facilities

Residential care facilities licensed or supervised by a Federal, State, or local health/welfare agency provide 24-hour non-medical care of unrelated persons who are handicapped and in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment. Pursuant to State law, licensed residential care facilities serving six or fewer persons are considered a regular residential use. The City's Zoning Ordinance permits residential care facilities serving more than six persons in the RM-1, RM-2, RM-3, DRM-2, and DRM-3 districts with a conditional use permit. Residential care facilities serving six or fewer persons are permitted in all residential zones.⁴³

Emergency Shelters, Transitional Housing, Supportive Housing

Local jurisdictions are expected to identify sites in which emergency and transitional housing shelters can be developed. Emergency shelters are housing options with minimal supportive services for homeless persons that is limited to occupancy of six months or fewer by a homeless person. State law (SB 2) mandates that local jurisdictions permit emergency shelters in at least one zoning district to adequately accommodate for at least one year-long emergency shelter.⁴⁴ The City permits social service facilities, including emergency shelters, in the RM-3, CMX, D-MX, DRM-2, and DRM-3 zoning districts via a conditional use permit.⁴⁵ Further, social service facilities are allowed by right in the CR and CG zone districts.

Additionally, AB 2634 mandates that local jurisdictions address the need for transitional and supportive housing.⁴⁶ Transitional housing refers to temporary rental housing of six months or longer that is re-circulated after the period of stay of each individual or family is up. Supportive housing is a type of permanent housing which combines housing with supportive services, such as health care and case management, to those living in such units as a cost-efficient method of helping individuals to achieve stability. Under supportive housing, tenants must have access to supportive services to help them reach independence and self-sufficiency. The City permits transitional and supportive housing in all zoning districts that allow residential uses, subject only to the restrictions that would apply to a residential use of the same type. Section 301.22 of the City's Development Ordinance clarifies this accommodation.⁴⁷

Figure 3.11 provides a comprehensive list of the transitional and permanent supportive housing opportunities serving individuals in need of this type of housing in the City.

⁴² City of Porterville. "Porterville Development Ordinance."

<http://www.ci.porterville.ca.us/depts/communitydevelopment/PortervilleDevelopmentOrdinance.cfm>

⁴³ Ibid

⁴⁴ California Department of Housing and Community Development. "Senate Bill No. 2 Chapter 633."

http://www.hcd.ca.gov/hpd/sb_2_bill_20071013_chaptered.pdf

⁴⁵ City of Porterville. "Porterville Development Ordinance."

<http://www.ci.porterville.ca.us/depts/communitydevelopment/PortervilleDevelopmentOrdinance.cfm>

⁴⁶ California Government Legislative Information. "Bill Number: AB2634." http://www.leginfo.ca.gov/pub/05-06/bill/asm/ab_2601-2650/ab_2634_bill_20060930_chaptered.html

⁴⁷ City of Porterville. "Housing Element."

http://www.ci.porterville.ca.us/depts/CommunityDevelopment/documents/FinalDraftConsolidatedPlan2010.March10_II.pdf

Figure 3.11: Homeless Housing Inventory in the City

Type	Agency	Program(s)	Description
Emergency Shelter	Central California Family Crisis Center	Porterville Women's Shelter	Serves single women, women with children, and victims of domestic violence.
Emergency Shelter	Porterville Area Coordinating Council	Utility and Rent Assistance, Emergency Shelter Assistance	Serves single men, single women, and families.
Transitional Housing	Central California Family Crisis Center	Transitional Housing Program	Serves women with children who are victims of domestic violence.
Transitional Housing	Aspiranet	THP Plus Kings Co.	Serves transitioning age youth ages 18-24.
Transitional Housing	EMQ Families First Inc.	Crossroads TAY Housing	Serves transitioning age youth ages 18-24.

Source: Kings/Tulare Continuum of Care on Homelessness Homeless Housing Inventory, 2013

Environmental/Infrastructure Constraints

A community's environmental setting affects the feasibility and cost of developing housing. Environmental issues range from the availability of water to the suitability of land for development due to potential exposure to seismic, flooding, wildfire and other hazards. If not properly recognized and accommodated in residential design, these environmental features could potentially endanger lives and property. This section summarizes and analyzes the most pertinent environmental and infrastructure constraints to housing in Porterville.

Seismic and Geologic Hazards

The City of Porterville contains a wide variety of soil types which have a significant bearing on land planning and development. Porterville Clay is the most prominent soil type located within the City, comprising approximately 18 percent of the total area. City Building Code Regulations require a preliminary soil report for every new subdivision.

The majority of the City's planning area is at elevations between 400 and 800 feet. However, the eastern portion of Porterville is in the Sierra Nevada foothills where elevations reach almost 1,800 feet above sea level. Slopes can be greater than 30 percent grade. Development which occurs on slopes greater than 25 percent exacerbates soil erosion, increases the risk of landslides and wildland fires, and harms the visual aesthetics of the area.

There are no known active earthquake faults in the City. The closest active faults are Owens Valley fault group and Sierra Nevada Fault Zone (50 miles to the east of the City), the San Andreas Fault Zone (70 miles to the west), and an unnamed fault group north of Bakersfield (40 miles to the south). Other potentially active faults exist near Tulare Buttes, about 30 miles north of Porterville. These faults are small and have not exhibited any activity in the last 200 years. It is possible, but unlikely, that previously unknown faults could become active in the area.

Flooding Hazards

Porterville, like all other land in Tulare County, is in the Tulare County Flood Control District. The climate is relatively arid; however, development continues to increase the amount of impervious surfaces, surface run-off and therefore storm drainage must be managed. The average annual precipitation in the Porterville area is approximately 10 inches. However, portions of the Tule River watershed which contribute to flooding in Porterville have a mean annual precipitation of 40 inches. Eighty-five percent of the annual precipitation occurs between November and April.

There are two natural channels for storm water discharge in the City, the Tule River and Porter Slough. Flows in the natural waterways are largely controlled by the Success Dam, but still pose some flooding hazards, particularly in the lower-lying western portions of the City. Flash flooding has occurred in low-lying drainage areas at the base of the foothills. The main channel of the Tule River can pass flows of about 10,000 cubic feet per second (cfs) before extensive damage occurs. Damage to urban property would occur at flows of approximately 16,000 cfs. Porter Slough has a designated capacity of 450 cfs and is an officially designated floodway of Tule River.

There are also seven irrigation ditch companies and storage reservoirs which divert and manage surface water within the Planning Area. In addition to delivering water for irrigation, the ditches provide extra capacity to carry peak flood flows and urban storm water runoff. Minor flooding or ponding may occur on the valley floor if irrigation canals or reservoirs overflow.

In Porterville, the storm flood hazard is considered to be low because the City does not permit development in the flood plain without adequate mitigation measures. Flood zone mapping by the Federal Emergency Management Authority (FEMA) indicates that approximately six percent of the City is located within the 100-year floodplain and another five percent is located within the 500-year floodplain. These two floodplains closely correspond to the watercourses that flow through the city.

Although subsequent infrastructure and drainage improvements have reduced the threat of flooding in many areas prone to inundation, the City requires a flood certificate and appropriately raised floor plates for any development proposed in an identified hazardous flood zone.

Wildland/Urban Fire Hazards

Fire hazard potential is largely dependent on the extent and type of vegetation, known as surface fuels, that exists within a region. Fire hazards are typically highest in heavily wooded, undeveloped areas as trees are a greater source of fuel than low-lying brush or grassland. Suburban, urban areas, or rocky barren areas have minimal surface fuels and therefore typically have the lowest fire hazard.

Due to the wooded nature of the Sierra Nevada foothills and hot summers, land located in the northeast portion of the City near Lake Success is considered to have a high to very high risk of fire. The fire season has over 100 days of temperatures in excess of 90 degrees Fahrenheit, usually

between May and October. Forty-three percent of the City is considered to have a moderate fire hazard.

Even though Porterville is not considered to be a fire-prone city, structural fires pose a greater risk to life and property than wildland fires. The City of Porterville requires all new development and subdivisions to meet or exceed the California Fire Code provisions, which address topography, geology, climate, and development conditions. The Public Works Department and Fire Department review all development applications during the review process.

Hazardous Materials Hazards

The California Code of Regulations defines a hazardous material as “a substance that, because of physical or chemical properties, quantity, concentration, or other characteristics, may either (1) cause an increase in mortality or an increase in serious, irreversible, or incapacitating, illness or (2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of, or otherwise managed.” Hazardous wastes are hazardous materials that no longer have practical use, such as substances that have been discarded, discharged, spilled, contaminated, or are being stored prior to proper disposal. A hazardous materials incident involves the uncontrolled release of a hazardous substance during storage, use, or transport.

Areas where historic or on-going activities have resulted in the known or suspected release of hazardous materials into the soil and groundwater are identified by Environmental Data Resources, Inc. In Porterville, contaminated sites are largely associated with leaking underground storage tanks and are predominately clustered around primary transportation corridors including State Route 65 (SR 65), Main Street, Henderson Avenue, and Olive Avenue. Most sites are associated with retail and commercial uses (e.g., gas stations, convenience stores, car washes, etc.), but a few are associated with local industrial and agricultural uses.

The City’s Emergency Operations Plan also mentions the possibility of illegal drug manufacturing sites as sources of hazardous materials and incidents. Residue and hazardous waste are often dumped illegally and pose a threat to public health.

Infrastructure Constraints

Residential development can also be constrained by a limited availability of infrastructure, including roads, water and sewer lines, and other related facilities. The City has adopted master plans for its water and sewer systems. These plans reflect anticipated population growth within the plan period as well as relevant general plan policies. The plans direct infrastructure expansion towards desired areas. All the sites identified for future residential development in Chapter 4, Housing Resources, are located within the water and sewer master plan areas. The master plans include technical strategies and financial mechanisms to bring infrastructure to the growth areas.

Other types of urban infrastructure, such as highways, rail lines, canals, and airports, however, pose potential constraints upon housing, in that housing near these and other similar facilities is usually undesirable due to ambient noise, pollution, safety/hazards, or related factors. Many noise impacts from such facilities can be mitigated on-site with soundwalls, insulated windows, and other noise-

attenuating features. Requirements for such features pose a minor housing constraint based on costs. However, the proximity to such noise sources is typically reflected in lower land costs.



Chapter 4

Housing Resources

Chapter 4: Housing Resources

This section analyzes the resources available for the development, rehabilitation, and preservation of housing in Porterville. This analysis includes an evaluation of the availability of land resources for future housing development, the City's ability to satisfy its share of the region's future housing needs, the financial resources available to support housing activities, and the administrative resources available to assist in implementing the City's housing programs and policies. Additionally, this section presents opportunities for energy conservation.

Regional Housing Needs Allocation

Projected Housing Needs

State Housing Element law requires that a local jurisdiction accommodate a share of the region's projected housing needs for the planning period. This share, called the Regional Housing Needs Allocation (RHNA), is important because State law mandates that jurisdictions provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community. Compliance with this requirement is measured by the jurisdiction's ability in providing adequate land to accommodate the RHNA. The Tulare County Association of Government (TCAG), as the regional planning agency, is responsible for allocating the RHNA to individual jurisdictions within the region. The Final RHNA was adopted by the TCAG Board on June 30, 2014. The Final HCD review and certification of the adopted Housing Element is required 18 months after Board adoption (December 30, 2015).

The RHNA is distributed by income category. For the 2015-2023 Housing Element update, the City of Porterville is allocated a RHNA of 3,196 units (see **Figure 4.1**):

Figure 4.1: RHNA Allocation, Porterville, 2014-2023

Housing Affordability		Allocation	
Household Income Level	Definition of Category	Housing Units	Percentage of Units
Extremely Low Income	Households earning 0-30% of AMI	312	9.8%
Very-Low Income	Households earning 31-50% of AMI	311	9.7%
Low Income	Households earning 51-80% of AMI	576	18.0%
Moderate Income	Households earning 81-120% of AMI	566	17.7%
Above Moderate Income	Households earning more than 120% of AMI	1,431	44.8%
Total		3,196	100.0%

The City's share of the regional housing need will be met through the implementation of a variety of strategies (e.g., available and appropriately zoned land, units built since the beginning of baseline Regional Housing Needs Allocation (RHNA) period, and second units). The primary method for addressing the adequate sites requirement will be addressed through the identification of available vacant and non-vacant sites that are suitable and appropriately zoned.

Progress towards RHNA

Since the RHNA uses January 1, 2014 as the baseline for growth projections for the Housing Element planning period of 2015-2023, jurisdictions may count toward the RHNA any new units built or issued certificates of occupancy since January 1, 2014. From January 1, 2014 to August 19, 2015, 181 housing units have been built (building permits finalized) in Porterville, all of which are moderate income based on an analysis of market-rate affordability measures. With these credits, the City has a remaining RHNA of 3,079 housing units, including 623 very low income units, 576 low income units, 449 moderate income units, and 1,431 above moderate income units. **Figure 4.2** summarizes the units that can be credited towards the City's RHNA. A detailed listing of units built can be found in Appendix D. It should be noted that an additional 80 units of affordable housing (Very Low Income, Low Income) are expected to be finalized before the end of the calendar year.⁴⁸

Figure 4.2: Credits towards RHNA

	Affordability Level					
	Total # of Units	Extremely Low Income 0-30% AMI	Very Low Income 31-50% AMI	Low Income 51-80% AMI	Moderate Income 81-120% AMI	Above Moderate Income >120% AMI
Units Constructed (building permits finalized) between January 1, 2014 and June 30, 2015						
Single-Family	13		--	--	13	--
Multifamily	168		--	--	168	--
Total	181		--	--	181	--
2014-2023 RHNA	3,196	312	311	576	566	1,431
Remaining RHNA after Credits	3,015	312	311	576	385	1,431

Availability of Sites for Housing

An important component of the Housing Element is the identification of land resources and an assessment of these sites' ability to meet the city's projected housing need. This section discusses

⁴⁸ Figure 4.2 – Credits Toward RHNA does not account for the additional 80 units of affordable housing expected to be finalized before the end of the calendar year.

how Porterville will achieve its remaining regional share of housing in a manner that achieves the City's goals and objectives.

Housing element law requires that jurisdictions demonstrate that there is adequate land available to accommodate the jurisdiction's share of the region's projected growth. This is accomplished through an evaluation of the city's vacant and underutilized land that allows residential development.

The City's land inventory was developed with the use of a combination of resources including the City's GIS database, updated Assessor's data, field surveys, and review of the City's Development Ordinance. The compilation resulted in not only an identification of sites, but also an estimate of potential development capacity for these sites. The majority of the land available for residential development is located in the Medium Density Residential and High Density Residential zones. The inventory includes both small and large residentially and non-residentially zoned parcels and parcels which are substantially vacant or underutilized which could be developed for more intense residential uses. A detailed listing of vacant and underutilized inventory parcels can be found in Appendix E.

In August 2012, the City Council approved Ordinance 1790, which rezoned numerous properties throughout Porterville to RM-3 (High Density Residential) in order to increase the availability of land for the purposes of providing affordable housing as part of the Regional Housing Needs Allocation. Further, on September 1, 2015, the City Council approved Ordinance 1826, which established a minimum density of 20.0 units per net acre within the RM-3 (High Density Residential) zone district. These actions taken by the City implemented the requirements of the 4th Cycle Housing Element.

Vacant Land

Consistent with HCD Guidelines, the methodology for determining realistic capacity on each identified site must account for land use controls and site improvements. In estimating realistic capacity, a density factor at 80 percent of the maximum permitted densities was used. The realistic capacity or expected density approach for the housing sites takes into account development trends, site constraints, and the potential for some non-residential uses (as a part of a mixed-use development).

There is approximately 353 acres of vacant residential land in Porterville. Of the 353 vacant acres, approximately 187 acres has the realistic capacity to accommodate 4,481 higher density (30 units/acre or more maximum) units for lower income housing (RM-3, DRM-3). An additional 166 acres of Low and Medium Density Residential can facilitate moderate and above-moderate income housing, with a realistic capacity of 887 units (RR, RM-1, RM-2, and DRM-2). **Figure 4.4** summarizes Porterville's residential development potential on vacant land by land use designation and zoning.

Figure 4.4: Residential Development Potential on Vacant Sites by Land Use Designation

Land Use Designation (Zoning)	Maximum Density (Units/Acre)	# of Parcels	Acreage	Maximum Unit Capacity	Realistic Unit Capacity
Rural Residential (RR)	0.2	9	89.12	18	14
Very Low Density Residential (RS-1)	3.1	--	--	--	--
Low Density Residential (RS-2)	7.5	--	--	--	--
Low-Medium Density Residential (RM-1)	11.3	14	17.93	203	162
Medium Density Residential (RM-2)	15.0	56	58.08	871	697
High Density Residential (RM-3)	30.0	68	186.56	5,597	4,477
Downtown Medium Density Residential (DRM-2)	16.5	8	1.03	17	14
Downtown High Density Residential (DRM-3)	33.0	1	0.17	6	4
Total	--	156	352.88	6,712	5,368

Underutilized Land

In addition to vacant sites, future housing units can also be accommodated on underutilized lots where developments are not built out to the maximum density permitted. Specifically, underutilized sites meet less than half of the maximum density allowable for the zoning district.

The City's underutilized sites inventory encompasses approximately 1,052 acres of land with residential development potential. The higher density underutilized parcels (30 units/acre or more) have the capacity to reasonably accommodate 55 additional housing units affordable to low income families (RM-3, DRM-3). An additional 110 moderate income units can be reasonably accommodated on the 9 acres of Medium Density Residential land in the underutilized sites inventory (RM-2, DRM-2). Further, lower density parcels in the RS-1 and RS-2 zones have the capacity to reasonably accommodate an additional 5,140 units. **Figure 4.5** presents a summary of the development capacity on Porterville's underutilized land.

Figure 4.5: Residential Development Potential on Underutilized Sites by Land Use Designation

Land Use Designation (Zoning)	Maximum Density (Units/Acre)	# of Parcels	Acreage	Maximum Unit Capacity	Realistic Unit Capacity
Rural Residential (RR)	0.2	--	--	--	--
Very Low Density Residential (RS-1)	3.1	52	315.27	977	782
Low Density Residential (RS-2)	7.5	354	726.39	5,448	4,358
Low-Medium Density Residential (RM-1)	11.3	--	--	--	--
Medium Density Residential (RM-2)	15.0	35	8.06	121	97
High Density Residential (RM-3)	30.0	8	1.61	48	39
Downtown Medium Density Residential (DRM-2)	16.5	2	0.94	16	13
Downtown High Density Residential (DRM-3)	33.0	5	0.59	20	16
Downtown Mixed-Use (D-MX)	41.0	--	--	--	--
Total	--	456	1,053	6,630	5,305

Adequacy of Housing Sites for RHNA

Porterville's vacant and underutilized sites include capacity for 5,553 residential units.⁴⁹ **Figure 4.5** compares Porterville's 2014-2023 RHNA allocations with the Housing Inventory Sites and indicates that the City can adequately accommodate the RHNA. A complete listing of sites is contained in Appendix E. In estimating potential units by income range for the 5,533 total estimated units, it is assumed that:

- All of the units in the 0.2 – 7.5 units/acre range are assumed to produce units in the Above Moderate Income category (RR, RS-1, RS-2).
- All of the units in the 11.3 – 16.5 units/acre range are assumed to produce units in the Moderate Income category (RM-1, RM-2, DRM-2).
- All of the units in the 30.0 – 33.0 units/acre range are assumed to produce units in the Very Low and Low Income categories (RM-3, DRM-3).⁵⁰

	Affordability Level					
	Total # of Units	Extremely Low Income 0-30% AMI	Very Low Income 31-50% AMI	Low Income 51-80% AMI	Moderate Income 81-120% AMI	Above Moderate Income >120% AMI
2014-2023 RHNA	3,196	312	311	576	566	1,431
Units Constructed	181	--	--	--	117	0
Potential Housing on Vacant Land ⁵¹	5,368	1,120	1,120	2,241	873	14
Potential Housing on Underutilized Land ⁵²	5,305	14	13	28	110	5,140
Total	10,854	1,134	1,133	2,269	1,100	5,154
RHNA Surplus/Deficit	7,658	822	822	1,693	534	3,723

Porterville's adopted densities accommodate the need for lower income housing however, the City also provides direct assistance to developers that construct low to moderate income housing within the

⁴⁹ Based on sum of realistic unit capacity.

⁵⁰ Potential units within this density threshold are split evenly between very low and low income categories.

⁵¹ Based on sum of realistic unit capacity.

⁵² Ibid.

City and can grant density bonuses to developers who agree to construct a minimum number of units restricted for low income households.

Financial Resources

The availability of Federal, State, and local financing resources are essential to the construction and rehabilitation of housing. While the level of Federal and State funding for affordable housing has decreased from previous years, there are a variety of financial resources that the City and affordable housing developers can utilize to increase and/or maintain the housing stock for its low and very-low income residents. The following table presents funding available in the City.

Federal Funds
<p>Community Development Block Grant (CDBG)</p> <p>CDBG is the largest federal housing-related program for affordable housing. It is a "pass-through" program that allows local governments to use federal funds to alleviate poverty and blight. Cities with populations of over 50,000 receive CDBG funds directly from the U.S. Department of Housing and Urban Development (HUD), while smaller cities usually use county-administered CDBG funds. HUD makes allocations based on a formula that takes population, poverty, and housing distress into account. CDBG funds are used for a variety of housing efforts including activities aimed at reducing costs for private development (helping fund site acquisition, improvement, and other soft costs); housing acquisition and rehabilitation through short and long-term loans, grants or loan guarantees; direct payment of rent or mortgage and housing counseling services; and fair housing activities. CDBG funds are best used in combination with other subsidy sources or to provide pre-development funding to initiate housing development.</p> <p>The City anticipates approximately \$3,300,000 in CDBG funding from 2015-2020.</p>
<p>HOME Investment Partnership Program (HOME)</p> <p>The City of Porterville does not qualify to receive HOME funds directly from HUD. Instead, the City applies to HCD directly for HOME grants on a competitive basis.</p> <p>In addition to its annual CDBG entitlement, the City anticipates annual HOME Investment Partnerships Program (HOME) funds will be available to meet the goals of the Consolidated Plan. The City's HOME dollars come from program income, and will be used to meet affordable housing needs.</p> <p>As previously discussed, in addition to its annual CDBG entitlement, the City anticipates annual HOME Investment Partnerships Program (HOME) funds will be available to meet the goals of the Consolidated Plan. HOME funding is intended to be used for various housing-related programs and activities. HOME funds are generally used to address the housing needs of jurisdictions through the preservation or creation of affordable housing. New construction, housing rehabilitation, assistance to homebuyers, and tenant-based rental assistance are all eligible uses of HOME funds. The City's HOME dollars come from program income, and will be used to meet affordable housing needs.</p>

Housing Choice Voucher Program (Section 8 Rental Assistance)

Formerly known as the Section 8 program, the Housing Choice Voucher Program is administered by the Tulare County Housing Authority. This rental voucher program subsidizes the gap between the fair market rent of the unit and what a low-income household can afford for rent. Although this long-standing federal assistance program is not expected to increase in size or scope, it remains an important program for affordable housing by helping to balance household income and housing costs. As of May 2015, 483 Porterville households were receiving Section 8 Housing Choice Vouchers, which accounted for nearly two and a half million dollars.

Low Income Housing Tax Credits (LIHTC)

LIHTC represents a significant resource for affordable housing development in Porterville. The City has five (5) large multi-family complexes that have received LIHTC and provided 383 units. The last one constructed was Villa Siena, a 70 unit family complex which opened in 2011. While the City cannot apply directly for LIHTC, the City works diligently with developers proposing affordable housing projects using LIHTC to package a strong application. The City made a recommendation to assist in the approval of an LIHTC application for the Newcomb Court Apartments, an 80 affordable unit project that is currently under construction. This project will be monitored by Tulare County Housing Authority.

The LIHTC program provides federal and state tax credits for private developers and investors who agree to set aside all or an established percentage of their rental units for low-income households for no less than 30 years. Tax credits may also be utilized on rehabilitation projects, contributing to the preservation program. The program begins when developers and investors apply for an allocation of tax credits from the California Tax Credit Allocation Committee (CTCAC). Tax credits are awarded on a competitive basis at varying times. Compliance is monitored according to Internal Revenue Service (IRS) rules and regulations.

Created by the 1986 Tax Reform Act, the Low Income Housing Tax Credits (LIHTC) program has been used in combination with City and other resources to encourage the construction and rehabilitation of rental housing for lower-income households. The program allows investors an annual tax credit over a 10-year period, provided that the housing meets the following minimum low-income occupancy requirements: 20 percent of the units must be affordable to households at 50 percent of area median income (AMI), or 40 percent of the units must be affordable to those at 60 percent of AMI. The total credit over the 10-year period has a present value equal to 70 percent of the qualified construction and rehabilitation expenditures. The tax credit is typically sold to large investors at a syndication value. These credits are available for all projects meeting the above-mentioned criteria and are applied for independently of City programs.

Section 202 Supportive Housing for the Elderly Program

The Section 202 program offers interest-free capital advances to private and nonprofit sponsors to finance the construction, rehabilitation, or acquisition of housing structures serving as supportive housing for very low-income elderly persons, including the frail elderly. This program also offers rent subsidies to make these projects affordable. The City can work with private nonprofit organizations and nonprofit consumer cooperatives to leverage these funds.⁵³

Section 811 Supportive Housing for Persons with Disabilities

The Section 811 program offers funding to develop and subsidize affordable rental housing that provides supportive services to very low- and extremely low-income adults with disabilities. The program works in two different ways. It provides interest-free capital advance and operating subsidies to nonprofit developers to create affordable housing for individuals with disabilities. It can also provide project rental assistance state agencies, which can be applied to various sources, including Federal Low-Income Housing Tax Credits, Federal HOME Funds.⁵⁴

Affordable Housing Program (AHP)

AHP awards grants to private sector developers and local organizations to develop affordable rental and homeownership opportunities for low-income households. The City can partner with developers or local organizations to apply for AHP grants.

State Funds

Multi-Family Housing Program

If California's Housing and Community Development Department awards Multi-Family Housing Program loans to assist rental housing developments affordable to low-income households in the City, the City will help developers identify local funding.

National Housing Trust Fund (HTF)

States and state-designated entities are eligible grantees for the HTF. HUD will allocate HTF funds by formula annually. A State must use at least 80 percent of each annual grant for rental housing; up to 10 percent for homeownership; and up to 10 percent for the grantee's reasonable administrative and planning costs. During 2015, States will begin developing their HTF Allocation Plans and solicit input from their constituents and submit these plans to HUD along with their 2016 Annual Action Plans. HUD anticipates that grantees will receive their HTF allocations by summer 2016.

Veterans Housing and Homeless Prevention Program via Proposition 41, the Veterans Housing and Homeless Prevention Bond Act of 2014

On June 3, 2014 voters passed the Veterans Housing & Homeless Prevention Act (Proposition 41), which re-appropriates \$600 million from the \$1 billion underutilized California Veterans Farm and Home Loan program. Prop. 41 realigns these existing monies for the development, rehabilitation,

⁵³ http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/progdesc/eld202

⁵⁴ http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/progdesc/disab811

or preservation of multifamily affordable housing units and permits the funds to be used for wraparound services for veterans once they are placed in affordable housing units. Other programs shall be established to leverage existing resources, prioritize projects that combine housing with supportive services, promote public-private partnerships, and create other financing opportunities. Minimum levels of funding for four regions across the state are based on the count of homeless individuals and extremely low-income individuals.

Affordable Housing Innovation Fund (AHIF)

The AHIF provides funding for pilot programs to work toward an innovative, cost-saving method to create or preserve affordable housing. The fund administers the following five programs:

1. Affordable Housing Innovation Program – Loan Fund
2. Affordable Housing Innovation Program – Practitioner Fund
3. Local Housing Trust Fund
4. Innovative Homeownership Program
5. Construction Liability Insurance Reform Pilot Program

Building Equity and Growth in Neighborhoods Program (BEGIN)

BEGIN provides grants to cities and counties to help reduce local regulatory barriers to create affordable homeownership opportunities for qualifying first-time low- and moderate-income homebuyers through down-payment assistance loans.

CalHome

CalHome funding is intended to provide grants to local public agencies and nonprofits to help low and very-low income households become or remain homeowners through deferred-payment loans.⁵⁵

Department of Housing and Community Development (HCD) Bond Issuances

Many HCD programs have historically been funded by one-time State bond issuances and, as such, are subject to limited availability of funding.

California Housing Finance Agency (CalHFA)

CalHFA is a State agency that provides financing and programs to support affordable housing opportunities in California. CalHFA offers multiple mortgage loan programs, down payment assistance programs, and funding for the construction, acquisition, and rehabilitation of affordable ownership units. In addition to their first-time homebuyer program, the CalHFA has a Multifamily lending program for predevelopment, financing, and preservation of affordable and senior housing projects. CalHFA is also responsible for administering Mental Health Services Act funding. MSHA Housing Program funds are allocated for the development, acquisition, construction, and/or rehabilitation of permanent supportive housing. Though not a widely used funding source, as funding sources become scarcer, MSHA funds may become more popular in the future.

⁵⁵ <http://www.hcd.ca.gov/financial-assistance/calhome/>

Administrative Resources

City of Porterville Community Development Department

The Community Development Department is responsible for the general planning and development review functions undertaken by the City. Specific duties include preparing development ordinance amendments and design guidelines for Council approval, reviewing development applications, conducting investigations, and making reports and recommendations on planning and land use, economic development activities, zoning, subdivisions, development plans, and environmental controls. The Department also coordinates activities with Porterville school districts related to school sites and the Porterville Municipal Airport in consultation with Tulare County, and the County's Airport Land Use Commission.

Housing Authority of Tulare County

The Housing Authority of the County of Tulare provides rental assistance to very low income families, seniors, and the handicapped throughout the County. The Housing Authority offer many different programs, including the conventional public housing program, the housing choice voucher program, the farm labor program for families with farm labor income, and senior housing programs. The Housing Authority also owns or manages several individual subsidized rental complexes.

Non-profit Housing Developers

Due to the high cost of housing development, many communities have found that partnerships with nonprofit housing developers are an effective tool for creating affordable housing units. In recent years, the City has worked with the following nonprofit housing developers to create affordable housing in the development of the low-income tax credit projects and are in discussion with both Habitat for Humanity and Self-Help Enterprises for both new construction affordable projects, rehabilitation projects, and preservation of housing at risk of converting to current market rates.

In addition, the following agencies have expressed interest in assisting in the preservation of housing at risk of converting to market rate in Tulare County, including the City of Porterville:

- Christian Church Homes of Northern California and
- Self-Help Enterprises.

Opportunities for Energy Conservation

Utility-related costs can directly impact the affordability of housing in California. Title 24 of the California Administrative Code sets forth mandatory energy standards for new development and requires adoption of an "energy budget." In turn, the home-building industry must comply with these standards, while localities are responsible for enforcing the energy conservation regulations.

The following are among the alternative ways to meet these energy standards.

- Alternative 1: The passive solar approach which requires proper solar orientation, appropriate levels of thermal mass, south-facing windows, and moderate insulation levels.
- Alternative 2: Generally requires higher levels of insulation than Alternative 1, but has no thermal mass or window-orientation requirements.
- Alternative 3: Also is without passive solar design but requires active solar water heating in exchange for less stringent insulation and/or glazing requirements.

Additional energy conservation measures include: (1) locating the home on the northern portion of the sunniest location of the site; (2) designing the structure to admit the maximum amount of sunlight into the building and to reduce exposure to extreme weather conditions; (3) locating indoor areas of maximum usage along the south face of the building and placing corridors, closets, laundry rooms, power core, and garages along the north face; and (4) making the main entrance a small enclosed space that creates an air lock between the building and its exterior; orienting the entrance away from winds; or using a windbreak to reduce the wind velocity against the entrance.

The City assists lower income households with energy conservation improvements. The City's Housing Rehabilitation Loan Program (HRLP) covers weatherization improvements as eligible activities to be funded with CDBG, HOME Program Income and HOME grant funds when available. The guidelines have been revised to encourage homeowners to incorporate the list of green improvements into these projects.

Additionally, the City promotes and provides through its Energy Conservation Program, referrals to local programs including CSET, Proteus, Edison and other agencies for energy conservation and residential weatherization opportunities. The program extends into the City's Housing Rehabilitation Loan program to require the use of recycled materials whenever possible and energy efficient appliances and equipment. Contractors that bid on housing rehabilitation projects must complete a City provided "Green Improvements" checklist with their bids for a project.

Water and Sewer Priority

SB 1087, Chapter 727 (2005) requires local governments to consider water and sewer services for lower income households when conducting their Housing Element analysis. The statute requires local governments to provide a copy of the adopted Housing Element to water and sewer providers. Furthermore, it requires water and sewer service providers must grant priority for service allocations to proposed development projects that include affordable housing units to lower-income households.

In compliance with SB 1087, the City of Porterville's projected water uses were reviewed in early 2015. Due to the historic drought, water availability is less than it would be in wet years, and

additional infrastructure is needed. Wells and additional water and sewer infrastructure are planned in the City's General Plan, and the City is currently initiating updates to the infrastructure master plans. Implementation of those master plans will assure adequate infrastructure capacity to serve build-out of the 2030 General Plan, which includes, among other things, housing needed for lower income households. In the interim, as affordable housing projects are proposed, the City will work with the developer to find affordable solutions to develop capacity if it is not available.

The City will provide the Public Works department with the 2015-2013 Housing Element within a month of its adoption.

Coastal Zone

In accordance with GC Section 65588 and PUBLIC RESOURCES CODE SECTION 30103(a) the City of Porterville is not located in a coastal zone.



Chapter 5

Evaluation of 2009 Housing Element Accomplishments

Chapter 5: Evaluation of 2009 Housing Element Accomplishments

In order to develop an effective housing plan for the 2015-2023 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.

Accomplishments since 2009

The 2009 Housing Element had a production goal of 5,473 units in the City. Among these units, 1,224 were designated for very low income households, 862 for low income households, 979 for moderate-income households, and 2,409 for above moderate-income households. Between 2009 and 2014, the total housing production in the City was 247 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:

- 49 units affordable to very low-income households (4 percent of allocation)
- 24 units affordable to low-income households (3 percent of allocation)
- 97 units affordable to moderate-income households (10 percent of allocation)
- 77 units affordable to above-moderate-income households (3 percent of allocation)

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 2010
- \$600,000 CalHOME funds in 2011
- Program income from HOME and CDBG funds

The City recognized affordable homeownership opportunities are aspirations of many in the community. Since 2009, approximately 200 units were assisted with these funding sources. 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 2009, 49 units have been assisted. Funding for the HRLP includes:

- Annual allocations from the CDBG program
- Program income from HOME and CDBG funds
- CalHome 2011 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.

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 LIHTC), and the single-family housing project Casas Buena Vista, receiving FTHB assistance from all of the City's FTHB funding sources.

Figure 5.1 provides a detailed assessment of the accomplishments of each program contained in the 2009 Housing Element. In addition, the continued appropriateness of the programs for the 2015-2023 period is also discussed.

Figure 5.1: Program Evaluation, 2009-2014 Housing Element

Program Name	Implementation Actions and Progress		
	2009 Objective	Progress and Evaluation	Action
Program A.1 Housing Rehabilitation Program	Assist low income single-family homeowners with needed repairs by providing direct, 30-year, deferred loans of up to \$40,000.	Evaluation: The city continues to perform outreach activities to promote participation in this program and continues to work with families on waiting list to increase participation, by education on program requirements to increase the number of qualified applicants. Status: Same	Retain
Program A.2 Preservation of Affordable Rental Housing	Monitor the at-risk status of projects annually and contact project owners to discuss preservation options and incentives.	Evaluation: In the 4 th Cycle, no units became at-risk. The City continues to monitor the at-risk status of projects annually and contact project owners to discuss preservation options and incentives. Status: Same	Retain
Program B.1 Vacant and Underutilized Sites Inventory	Annually, or upon major General Plan amendments or annexation, update the sites inventory and provide information on available sites to interested developers.	Evaluation: In the 4 th Cycle, the 'up-zone' effort was completed, significantly increasing the acreage of RM-3 zoned land available for development. The City's Planning Division works with the Housing Division to review and monitor the sites inventory, making this information available to developers. Status: With the conclusion of this Housing Element Cycle, the information will be made available for review through the City's website, and then updated accordingly as appropriate. September 1, 2015, the Porterville City Council approved Ordinance 1826, which established a minimum density of 20.0 units per net acre within the RM-3 (High Density Residential) zone district. These actions taken by the City implemented the requirements of the 4 th Cycle	Retain

Program Name	Implementation Actions and Progress		
	2009 Objective	Progress and Evaluation	Action
		Housing Element. The minimum densities within Ordinance 1826 are pursuant to GC Section 65583 2(h) and (i).	
Program B.2 Mixed-Use Development	Identify potential sites for redevelopment into mixed-use projects and offer incentives to promote mixed-use projects.	<p>Evaluation: In the 4th Cycle, properties were rezoned to the new C-MX and D-MX zone districts. Mixed use development is a land use option that can result in more walkable communities. Buildings more than one story are strongly encouraged.</p> <p>Status: To date, there have been no true mixed use developments resulting from this zoning designation, however, the City remains optimistic that this use will gain momentum.</p>	Retain
Program B.3 Infill Development	Encourage and develop infill incentives.	<p>Evaluation: In the 4th Cycle, as the economy improved, infill developers—though mostly commercial—did develop. As the City continues to attract new businesses and residences, previously unattractive or awkwardly located properties gain new appreciation. The City intends to encourage the higher densities that infill allows.</p> <p>Status: Staff is currently developing an infill development policy that will allow developers a clearer understanding of the opportunities and incentives associated with infill development.</p>	Retain
Program C.1 Home Buyer Assistance	Assist income-qualified homebuyers in Porterville through the First-Time Home Buyer and other programs.	<p>Evaluation: In the 4th Cycle, the City assisted 21 Homebuyers through the FTHB Program. The city continues to assist FTHB through the FTHB program and continue to apply for funding under the HOME and CalHome when funds are available.</p> <p>Status: Same</p>	Retain
Program C.2 Home Buyer Education Classes	Provide home buyer education classes in English and Spanish to low income persons and families once a month during the evenings.	<p>Evaluation: In the 4th Cycle, 12 English speaking and 6 Spanish speaking classes were held with a total of 234 and 64 attendees respectively. The city continues to hold FTHB workshops on a monthly basis alternating between English and Spanish. The city continues to market FTHB Education program via, city webpage, social media, partner outreach, community housing fairs, and information at public counters.</p> <p>Status: Same</p>	Retain

Program Name	Implementation Actions and Progress		
	2009 Objective	Progress and Evaluation	Action
Program 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 low 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.	<p>Evaluation: Porterville maintains a willingness to participate in such a program, but has not had any interest in recent years.</p> <p>Status: Staff will look for ways to further promote this program, and consider in future cycles whether or not it is beneficial to Porterville homeowners.</p>	Retain
Program C.4 Section 8 Rental Assistance	Promote the use of Section 8 with property owners and developers	<p>Evaluation: In the 4th Cycle, and into the future, The City promotes the use of Section 8 Via City Webpage, newsletter, and brochures at public counters. Encourages 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.</p> <p>Status: Same</p>	Retain
Program C.5 Local, State, and Federal Funding	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	<p>Evaluation: In the 4th Cycle, the City continued to pursue a variety of funding sources, including HOME, and CalHome, and CDBG funds when available 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 5th Cycle.</p> <p>Status: Same</p>	Retain
Program D.1 Local, State, and Federal Funding	Amend Zoning Ordinance to incorporate provisions for emergency shelters,	<p>Evaluation: This effort was completed with the new General Plan and comprehensive Development Ordinance revision in 2010.</p> <p>Status: Complete.</p>	Omit

Program Name	Implementation Actions and Progress		
	2009 Objective	Progress and Evaluation	Action
	transitional housing, supportive housing, and residential care facilities for six or fewer persons by the end of 2009		
Program D.2 Single Room Occupancy (SRO) Units	Establish objective and appropriate development standards in the Zoning Ordinance for SRO Units.	Evaluation: This effort is underway, with anticipation to take to Council a SRO Ordinance in spring 2016 for adoption. Status: Underway	Retain
Program D.3 Housing for Persons with Disabilities	Explore techniques and incentives to encourage the development of housing for persons with disabilities.	Evaluation: 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. In the 4 th Cycle, the Development Ordinance was amended to establish a reasonable accommodation requirement and a new Ramp program was established. Status: Same	Omit
Program D.4 Farmworker Housing	Amend Zoning Ordinance to incorporate provisions for farmworker housing by end of 2009	Evaluation: This objective was completed as planned in the 4 th Cycle, and farmworker housing is accommodated in the AC zone-where rural, large scale agricultural uses are allowed. Status: Complete	Omit
Program E.1 Fair Housing	Porterville cooperates with federal, state, and regional agencies to promote open housing choice and equal housing opportunity.	Evaluation: In the 4 th Cycle, the City continued to promote equal opportunity for all persons. The City updated the Analysis of Impediments to Fair Housing Choice (AI) in 2014. This program will be included in the 2015 Housing Element and will be reviewed and updated for the 2015 Consolidated Plan. Status: Same	Retain
Program F.1 Zoning Ordinance Revisions	To facilitate and encourage the development, rehabilitation, and preservation of housing in Porterville, the City will address several zoning revisions.	Evaluation: In the 4 th Cycle, multiple zoning revisions were adopted to further eliminate obstacles to the development of affordable housing in Porterville. The City continues to review the Development Ordinance as needed to encourage sustainable and responsible development. At this time, no additional housing related modifications are planned, but	Retain

Program Name	Implementation Actions and Progress		
	2009 Objective	Progress and Evaluation	Action
		<p>in the event they arise, an ordinance amendment would be considered.</p> <p>Status: Same</p>	
Program F.2 Fee Deferral	Adopt a permanent ordinance by the end of 2009 to defer the payment of certain impact fees until occupancy.	<p>Evaluation: On April 17, 2012, City Council approved Resolution 37-2012, allowing multi-unit housing developments for low- and moderate-income families to be eligible for the Development Fee Payment Plan program.</p> <p>Status: Complete</p>	Omit
Program G.1 Infrastructure Improvements	Leverage redevelopment funds, CDBG, and other funding sources for necessary infrastructure improvements to encourage the production of affordable housing units.	<p>Evaluation: CDBG funds will continue to be available for these projects.</p> <p>Status: 4 parking lots have been improved in the 4th Cycle using such funds.</p>	Retain
Program G.2 Energy Conservation	Provide referrals to energy conservation programs offered by both public and quasi-public agencies. Require the use of energy-efficient materials, appliances, equipment, and processes for the HRLP.	<p>Evaluation: Weatherization and energy conservation programs were allowed and encouraged under the City's housing rehabilitation program. Self-Help Housing and CSET provide assistance and referrals to the City program and conversely the City has been referring eligible clients to Self-Help and CSET for assistance. No separate program on weatherization is included in the Housing Element, but such conservation efforts are noted through the Building Division.</p> <p>In the 4th Cycle, 250 Households were advised of energy conservation programs.</p> <p>Status: Same</p>	Retain



Chapter 6

Housing Plan

Chapter 6: Housing Plan

This section of the Housing Element establishes the housing goals, objectives, and policies for the City's 2015-2023 planning period. It includes programs from the previous Housing Element period that have been revised to improve the success of the program during this planning period.

Goals and Policies

Goal 1: Preserve the existing housing stock and conserve existing affordable housing opportunities in Porterville.	
Policy 1.1	The City will encourage private reinvestment and rehabilitation of housing in older residential neighborhoods.
Policy 1.2	The City will pursue local, state, and federal funding assistance that is appropriate to the City's rehabilitation needs.
Policy 1.3	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 1.4	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 including La Serena Apartments
Goal 2: Expand the City's low- and moderate-income housing opportunities.	
Policy 2.1	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 2.2	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 2.3	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 2.4	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 2.5	The City will continue to provide assistance in the form of classes and financial assistance that enables low-and moderate income households to become first-time homebuyers.
Goal 3: Address the housing needs of special populations, including seniors, female-headed households, persons with disabilities, first-time homebuyers, large families, and homeless individuals and families.	
Policy 3.1	The City will maintain an adequate supply of appropriately designated land for special needs housing, including seniors, disabled persons including those with developmental disabilities, large households, farmworkers, the homeless, and transitional persons.
Policy 3.2	The City will encourage the development and rehabilitation of housing that is accessible to persons with disabilities.

Policy 3.3	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 3.4	The City will work with surrounding jurisdictions to address the needs of transient homeless persons on a regional basis.
Policy 3.5	Continue to participate in the Kings/Tulare County Continuum of Care (“the Alliance”) and work with adjacent jurisdictions to develop additional shelter opportunities for homeless individuals and families.
Goal 4: Assure that all present and future residents have equal access to housing, commensurate with the financial capacity, without discrimination.	
Policy 4.1	The City will provide public information on the state and federal fair housing laws.
Policy 4.2	The City will refer discrimination complaints and requests for services to appropriate fair housing agencies.
Policy 4.3	The City will cooperate with community-based organizations that provide services or information to victims of housing discrimination.
Goal 5: Address and Reduce Governmental Constraints.	
Policy 5.1	The City will establish and maintain development standards that support housing production while protecting quality of life goals.
Policy 5.2	The City will continue to provide for timely and coordinated processing of residential development projects to encourage housing production within Porterville.
Policy 5.3	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 6: Ensure Adequate Services to Infrastructure and Housing.	
Policy 6.1	New residential projects shall be designed to facilitate alternative modes of travel.
Policy 6.2	The City will promote infill residential development within other older parts of the City where adequate public facilities and services are already in place.
Policy 6.3	The City will support policies and programs that will help achieve compliance with Federal and State regulations relating to storm water pollution prevention.
Policy 6.4	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.

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 1: Preserve the existing housing stock and conserve existing affordable housing opportunities in Porterville.	
Policy 1.1: Housing Rehabilitation Program	
Program Description	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.
Program Activities	<ul style="list-style-type: none"> • Continue to offer rehabilitation assistance to income-qualified households • Continue to market this program at public counters and through other media (e.g. newspaper)
Quantified Objective	Assist approximately 5 households with current funding through 2020, with an objective of assisting 1-2 households annually if additional funding becomes available
Responsible Agency	Community Development Department
Funding Sources	CDBG entitlement funds and program income; HOME funds and program income
Policy 1.2: Preservation of Affordable Rental Housing	
Program Description	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.
Program Activities	<ul style="list-style-type: none"> • 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. <p>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.</p>

Quantified Objectives	Work to preserve the affordability of at least 65 units, including the La Serena development.
Responsible Agency	Community Development Department
Funding Sources	<ul style="list-style-type: none"> • Rural Development subsidy renewals • HUD Section 8 vouchers • State Farmworker Housing funds • HOME funds

Goal 2: To expand the City's low- and moderate-income housing opportunities.	
Policy 2.1: Home Buyer Assistance	
Program Description	<p>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.</p> <p>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.</p>
Program Activities	Continue to assist income-qualified homebuyers in Porterville through the First-Time Home Buyer and other programs.
Quantified Objective	Assist 5 households to purchase first home, with an objective of assisting 1 households annually if additional funding becomes available.
Responsible Agency	Community Development Department
Funding Sources	<ul style="list-style-type: none"> • CalHOME funds (when available) • CDBG program income • HOME funds
Policy 2.2: Home Buyer Education Classes	
Program Description	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.
Program Activities	Continue to offer Home Buyer Education Class once a month.
Quantified Objective	4 classes held per year.
Responsible Agency	Community Development Department
Funding Sources	CDBG entitlement funds
Policy 2.3: Mortgage Credit Certificate Program	
Program Description	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.
Program Activities	Continue to adopt resolution of approval to participate in this program.
Quantified Objective	1 family from Porterville guided to HATC's program per year.
Responsible Agency	City Council
Funding Source	MCC federal income tax credits to provide assistance via the County program; no funding required from the City
Policy 2.4: Section 8 Rental Assistance	
Program Description	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).
Program Activities	<ul style="list-style-type: none"> 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.
Quantified Objective	4 outreach efforts/promotions of HATC program per year.
Responsible Agency	HATC; Community Development Department
Funding Source	HUD Section 8 allocation
Policy 2.5: Local, State, and Federal Funding	
Program Description	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. 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.
Program Activities	<ul style="list-style-type: none"> 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, and Cal-Home funds and other State and Federal funds.

	<ul style="list-style-type: none"> • Pursue funding for extremely low, very low, and low income housing, including housing for persons with disabilities. • Collaborate with agricultural employers in identifying sites and pursuing funding sources available through HCD and the USDA's Rural Development programs. • Identify and review surplus lands for affordable housing as applicable.
Quantified Objective	3 programs developed in 5 th Cycle.
Responsible Agency	Community Development Department
Funding Source	General fund

Goal 3: Address the housing needs of special populations, including seniors, female-headed households, persons with disabilities, first-time homebuyers, large families, and homeless individuals and families.	
Policy 3.1: Expedited Entitlement Process for Special Populations Housing	
Program Description	Actively seek and encourage the development of affordable housing for special populations including persons with Developmental Disabilities.
Program Activities	Continue to provide financial assistance, regulatory incentives (e.g., density bonuses), and priority permit processing for special populations housing development that provide 25 percent or more units at rents affordable to extremely-low, very low, low, and moderate incomes.
Quantified Objective	3 projects developed during 5 th Cycle.
Responsible Agency	Community Development Department, City Council
Funding Source	<ul style="list-style-type: none"> • CDBG Fund • HOME Fund • General Fund
Policy 3.2: Remove Constraints and Provide Reasonable Accommodations for Housing Designed for Persons with Disabilities	
Program Description	Enforce State handicapped, accessibility, and adaptability standards for persons with Disabilities, pursuant to SB 520.
Program Activities	<ul style="list-style-type: none"> • Continue to enforce reasonable accommodation standards. • Provide information and related resources to the public regarding accessibility issues. • Encourage accessibility in all new and rehabilitated developments.
Quantified Objective	1 outreach effort to disabled community per year to encourage renovations. Establish new comment period for development projects to educate and encourage developers regarding adapted housing.
Responsible Agency	Community Development Department
Funding Source	General fund
Policy 3.5 Continue to participate in the Kings/Tulare County Continuum of Care (“the Alliance”) and work with adjacent jurisdictions to develop additional shelter opportunities.	
Program Description	Collaborate with the City of Tulare and Family Services of Tulare County to increase permeant supportive housing opportunities for unsheltered homeless in Porterville.
Program Activities	<ul style="list-style-type: none"> • Fund a social worker for direct service provision. • Expand the Shelter+Care Program. • Increase housing vouchers for homeless within Porterville. • Partner with the Alliance for review and analysis of Porterville shelter need (Point-In-Time Count) to inform a strategy that is in-line with Opening Doors: Federal Strategic Plan to Prevent and End Homelessness.
Quantified Objective	Pledge \$15, 000 annually for case management services. Rapidly rehouse 80 homeless households. Secure 5 additional housing vouchers for homeless households.

Responsible Agency	Community Development Department
Funding Source	Community Development Block Grant

Goal 4: To assure that all present and future residents have equal access to housing, commensurate with the financial capacity, without discrimination.	
Policy 4.1 – 4.3: Fair Housing	
Program Description	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, Tulare County Housing Authority (Fair Housing Unit), and State Department of Fair Employment and Housing.
Program Activities	<ul style="list-style-type: none"> • 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)
Quantified Objective	Every year, review referral information and available resources, and update as appropriate.
Responsible Agency	Community Development Department
Funding Source	General fund; CDBG entitlement funds, and HOME funds

Goal 5: Address and Reduce Governmental Constraints, and Advocate for the Production of Affordable Housing	
Policy 5.2 – 5.3: Expedited Entitlement Process	
Program Description	When appropriate and feasible, require all City departments to expedite processes and allow waivers of development fees as a means of promoting the development of affordable housing.
Program Activities	Continue to reduce processing time and costs for affordable housing projects.
Quantified Objective	Ensure all affordable housing projects have a building permit review period of not more than ten business days.
Responsible Agency	All City Departments
Funding Source	General Fund

Goal 6: Ensure Adequate Services to Infrastructure and Housing.	
Policy 6.1: Infrastructure Improvements	
Program Description	Infrastructure improvements represent a significant cost factor for housing development in Porterville. The City will continue to evaluate appropriate projects for receiving financial assistance.
Program Activities	<ul style="list-style-type: none"> Continue to leverage 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.
Quantified Objective	Pursue 4 grants in the 5 th cycle.
Responsible Agency	Community Development Department, Public Works Department
Funding Source	CDBG Funds
Policy 6.2 Energy Conservation	
Program Description	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.
Program Activities	<ul style="list-style-type: none"> 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
Quantified Objective	Provide 2 referrals per year.
Responsible Agency	Community Development Department
Funding Source	CDBG and HOME funds

Below see the number of housing units, by income level, that can be constructed, rehabilitated, and conserved over a five-year time frame.

Figure 6: Estimate Number of Units by Income 2014-2018

Income Group	New Construction	Rehabilitation	Conservation/Preservation
Extremely Low	32	2	2
Very Low	77	2	2
Low	43	1	1
Moderate	297	-	-
Above Moderate	83	-	-
Total	532	5	5

Appendix A: Community Engagement Materials



COMMUNITY WORKSHOPS 2015-2023 Housing Element

Help Shape the Future of Housing in Porterville!

Come express your views on the update to the Housing Element, a key chapter of the City's General Plan. Please assist us in identifying the housing issues and opportunities that are important to you by attending one of our workshops.

We Value Your Feedback!



Short on time?
Take a quick survey at: https://www.surveymonkey.com/r/Porterville_HE
Survey closes Tuesday, August 5th

Workshop #1	Workshop #2
Heritage Center 256 E. Orange Avenue Porterville, CA 93257 Thursday, July 30th 5:30 – 6:30 pm	Fire Station No. 2 500 N. Newcomb Street Porterville, CA 93257 Thursday, September 3rd 10:00 – 11:00 am

More Information
For more information, call Julie Phillips at 559-782-7460 or visit: www.ci.porterville.ca.us

In compliance with the Americans with Disabilities Act, if you need special assistance to attend these forums, please contact Patrice Hildreth, Administrative Services Director, (559) 782-7441. Individuals requiring special assistance using TTY, VCO, HCO, or ASCII devices may call 1-866-660-4288.



TALLERES COMUNITARIOS 2015-2023 Elemento de Vivienda

¡Ayude a Moldear el Futuro de Vivienda en Porterville!

Venga a expresar sus opiniones sobre la actualización del Elemento de Vivienda, un capítulo importante del Plan General de la ciudad. Por favor venga a uno de nuestros talleres para ayudar a identificar los problemas de vivienda y oportunidades importantes para usted.

¡Valoramos sus comentarios!



¿No tiene mucho tiempo?

Tome una encuesta breve: https://www.surveymonkey.com/r/PortervilleSpanish_HE

¡La fecha límite para completar la encuesta es el 5 agosto!

Taller #1

Taller #2

Heritage Center
256 E. Orange Avenue
Porterville, CA 93257
jueves, 30 de julio
5:30 – 6:30 pm

Fire Station No. 2
500 N. Newcomb Street
Porterville, CA 93257
jueves, 3 de septiembre
10:00 – 11:00 am

Mas Informacion

Para mas informacion, llame a Lupe Diaz al 559-782-7460 o visite: www.ci.porterville.ca.us

En cumplimiento con el Acto de Americanos con Disabilidades, si usted necesita asistencia especial para asistir a estas reuniones, por favor llame a Patrice Hildreth, Directora de Servicios Administrativos (559) 782-7441.

Individuos que requieren asistencia especial usando aparatos TTY, VOC, HCO, o ASCII pueden llamar al 1-866-288-1311.



- a. Provide financial assistance to low-income households
b. Provide technical assistance to private loan applications
c. Promote development of affordable housing
d. Other (specify):



Ciudad de Porterville | ELEMENTO DE VIVIENDA

Encuesta de necesidades de vivienda

1. ¿Vive en la Ciudad de Porterville?

- a. Sí b. No

Si marco sí, por favor responda a las siguientes preguntas:

¿Cuánto tiempo ha vivido en Porterville?

- a. 1-5 años b. 6-10 años
c. 11-20 años d. 21+ años

¿En cual vecindario vive?

- ☐ 1) Noroeste ☐ 2) Noreste
☐ 3) Suroeste ☐ 4) Sureste

¿Es propietario o alquila su casa?

- a. Alquilo b. Soy dueño

2. ¿Trabaja usted en Porterville?

- a. Sí b. No

3. ¿En qué tipo de vivienda vive?

- a. Casa b. Apartamento c. Dúplex
d. Condominio e. Otro (especifique): _____

4. ¿Cree que las opciones de vivienda disponibles satisfacen sus necesidades?

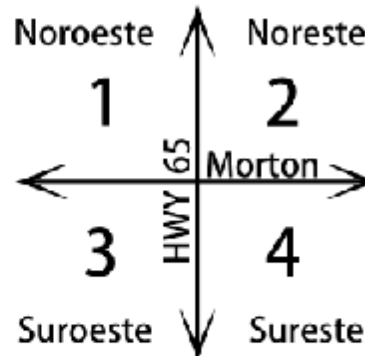
- a. Sí b. No c. No estoy seguro(a) (especifique) _____

5. ¿Qué tipos de viviendas accesibles son más necesarias en Porterville? (Elija todas las respuestas que aplican)

- | | |
|--|--|
| a. Condominios | b. Conjunto urbano de viviendas |
| c. Casas grandes | d. Apartamentos de bajos ingresos |
| e. Viviendas para personas mayores | f. Vivienda secundaria |
| g. Vivienda para personas discapacitadas | h. Vivienda para trabajadores agrícolas |
| i. Casas móviles | j. Refugio de emergencia, Vivienda de transición, vivienda con apoyo |
| k. Otro (especifique) _____ | |

6. ¿Que puede hacer la ciudad para hacer viviendas en Porterville mas accesibles? (Elija todas las respuestas que apliquen)

- a. Proporcionar asistencia financiera a los hogares de bajos ingresos
b. Proveer asistencia tecnica para solicitudes de prestamos privados
c. Promover el desarrollo de viviendas accesibles
d. Otro (especifique): _____





City of Porterville | HOUSING ELEMENT UPDATE

HOUSING NEEDS SURVEY

1. Do you think it is hard to find affordable housing in Porterville?
 - a. Yes
 - b. No
2. Do you think there is an unmet need for housing in Porterville for the following special needs groups? (Choose all that apply)
 - a. Homeless
 - b. Seniors
 - c. Farm workers
 - d. Persons with disabilities
 - e. Large households (5+ people)
 - f. Female headed households
 - g. Other _____
3. What do you feel is the greatest constraint to providing housing in Porterville?
 - a. City regulations (setbacks, height restrictions, housing type restrictions, etc.)
 - b. Building and fire codes
 - c. Permit fees
 - d. Processing time
 - e. Other (specify) _____
4. Do you have any other comments, questions, or concerns?

6. If you would like to receive updates on this planning process, please provide your email address:

THANK YOU for completing this survey. Please return this form by Tuesday, August 5th to Julie Phillips at City of Porterville, 291 N. Main Street, Porterville, CA, or fax to (559) 781-6437 or you can e-mail to jphillips@ci.porterville.ca.us. Spanish versions of the survey are also available online or by contacting Julie Phillips by phone at 559-782-7460 or email at jphillips@ci.porterville.ca.us.



Ciudad de Porterville | ELEMENTO DE VIVIENDA

Encuesta de necesidades de vivienda

1. ¿Cree que es difícil encontrar una vivienda accesible en Porterville?
 - a. Sí
 - b. No

2. ¿Cree que hay una necesidad de viviendas accesibles para los siguientes grupos con necesidades especiales (Elija todos los que aplican)
 - a. Personas sin hogar
 - b. Personas mayores
 - c. Trabajadores agrícolas
 - d. Personas discapacitadas
 - e. Familias numerosas (Familias de cinco o mas personas)
 - f. Hogares con cabeza de familia femenina
 - g. Otro _____

3. ¿Cuál es la mayor limitación en proveer viviendas en Porterville?
 - a. Regulaciones de la ciudad (restricciones de edificios, restricciones de tipo de vivienda, etc.)
 - b. Codigos de construccion y de seguridad contra incendios
 - c. Cuotas de permisos
 - d. Tiempo de procesamiento
 - e. Otro (especifique) _____

4. ¿Tiene otras preguntas o comentarios?

5. Si desea recibir información sobre el elemento de vivienda, por favor proporcione su dirección de correo electrónico: _____

GRACIAS por completar la encuesta. Por favor devuelva esta encuesta antes del 5 de agosto a Julie Phillips a: City of Porterville, 291 N. Main Street, Porterville, CA, o por fax al (559) 781-6437 o via correo electronico a jphillips@ci.porterville.ca.us.

Appendix B: Fee Schedule



City of Porterville

FEE SCHEDULE Effective February 1, 2015

Note: Prices do not include sales tax, where applicable

Community Development Fees

Airport Master Plan Hard Copy	\$2
<u>Annexation</u> (See also LAFCO fees below)	
Major Annexation	\$3,670
Minor Annexation	\$1,835
Appeals	\$316
<u>CEQA/NEPA Compliance</u>	
(Does not include County or State fees)	
Notice of Exemption	\$79
Negative Declaration, Finding of No Significant Impact, EIR or EIS:	
Actual consultant cost, plus 10% contingency, plus 10% administrative cost	
Certificate of Compliance	\$655
<u>Conditional Use Permits</u>	
Standard	\$1,164
Minor	\$614
Hazardous Waste	\$20,000
Development Agreement	\$1,211
<u>Extraterritorial Service Agreements</u>	
Base Fee	\$150
Annexation Deposit per sq ft	\$0.0136
Flood Plain Review	\$244
General Plan (Document on CD)	\$5
General Plan Amendment	\$1,599
Home Occupation Permit	\$59
Lot Line Adjustment	\$616
Lot Line Merger or Reversion	\$616

Modification of Conditional Use Permit, Tentative Map, Variance, or Planned Unit Development	\$150
Parking District In-Lieu	\$2,500
<u>Parcel Maps</u>	
Waiver	\$59
Tentative Map	\$1,500
Final Map	\$955
Time Extension	\$237
Map Exception	\$118
<u>Project Review Committee (PRC)</u>	
(See Table on Reverse for Project Description)	
Small	\$250
Medium	\$500
Large	\$750
Planned Dev. or Specific Plan	\$1,818
<u>Temporary Cargo Container Placement</u>	
Short Term	\$296
Long Term 3 or fewer	\$217
Long Term 4 or more	\$454 + \$79/6 mth
Temporary Structure Permit	\$454
Temporary Sign Permit	\$19.75
Temporary Use of Right-of-Way	\$145
<u>Subdivision Maps</u>	
Tentative	\$3,004
Plus Tentative per lot fee	\$39
Final	\$1,672
Plus Final per lot fee	\$40
Time Extension	\$316
Map Exception	\$118

Zone Change	\$1,105
Zone Variance	\$1,026
Zoning Administrator Permits	\$138
Zoning Compliance Letter	\$79
Zoning Map (Color, 24x36)	\$6
Development Ordinance Amendment	\$4,213
Development Ordinance (On CD)	\$5
General Research exceeding 30 min	\$79/hr
300-foot radius maps and labels	\$26.50

LAFCo Processing Fees

(Note these fees are subject to change without notice. For most recent and complete fee information, visit LAFCo website at http://lafco.co.tulare.ca.us/documents/FeeSchedule.pdf)	
Annexation	\$3,476
Island Annexation	\$1,791
Extraterritorial Service Requests:	
By Executive Officer	\$121 plus actual
By LAFCo	\$334 plus actual
An additional acreage fee from the State Board of Equalization is charged to process annexations.	

Public Works Fees

Aerial Maps	\$159
City Map	\$80
Development and Improvement Modification Request	\$159

Improvement Plan Checking

Based on Estimated Cost of Improvements

≤ \$100,000	\$2,390
> \$100,000 AND ≤ \$200,000	\$3,187
> \$200,000	\$3,984

Municipal Utility Services Policy	\$797
Standard Plans & Specifications Book	\$319
Property Information Service	\$159

Public Improvement Inspection

Based on Estimated Cost of Improvements

≤ \$100,000	\$4,262
> \$100,000 AND < \$200,000	\$6,254
≥ \$200,000	\$8,246

Public Works Utility Permit Inspection	\$319
--	-------

Miscellaneous Public Works Construction Permit	\$319
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Right-of-Way Encroachment	\$1,414
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Subdivision Inspection

Based on Estimated Cost of Improvements

≤ \$100,000	\$7,170
> \$100,000 AND < \$200,000	\$9,162
≥ \$200,000	\$11,154

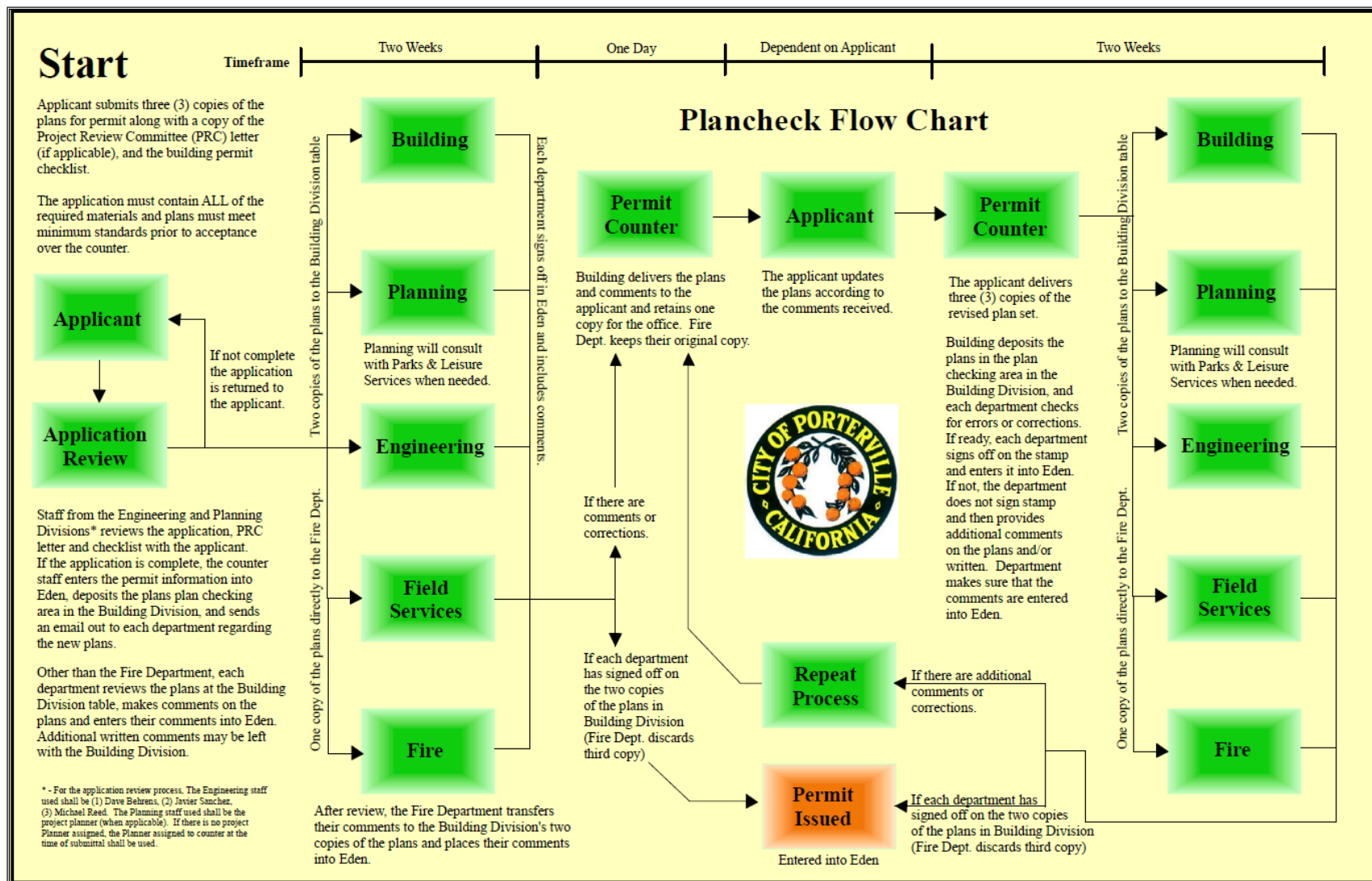
Documentation for Water

Excludes meter and materials

Water Meter Service	\$20
Water Meter Installation	\$20
Traffic Control Permit	\$199
Oversized Haul Permit	\$16
Street and alley abandonment	\$637
General Research in excess of 30 minutes	\$817

Project Size (Exhibit A)	Small	Medium	Large
New commercial or industrial structures and additions from 500 SF to less than 1,000 SF.	X		
New commercial or industrial structures and additions from 1,000 SF to less than 10,000 SF		X	
New commercial or industrial structures and additions 10,000 SF or larger in size			X
Multiple-family developments with four (4) to six (6) units or consisting of two (2) to three (3) structures	X		
Multiple-family developments with seven (7) to eleven (11) units or consisting of four (4) to six (6) structures		X	
Multiple-family developments with more than twelve (12) units or consisting of more than six (6) structures			X
Change in occupancy	X		
Any project that requires a discretionary approval, except *residential parcel maps.			X
*Residential parcel maps		X	

Appendix C: Plan Check Flow Chart



Appendix D: Credits towards RHNA

	Affordability Level					
	Total # of Units	Very Low Income 0-50% AMI	Low Income 51-80% AMI	Moderate Income 81-120% AMI	Above Moderate Income >120% AMI	Methodology of Affordability Determination
Approved/Permitted/Entitled Units						
512 S MILO ST	1			1		Sales Price
2129 W CLARE AVE	1			1		Sales Price
1873 W MONTE LN	1			1		Sales Price
2163 W CLARE AVE	1			1		Sales Price
2149 W CLARE AVE	1			1		Sales Price
2143 W CLARE AVE	1			1		Sales Price
2169 W CLARE AVE	1			1		Sales Price
502 S MILO ST	1			1		Sales Price
496 S BAY OAK ST	1			1		Sales Price
516 S BAY OAK ST	1			1		Sales Price
493 S MILO ST	1			1		Sales Price
532 S MILO ST	1			1		Sales Price
522 S MILO ST	1			1		Sales Price
1711 W Henderson Ave	168			168		Rent Price
Total	181	--	--	181	--	
2014-2023 RHNA		623	576	566	1,431	
Remaining RHNA after Credits		623	576	385	1,431	

Appendix E: Available Land Inventory Summary

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
1	261094007	DRM-2 (Medium Density Residential)	Medium Density Residential	16.5	0.17	2.0	Vacant	Yes	None
2	261115006	DRM-3 (High Density Residential)	High Density Residential	33	0.10	3.3	SFR	Yes	None
3	261115011	DRM-3 (High Density Residential)	High Density Residential	33	0.10	3.3	SFR	Yes	None
4	248080046	RM-1 (Low Medium Density Residential)	Low Medium Density Residential	11.3	0.32	3.6	Vacant	Yes	None
5	248080050	RM-1 (Low Medium Density Residential)	Low Medium Density Residential	11.3	1.10	12.4	Vacant	Yes	None
6	253070030	RM-1 (Low Medium Density Residential)	Low Medium Density Residential	11.3	0.92	10.4	Vacant	Yes	Adjacent to estate homes
7	245040038	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.88	13.1	Agriculture (berry vines)	Yes	None
8	246290037	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.26	3.9	Vacant	Yes	None
9	251221011	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.20	3.0	Vacant	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
10	251222021	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.16	2.4	SFR	Yes	None
11	251292010	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.58	8.7	Vacant	Yes	None
12	251301003	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.92	13.9	Vacant	Yes	None
13	251301005	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.22	3.3	Vacant	Yes	None
14	251301037	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.34	5.2	Vacant	Yes	None
15	253050094	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.26	4.0	Vacant	Yes	None
16	253050102	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.33	4.9	Vacant	Yes	None
17	253132002	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.15	2.2	Vacant	Yes	None
18	260090059	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.56	8.4	Floodway	Yes	None
19	260174002	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.26	3.9	Vacant	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
20	260207006	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.13	2.0	Vacant	Yes	None
21	260320003	RM-2 (Medium Density Residential)	Medium Density Residential	15	1.00	15.0	Vacant	Yes	None
22	260320032	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.48	7.2	Vacant	Yes	None
23	251180010	RM-3 (High Density Residential)	High Density Residential	30	0.95	28.4	Vacant	Yes	None
24	251180012	RM-3 (High Density Residential)	High Density Residential	30	0.47	14.1	Vacant	Yes	None
25	251191003	RM-3 (High Density Residential)	High Density Residential	30	0.86	25.9	Vacant	Yes	None
26	251193017	RM-3 (High Density Residential)	High Density Residential	30	0.25	7.5	Vacant	Yes	None
27	251202006	RM-3 (High Density Residential)	High Density Residential	30	0.39	11.8	Vacant	Yes	None
28	251202020	RM-3 (High Density Residential)	High Density Residential	30	0.21	6.2	SFR	Yes	None
29	252160032	RM-3 (High Density Residential)	High Density Residential	30	0.09	2.6	SFR	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
30	252240005	RM-3 (High Density Residential)	High Density Residential	30	0.44	13.2	Vacant	Yes	None
31	252313010	RM-3 (High Density Residential)	High Density Residential	30	0.39	11.7	Vacant	Yes	None
32	260204009	RM-3 (High Density Residential)	General and Service Commercial	30	0.17	5.1	Vacant	Yes	None
33	260221008	RM-3 (High Density Residential)	High Density Residential	30	0.17	5.1	Vacant	Yes	None
34	261125011	DRM-3 (High Density Residential)	High Density Residential	33	0.05	1.7	SFR	Yes	None
35	260241017	RM-3 (High Density Residential)	High Density Residential	30	0.14	4.1	Vacant	Yes	None
36	260241021	RM-3 (High Density Residential)	High Density Residential	30	0.91	27.3	Vacant	Yes	None
37	245150054	RM-3 (High Density Residential)	High Density Residential	30	12.62	378.6	Blighted abandoned building	Yes	None
38	261030082	RM-2 (Medium Density Residential)	High Density Residential	15	1.34	20.1	Vacant	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
39	261161001	DRM-2 (Medium Density Residential)	Medium Density Residential	16.5	0.77	12.7	SFR	Yes	None
40	261161002	DRM-2 (Medium Density Residential)	Medium Density Residential	16.5	0.07	1.2	Vacant	Yes	None
41	261161006	DRM-2 (Medium Density Residential)	Medium Density Residential	16.5	0.10	1.6	Vacant	Yes	None
42	260250002	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.20	2.9	Vacant	Yes	None
43	260310008	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.29	4.4	Vacant	Yes	None
44	261168013	DRM-2 (Medium Density Residential)	Medium Density Residential	16.5	0.09	1.4	Vacant	Yes	None
45	261168014	DRM-2 (Medium Density Residential)	Medium Density Residential	16.5	0.09	1.4	Vacant	Yes	None
46	260310049	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.16	2.4	Vacant	Yes	None
47	260310050	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.14	2.1	Vacant	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
48	260250026	RM-3 (High Density Residential)	High Density Residential	30	3.91	117.4	Vacant	Yes	None
49	260250031	RM-3 (High Density Residential)	Parks and Recreation	30	1.14	34.3	Vacant	Yes	None
50	260260002	RM-3 (High Density Residential)	High Density Residential	30	4.85	145.5	Vacant	Yes	None
51	260260006	RM-3 (High Density Residential)	Parks and Recreation	30	2.11	63.3	Vacant	Yes	None
52	260310016	RM-3 (High Density Residential)	High Density Residential	30	4.72	141.6	Vacant	Yes	None
53	260310042	RM-3 (High Density Residential)	High Density Residential	30	1.05	31.4	Vacant	Yes	None
54	260310043	RM-3 (High Density Residential)	High Density Residential	30	1.39	41.6	Vacant	Yes	None
55	260320010	RM-3 (High Density Residential)	High Density Residential	30	3.35	100.6	Vacant	Yes	None
56	260320035	RM-3 (High Density Residential)	High Density Residential	30	2.99	89.8	Vacant	Yes	None
57	251291022	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.19	2.9	Vacant	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
58	245150055	RM-3 (High Density Residential)	High Density Residential	30	4.83	144.9	Vacant	Yes	None
59	251272001	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.67	10.1	Vacant	Yes	None
60	261180008	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.09	1.4	Vacant	Yes	None
61	261180009	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.09	1.4	Vacant	Yes	None
62	261180010	RM-2 (Medium Density Residential)	Medium Density Residential	15	1.20	18.0	Vacant	Yes	None
63	261180019	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.72	10.8	Vacant	Yes	None
64	261180025	RM-2 (Medium Density Residential)	Medium Density Residential	15	1.54	23.1	Storage	Yes	None
65	261180026	RM-2 (Medium Density Residential)	Medium Density Residential	15	2.44	36.6	Vacant	Yes	A portion of it is within the floodway
66	261060029	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.97	14.5	Vacant	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
67	261060030	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.97	14.5	Vacant	Yes	None
68	252080058	RM-3 (High Density Residential)	High Density Residential	30	0.42	12.7	MFR	Yes	None
69	261180017	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.91	13.6	Vacant	Yes	Slope would make development unlikely or expensive
70	261180018	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.32	4.8	Vacant	Yes	Slope would make development unlikely or expensive
71	252231001	RM-3 (High Density Residential)	High Density Residential	30	0.87	26.1	Vacant	Yes	None
72	252240001	RM-3 (High Density Residential)	High Density Residential	30	0.10	3.1	Vacant	Yes	None
73	255170021	RR (Rural Residential)	Agriculture Rural Conservation	0.25	23.36	5.8	Vacant	None in place, steep terrain	None
74	261294006	RM-2 (Medium Density Residential)	Medium Density residential	15	0.46	6.9	Vacant	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
75	261294007	RM-2 (Medium Density Residential)	Medium Density residential	15	0.54	8.1	Vacant	Yes	None
76	252214004	RM-3 (High Density Residential)	High Density Residential	30	0.22	6.5	Vacant	Yes	None
77	251222025	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.13	1.9	Vacant	Yes	None
78	251222026	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.19	2.8	Vacant	Yes	None
79	240050032	RM-3 (High Density Residential)	High Density Residential	30	4.62	138.7	Vacant	Yes	None
80	240050033	RM-3 (High Density Residential)	High Density Residential	30	2.84	85.2	Vacant	Yes	None
81	240050034	RM-3 (High Density Residential)	High Density Residential	30	14.60	438.0	Vacant	Yes	None
82	246070095	RM-2 (Medium Density Residential)	Medium Density Residential	15	2.86	42.8	Vacant	Yes	None
83	254040032	RM-3 (High Density Residential)	High Density Residential	30	4.30	129.0	Vacant	Yes	None
84	254040033	RM-3 (High Density Residential)	High Density Residential	30	4.74	142.2	Vacant	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
85	254040034	RM-3 (High Density Residential)	High Density Residential	30	4.75	142.4	Vacant	Yes	None
86	254040035	RM-3 (High Density Residential)	High Density Residential	30	4.75	142.5	Vacant	Yes	None
87	254050048	RM-3 (High Density Residential)	High Density Residential	30	4.76	142.7	Vacant	Yes	None
88	254050049	RM-3 (High Density Residential)	High Density Residential	30	4.80	143.9	Vacant	Yes	None
89	254050050	RM-3 (High Density Residential)	Medium Density Residential	30	4.85	145.4	Vacant	Yes	None
90	261167008	DRM-2 (Medium Density Residential)	Medium Density Residential	16.5	0.17	2.8	Vacant	Yes	None
91	261167009	DRM-2 (Medium Density Residential)	Medium Density Residential	16.5	0.17	2.8	SFR	Yes	None
92	261168023	DRM-2 (Medium Density Residential)	Medium Density Residential	16.5	0.17	2.8	Vacant	Yes	None
99	261168024	DRM-2 (Medium Density Residential)	Medium Density Residential	16.5	0.17	2.8	Vacant	Yes	None
100	261180024	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.45	6.8	Storage	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
101	261093018	DRM-3 (High Density Residential)	High Density Residential	33	0.17	5.6	SFR	Yes	None
102	261093019	DRM-3 (High Density Residential)	High Density Residential	33	0.17	5.6	SFR	Yes	None
103	261093020	DRM-3 (High Density Residential)	High Density Residential	33	0.17	5.6	Vacant	Yes	None
104	245520042	RM-3 (High Density Residential)	Medium Density residential	30	3.11	93.4	Vacant	Yes	None
105	261127016	DRM-3 (High Density Residential)	High Density Residential	33	0.22	7.4	Commercial	Yes	None
106	261127017	DRM-3 (High Density Residential)	High Density Residential	33	0.46	15.3	Office	Yes	None
107	248080001	RM-1 (Low Medium Density Residential)	Low Medium Density Residential	11.3	4.80	54.2	Vacant	Yes	None
108	248080062	RM-1 (Low Medium Density Residential)	Low Medium Density Residential	11.3	0.42	4.7	Vacant	Yes	None
109	248031024	RM-2 (Medium Density Residential)	Low Density Residential	15	0.44	6.6	Vacant	Yes	None
110	248080007	RM-1 (Low Medium Density Residential)	Low Medium Density Residential	11.3	0.21	2.4	Vacant	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
111	248080057	RM-1 (Low Medium Density Residential)	Low Medium Density Residential	11.3	2.82	31.8	Vacant	Yes	None
112	248080067	RM-1 (Low Medium Density Residential)	Low Medium Density Residential	11.3	0.35	3.9	Vacant	Yes	None
113	248080068	RM-1 (Low Medium Density Residential)	Low Medium Density Residential	11.3	0.32	3.6	Vacant	Yes	None
114	260160041	RM-2 (Medium Density Residential)	Medium Density residential	15	1.01	15.1	Vacant	Yes	Landlocked by owner's other parcel 260-160-042
115	252260055	RM-3 (High Density Residential)	Professional Office	30	1.28	38.5	Vacant	Yes	None
116	252080037	RM-3 (High Density Residential)	High Density Residential	30	0.73	21.9	Vacant	Yes	None
117	253050007	RM-1 (Low Medium Density Residential)	Low Medium Density Residential	11.3	3.35	37.9	Vacant	Yes	None
118	253050047	RM-1 (Low Medium Density Residential)	Low Medium Density Residential	11.3	0.44	4.9	Vacant	Yes	None
119	253050048	RM-1 (Low Medium Density Residential)	Low Medium Density Residential	11.3	0.87	9.8	Vacant	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
136	253050049	RM-1 (Low Medium Density Residential)	Low Medium Density Residential	11.3	0.87	9.8	Vacant	Yes	None
137	253050075	RM-1 (Low Medium Density Residential)	Low Medium Density Residential	11.3	1.15	13.0	Vacant	Yes	None
138	247210044	RM-2 (Medium Density Residential)	Medium Density Residential	15	1.45	21.7	Vacant	Yes	None
140	255170001	RM-3 (High Density Residential)	High Density Residential	30	12.87	386.2	Vacant	Yes	None
141	255170024	RM-3 (High Density Residential)	High Density Residential	30	1.25	37.6	Vacant	Yes	None
142	255170029	RM-3 (High Density Residential)	High Density Residential	30	8.90	266.9	Vacant	Yes	None
143	255170035	RR (Rural Residential)	Low Density Residential	0.25	7.29	1.8	Vacant	Yes	None
144	255170036	RR (Rural Residential)	Low Density Residential	0.25	4.93	1.2	Vacant	Yes	None
146	255170037	RR (Rural Residential)	Low Density Residential	0.25	15.08	3.8	Vacant	Yes	None
147	255010010	RR (Rural Residential)	Rural Residential	0.25	7.52	1.9	Vacant	None in place	None
148	252225009	RM-3 (High Density Residential)	High Density Residential	30	0.17	5.2	Floodway	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
149	246070037	RM-2 (Medium Density Residential)	Medium Density Residential	15	1.50	22.6	Vacant	Yes	None
150	246070038	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.48	7.2	Vacant	Yes	None
152	251090006	RM-2 (Medium Density Residential)	Medium Density residential	15	0.94	14.1	Vacant	Yes	None
153	252191006	RM-3 (High Density Residential)	High Density Residential	30	0.21	6.3	Vacant	Yes	None
155	251272021	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.58	8.7	Vacant	Yes	None
156	251210075	RM-2 (Medium Density Residential)	Medium Density Residential	15	2.82	42.2	Vacant	Yes	None
157	252293008	RM-3 (High Density Residential)	High Density Residential	30	0.55	16.5	Vacant	Yes	None
158	255250015	RM-3 (High Density Residential)	High Density Residential	30	14.25	427.4	Vacant	Yes	None
159	246290029	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.76	11.3	Vacant	Yes	None
160	246290031	RM-2 (Medium Density Residential)	Medium Density Residential	15	1.43	21.5	SFR	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
161	246290033	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.88	13.3	Vacant	Yes	None
162	246080032	RM-3 (High Density Residential)	High Density Residential	30	8.52	255.6	Vacant	Yes	None
163	261280010	RR (Rural Residential)	Parks and Recreation	0.25	12.53	3.1	Vacant	Yes	None
164	262240076	RR (Rural Residential)	Parks and Recreation	0.25	3.98	1.0	Vacant	Yes	None
165	262250005	RR (Rural Residential)	Parks and Recreation	0.25	9.90	2.5	Vacant	Yes	None
166	261280010	RR (Rural Residential)	Parks and Recreation	0.25	4.54	1.1	Vacant	Yes	None
167	259340011	RM-2 (Medium Density Residential)	Medium Density Residential	15	1.11	16.6	Vacant	Yes	None
168	247030042	RM-2 (Medium Density Residential)	Medium Density Residential	15	4.47	67.0	Vacant	Yes	None
169	255250006	RM-2 (Medium Density Residential)	Medium Density Residential	15	5.99	89.9	Vacant	Yes	None
170	247030044	RM-2 (Medium Density Residential)	Medium Density Residential	15	4.82	72.2	Vacant	Yes	None
171	247250073	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.92	13.7	Vacant	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
172	252120003	RM-2 (Medium Density Residential)	Parks and Recreation	15	2.93	43.9	Vacant	Yes	None
173	251110020	RM-3 (High Density Residential)	High Density Residential	30	1.77	53.0	Vacant	Yes	None
174	251110025	RM-3 (High Density Residential)	High Density Residential	30	3.36	100.8	Vacant	Yes	None
175	255210007	RM-3 (High Density Residential)	High Density Residential	30	19.83	594.9	Vacant	Yes	None
176	251170014	RM-3 (High Density Residential)	Retail Centers	30	2.50	75.0	Vacant	Yes	None
177	251180004	RM-3 (High Density Residential)	Retail Centers	30	2.14	64.1	Vacant	Yes	None
178	251180007	RM-3 (High Density Residential)	High Density Residential	30	0.95	28.4	Vacant	Yes	None
179	251180025	RM-3 (High Density Residential)	High Density Residential	30	0.50	14.9	Vacant	Yes	None
180	252080046	RM-3 (High Density Residential)	High Density Residential	30	0.54	16.1	Vacant	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
181	252080047	RM-3 (High Density Residential)	High Density Residential	30	0.16	4.8	Vacant	Yes	None
182	260184013	RM-3 (High Density Residential)	High Density Residential	30	0.10	3.0	Vacant	Yes	None
183	261311007	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.14	2.1	Vacant	Yes	None
184	261311008	RM-2 (Medium Density Residential)	Parks and Recreation	15	0.14	2.1	Vacant	Yes	None
185	252251006	RM-3 (High Density Residential)	High Density Residential	30	0.70	20.9	Vacant	Yes	None
186	252251010	RM-3 (High Density Residential)	High Density Residential	30	0.18	5.3	Vacant	Yes	None
188	252251020	RM-3 (High Density Residential)	High Density Residential	30	1.04	31.3	Vacant	Yes	None
189	252251025	RM-3 (High Density Residential)	High Density Residential	30	1.69	50.6	Vacant	Yes	None
190	245030009	RM-2 (Medium Density Residential)	Medium Density Residential	15	4.45	66.8	Vacant	Yes	None
191	252301027	RM-3 (High Density Residential)	High Density Residential	30	0.92	27.7	Vacant	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
192	252301030	RM-3 (High Density Residential)	High Density Residential	30	1.60	48.0	Vacant	Yes	None
193	252301031	RM-3 (High Density Residential)	High Density Residential	30	1.60	47.9	Vacant	Yes	None
194	253050103	RM-3 (High Density Residential)	High Density Residential	30	0.27	8.0	Vacant	Yes	None
195	253050104	RM-3 (High Density Residential)	High Density Residential	30	0.23	6.8	Vacant	Yes	None
196	253050105	RM-3 (High Density Residential)	High Density Residential	30	0.23	6.8	Vacant	Yes	None
197	253050106	RM-3 (High Density Residential)	High Density Residential	30	0.23	6.8	Vacant	Yes	None
198	253050107	RM-3 (High Density Residential)	High Density Residential	30	0.91	27.3	Vacant	Yes	None
199	253050108	RM-3 (High Density Residential)	High Density Residential	30	0.88	26.5	Vacant	Yes	None
200	253050109	RM-3 (High Density Residential)	High Density Residential	30	0.91	27.3	Vacant	Yes	None
201	259132010	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.48	7.1	Vacant	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
202	259140002	RM-2 (Medium Density Residential)	Medium Density Residential	15	1.01	15.1	Vacant	Yes	None
203	260160011	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.77	11.5	Vacant	Yes	Landlocked by owner's other parcel 260-160-043
204	261040036	RM-2 (Medium Density Residential)	Industrial	15	0.21	3.2	MFR	Yes	None
205	261040041	RM-2 (Medium Density Residential)	Industrial	15	0.16	2.4	MFR	Yes	None
206	261233011	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.15	2.3	MFR	Yes	None
207	261233014	RM-2 (Medium Density Residential)	Medium Density Residential	15	0.16	2.4	MFR	Yes	None
208	261030016	RM-3 (High Density Residential)	High Density Residential	30	0.14	4.3	SFR	Yes	None
210	261030017	RM-3 (High Density Residential)	High Density Residential	30	0.19	5.6	SFR	Yes	None
211	261040021	RM-3 (High Density Residential)	High Density Residential	30	0.27	8.2	SFR	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
212	243170007	RS-1 (Very Low Density Residential)	Education	3.1	11.98	29.7	Education	Yes	None
213	243170009	RS-1 (Very Low Density Residential)	Education	3.1	2.18	5.4	Education	Yes	None
214	243170014	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	7.09	17.6	Low Density Residential	Yes	None
215	243170015	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	28.17	69.9	Low Density Residential	Yes	None
216	243170018	RS-1 (Very Low Density Residential)	Education	3.1	3.37	8.4	Education	Yes	None
217	243180003	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	1.88	4.7	Low Density Residential	Yes	None
218	243180015	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	1.39	3.5	Low Density Residential	Yes	None
219	243180033	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	5.85	14.5	Low Density Residential	Yes	None
220	243180034	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	5.42	13.4	Low Density Residential	Yes	None
221	243180035	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	5.12	12.7	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
222	243180036	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	5.99	14.9	Low Density Residential	Yes	None
223	243190008	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	3.63	9.0	Low Density Residential	Yes	None
224	243190019	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	1.93	4.8	Low Density Residential	Yes	None
225	243440001	RS-1 (Very Low Density Residential)	Commercial Mixed Use	3.1	9.62	23.9	Commercial Mixed Use	Yes	None
226	243440003	RS-1 (Very Low Density Residential)	Commercial Mixed Use	3.1	9.20	22.8	Commercial Mixed Use	Yes	None
227	243440004	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	7.01	17.4	Low Density Residential	Yes	None
228	243440005	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	20.15	50.0	Low Density Residential	Yes	None
229	243440006	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	20.19	50.1	Low Density Residential	Yes	None
230	243440008	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	3.18	7.9	Low Density Residential	Yes	None
231	245010044	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	4.79	11.9	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
232	245010049	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	4.71	11.7	Low Density Residential	Yes	None
233	245010050	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	9.86	24.4	Low Density Residential	Yes	None
234	245010088	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	0.48	1.2	Low Density Residential	Yes	None
235	245010089	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	0.48	1.2	Low Density Residential	Yes	None
236	245010090	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	0.48	1.2	Low Density Residential	Yes	None
237	245010091	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	16.53	41.0	Low Density Residential	Yes	None
238	247100004	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	10.08	25.0	Low Density Residential	Yes	None
239	247110006	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	3.21	8.0	Low Density Residential	Yes	None
240	248060031	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	72.94	180.9	Low Density Residential	Yes	None
241	254160004	RS-1 (Very Low Density Residential)	Very Low Density Residential	3.1	5.61	13.9	Very Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
242	255010001	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	8.45	21.0	Low Density Residential	Yes	None
243	255170039	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	4.69	11.6	Low Density Residential	Yes	None
244	255240011	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	8.97	22.2	Low Density Residential	Yes	None
245	255250017	RS-1 (Very Low Density Residential)	Low Density Residential	3.1	1.38	3.4	Low Density Residential	Yes	None
246	269150021	RS-1 (Very Low Density Residential)	Very Low Density Residential	3.1	0.51	1.3	Very Low Density Residential	Yes	None
247	269160001	RS-1 (Very Low Density Residential)	Very Low Density Residential	3.1	0.46	1.2	Very Low Density Residential	Yes	None
248	269160002	RS-1 (Very Low Density Residential)	Very Low Density Residential	3.1	0.47	1.2	Very Low Density Residential	Yes	None
249	269160004	RS-1 (Very Low Density Residential)	Very Low Density Residential	3.1	0.47	1.2	Very Low Density Residential	Yes	None
250	269160005	RS-1 (Very Low Density Residential)	Very Low Density Residential	3.1	0.47	1.2	Very Low Density Residential	Yes	None
251	269160011	RS-1 (Very Low Density Residential)	Very Low Density Residential	3.1	0.93	2.3	Very Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
252	269160012	RS-1 (Very Low Density Residential)	Very Low Density Residential	3.1	0.53	1.3	Very Low Density Residential	Yes	None
253	269160014	RS-1 (Very Low Density Residential)	Very Low Density Residential	3.1	0.53	1.3	Very Low Density Residential	Yes	None
254	269160015	RS-1 (Very Low Density Residential)	Very Low Density Residential	3.1	0.52	1.3	Very Low Density Residential	Yes	None
255	269160016	RS-1 (Very Low Density Residential)	Very Low Density Residential	3.1	0.52	1.3	Very Low Density Residential	Yes	None
256	269160021	RS-1 (Very Low Density Residential)	Very Low Density Residential	3.1	0.48	1.2	Very Low Density Residential	Yes	None
257	269160023	RS-1 (Very Low Density Residential)	Very Low Density Residential	3.1	0.48	1.2	Very Low Density Residential	Yes	None
258	269170002	RS-1 (Very Low Density Residential)	Very Low Density Residential	3.1	0.47	1.2	Very Low Density Residential	Yes	None
259	269170004	RS-1 (Very Low Density Residential)	Very Low Density Residential	3.1	0.47	1.2	Very Low Density Residential	Yes	None
260	269170013	RS-1 (Very Low Density Residential)	Very Low Density Residential	3.1	0.48	1.2	Very Low Density Residential	Yes	None
261	269170014	RS-1 (Very Low Density Residential)	Very Low Density Residential	3.1	0.48	1.2	Very Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
262	269170027	RS-1 (Very Low Density Residential)	Very Low Density Residential	3.1	0.48	1.2	Very Low Density Residential	Yes	None
263	269170029	RS-1 (Very Low Density Residential)	Very Low Density Residential	3.1	0.48	1.2	Very Low Density Residential	Yes	None
264	240250039	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.26	1.5	Low Density Residential	Yes	None
265	240250040	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.30	1.8	Low Density Residential	Yes	None
266	240270001	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.37	2.2	Low Density Residential	Yes	None
267	240270030	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.42	2.5	Low Density Residential	Yes	None
268	240300028	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.37	2.2	Low Density Residential	Yes	None
269	240300029	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.27	1.6	Low Density Residential	Yes	None
270	240300030	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.20	1.2	Low Density Residential	Yes	None
271	240300031	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.19	1.2	Low Density Residential	Yes	None
272	240300032	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.19	1.2	Low Density Residential	Yes	None
273	240300033	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.19	1.2	Low Density Residential	Yes	None
274	240300034	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.20	1.2	Low Density Residential	Yes	None
275	240300035	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.21	1.3	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
276	240300036	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.22	1.3	Low Density Residential	Yes	None
277	240300037	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.22	1.3	Low Density Residential	Yes	None
278	240300038	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.21	1.3	Low Density Residential	Yes	None
279	240300039	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.31	1.9	Low Density Residential	Yes	None
280	240300040	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.22	1.3	Low Density Residential	Yes	None
281	240300041	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.24	1.5	Low Density Residential	Yes	None
282	240300042	RS-2 (Low Density Residential)	Low Density Residential	7.5	8.43	50.6	Low Density Residential	Yes	None
283	240320016	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.23	1.4	Low Density Residential	Yes	None
284	240320017	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.21	1.2	Low Density Residential	Yes	None
285	240320018	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.21	1.2	Low Density Residential	Yes	None
286	243180030	RS-2 (Low Density Residential)	Low Density Residential	7.5	1.47	8.8	Low Density Residential	Yes	None
287	243180041	RS-2 (Low Density Residential)	Low Density Residential	7.5	1.14	6.8	Low Density Residential	Yes	None
288	243220011	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.52	3.1	Low Density Residential	Yes	None
289	243230025	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.19	1.1	Low Density Residential	Yes	None
290	243230040	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.24	1.4	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
291	243290006	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.31	1.8	Low Density Residential	Yes	None
292	243290014	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.43	2.6	Low Density Residential	Yes	None
293	245030019	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	1.0	Low Density Residential	Yes	None
294	245030021	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None
295	245030022	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None
296	245030023	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None
297	245030025	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None
298	245030028	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.18	1.1	Low Density Residential	Yes	None
299	245030035	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.28	1.7	Low Density Residential	Yes	None
300	245030037	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.37	2.2	Low Density Residential	Yes	None
301	245030038	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.30	1.8	Low Density Residential	Yes	None
302	245030039	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.18	1.1	Low Density Residential	Yes	None
303	245030040	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None
304	245030041	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.18	1.1	Low Density Residential	Yes	None
305	245030042	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
306	245030044	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.18	1.1	Low Density Residential	Yes	None
307	245040017	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.23	1.4	Low Density Residential	Yes	None
308	245040027	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.35	2.1	Low Density Residential	Yes	None
309	245040037	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.71	4.3	Low Density Residential	Yes	None
310	245040044	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.22	1.3	Low Density Residential	Yes	None
311	245040045	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.30	1.8	Low Density Residential	Yes	None
312	245040046	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.24	1.5	Low Density Residential	Yes	None
313	245040047	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.22	1.3	Low Density Residential	Yes	None
314	245040048	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.22	1.3	Low Density Residential	Yes	None
315	245040049	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.22	1.3	Low Density Residential	Yes	None
316	245040050	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.22	1.3	Low Density Residential	Yes	None
317	245040051	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.32	1.9	Low Density Residential	Yes	None
318	245040052	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.32	1.9	Low Density Residential	Yes	None
319	245040053	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.31	1.8	Low Density Residential	Yes	None
320	245040054	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.17	1.0	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
321	245040055	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.18	1.1	Low Density Residential	Yes	None
322	245040056	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.18	1.1	Low Density Residential	Yes	None
323	245040057	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.18	1.1	Low Density Residential	Yes	None
324	245040059	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None
325	245040060	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None
326	245040061	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None
327	245040062	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.17	1.0	Low Density Residential	Yes	None
328	245050007	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.23	1.4	Low Density Residential	Yes	None
329	245050029	RS-2 (Low Density Residential)	Low Density Residential	7.5	1.03	6.2	Low Density Residential	Yes	None
330	245060023	RS-2 (Low Density Residential)	Low Density Residential	7.5	4.69	28.2	Low Density Residential	Yes	None
331	245101008	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.07	0.4	Low Density Residential	Yes	None
332	245111004	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	1.0	Low Density Residential	Yes	None
333	245132001	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.22	1.3	Low Density Residential	Yes	None
334	245132020	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.17	1.0	Low Density Residential	Yes	None
335	245132021	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	0.9	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
336	245133025	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.20	1.2	Low Density Residential	Yes	None
337	245133026	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.19	1.1	Low Density Residential	Yes	None
338	245134014	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None
339	245134015	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None
340	245134016	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None
341	245134018	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
342	245134019	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
343	245134020	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None
344	245142021	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.24	1.4	Low Density Residential	Yes	None
345	245143037	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.17	1.0	Low Density Residential	Yes	None
346	245143040	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	1.0	Low Density Residential	Yes	None
347	245143045	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None
348	245143046	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None
349	245202001	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.19	1.1	Low Density Residential	Yes	None
350	245207002	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.19	1.1	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
351	245233001	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.17	1.0	Low Density Residential	Yes	None
352	245233002	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.17	1.0	Low Density Residential	Yes	None
353	245233003	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.18	1.1	Low Density Residential	Yes	None
354	245233004	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.17	1.0	Low Density Residential	Yes	None
355	245233005	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	1.0	Low Density Residential	Yes	None
356	245304004	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.9	Low Density Residential	Yes	None
357	245304005	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.9	Low Density Residential	Yes	None
358	245304006	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.9	Low Density Residential	Yes	None
359	245304013	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.9	Low Density Residential	Yes	None
360	245304014	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.9	Low Density Residential	Yes	None
361	245304015	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.9	Low Density Residential	Yes	None
362	245350028	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.18	1.1	Low Density Residential	Yes	None
363	245350029	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.17	1.0	Low Density Residential	Yes	None
364	245540013	RS-2 (Low Density Residential)	Low Density Residential	7.5	2.52	15.1	Low Density Residential	Yes	None
365	245540053	RS-2 (Low Density Residential)	Low Density Residential	7.5	1.78	10.7	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
366	246162016	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.22	1.3	Low Density Residential	Yes	None
367	246180052	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.17	1.0	Low Density Residential	Yes	None
368	247021016	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.29	1.8	Low Density Residential	Yes	None
369	247021018	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.59	3.5	Low Density Residential	Yes	None
370	247021041	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.27	1.6	Low Density Residential	Yes	None
371	247021054	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.28	1.7	Low Density Residential	Yes	None
372	247022011	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None
373	247030053	RS-2 (Low Density Residential)	Low Density Residential	7.5	1.21	7.3	Low Density Residential	Yes	None
374	247030054	RS-2 (Low Density Residential)	Low Density Residential	7.5	1.20	7.2	Low Density Residential	Yes	None
375	247030055	RS-2 (Low Density Residential)	Low Density Residential	7.5	1.26	7.6	Low Density Residential	Yes	None
376	247030056	RS-2 (Low Density Residential)	Low Density Residential	7.5	3.03	18.2	Low Density Residential	Yes	None
377	247030059	RS-2 (Low Density Residential)	Low Density Residential	7.5	5.96	35.8	Low Density Residential	Yes	None
378	247030060	RS-2 (Low Density Residential)	Low Density Residential	7.5	13.31	79.8	Low Density Residential	Yes	None
379	247030067	RS-2 (Low Density Residential)	Low Density Residential	7.5	4.62	27.7	Low Density Residential	Yes	None
380	247030068	RS-2 (Low Density Residential)	Low Density Residential	7.5	5.06	30.4	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
381	247030069	RS-2 (Low Density Residential)	Low Density Residential	7.5	4.25	25.5	Low Density Residential	Yes	None
382	247040017	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.40	2.4	Low Density Residential	Yes	None
383	247070006	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.65	3.9	Low Density Residential	Yes	None
384	247070007	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.56	3.3	Low Density Residential	Yes	None
385	247080001	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	1.0	Low Density Residential	Yes	None
386	247080002	RS-2 (Low Density Residential)	Low Density Residential	7.5	4.71	28.3	Low Density Residential	Yes	None
387	247080010	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.27	1.6	Low Density Residential	Yes	None
388	247090020	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.57	3.4	Low Density Residential	Yes	None
389	247090026	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.65	3.9	Low Density Residential	Yes	None
390	247090027	RS-2 (Low Density Residential)	Low Density Residential	7.5	1.20	7.2	Low Density Residential	Yes	None
391	247100020	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.10	0.6	Low Density Residential	Yes	None
392	247100029	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.28	1.7	Low Density Residential	Yes	None
393	247100031	RS-2 (Low Density Residential)	Low Density Residential	7.5	1.39	8.3	Low Density Residential	Yes	None
394	247120007	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.64	3.9	Low Density Residential	Yes	None
395	247120011	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.34	2.0	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
396	247120021	RS-2 (Low Density Residential)	Low Density Residential	7.5	9.52	57.1	Low Density Residential	Yes	None
397	247130003	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.22	1.3	Low Density Residential	Yes	None
398	247130023	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.34	2.0	Low Density Residential	Yes	None
399	247130045	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.22	1.3	Low Density Residential	Yes	None
400	247130052	RS-2 (Low Density Residential)	Low Density Residential	7.5	3.27	19.6	Low Density Residential	Yes	None
401	247130057	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.36	2.2	Low Density Residential	Yes	None
402	247140001	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.68	4.1	Low Density Residential	Yes	None
403	247140008	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.35	2.1	Low Density Residential	Yes	None
404	247140011	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None
405	247140012	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.25	1.5	Low Density Residential	Yes	None
406	247140061	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.23	1.4	Low Density Residential	Yes	None
407	247140062	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.48	2.9	Low Density Residential	Yes	None
408	247180005	RS-2 (Low Density Residential)	Low Density Residential	7.5	3.92	23.5	Low Density Residential	Yes	None
409	247180027	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.27	1.6	Low Density Residential	Yes	None
410	247180032	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.32	1.9	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
411	247180034	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.18	1.1	Low Density Residential	Yes	None
412	247190002	RS-2 (Low Density Residential)	Low Density Residential	7.5	8.89	53.3	Low Density Residential	Yes	None
413	247190023	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.39	2.4	Low Density Residential	Yes	None
414	247190026	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.29	1.7	Low Density Residential	Yes	None
415	248043013	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.86	5.2	Low Density Residential	Yes	None
416	248044003	RS-2 (Low Density Residential)	Low Density Residential	7.5	3.38	20.3	Low Density Residential	Yes	None
417	248050016	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.55	3.3	Low Density Residential	Yes	None
418	248050017	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.55	3.3	Low Density Residential	Yes	None
419	248050018	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.55	3.3	Low Density Residential	Yes	None
420	248050021	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.53	3.2	Low Density Residential	Yes	None
421	248050027	RS-2 (Low Density Residential)	Low Density Residential	7.5	1.23	7.4	Low Density Residential	Yes	None
422	248060017	RS-2 (Low Density Residential)	Low Density Residential	7.5	31.24	187.4	Low Density Residential	Yes	None
423	248080019	RS-2 (Low Density Residential)	Low Density Residential	7.5	16.08	96.5	Low Density Residential	Yes	None
424	248080020	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.51	3.0	Low Density Residential	Yes	None
425	248080066	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.31	1.9	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
426	248090048	RS-2 (Low Density Residential)	Low Density Residential	7.5	2.41	14.5	Low Density Residential	Yes	None
427	251103014	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	1.0	Low Density Residential	Yes	None
428	251232009	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.28	1.7	Low Density Residential	Yes	None
429	251240051	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.45	2.7	Low Density Residential	Yes	None
430	252073046	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.21	1.2	Low Density Residential	Yes	None
431	252073047	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.21	1.3	Low Density Residential	Yes	None
432	253015014	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.06	0.4	Low Density Residential	Yes	None
433	253045014	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.10	0.6	Low Density Residential	Yes	None
434	253060018	RS-2 (Low Density Residential)	Public Institutional	7.5	0.69	4.2	Public Institutional	Yes	None
435	253090022	RS-2 (Low Density Residential)	Low Medium Density Residential	7.5	0.19	1.2	Low Medium Density Residential	Yes	None
436	253121026	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.17	1.0	Low Density Residential	Yes	None
437	253124015	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.25	1.5	Low Density Residential	Yes	None
438	253220057	RS-2 (Low Density Residential)	Low Density Residential	7.5	1.14	6.8	Low Density Residential	Yes	None
439	254010002	RS-2 (Low Density Residential)	Low Density Residential	7.5	16.25	97.5	Low Density Residential	Yes	None
440	254010003	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.33	2.0	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
441	254010006	RS-2 (Low Density Residential)	Low Density Residential	7.5	31.48	188.9	Low Density Residential	Yes	None
442	254010009	RS-2 (Low Density Residential)	Low Density Residential	7.5	9.53	57.2	Low Density Residential	Yes	None
443	254010011	RS-2 (Low Density Residential)	Low Density Residential	7.5	8.81	52.9	Low Density Residential	Yes	None
444	254010032	RS-2 (Low Density Residential)	Low Density Residential	7.5	2.93	17.6	Low Density Residential	Yes	None
445	254010045	RS-2 (Low Density Residential)	Low Density Residential	7.5	7.61	45.7	Low Density Residential	Yes	None
446	254010046	RS-2 (Low Density Residential)	Low Density Residential	7.5	8.72	52.3	Low Density Residential	Yes	None
447	254010059	RS-2 (Low Density Residential)	Low Density Residential	7.5	14.04	84.3	Low Density Residential	Yes	None
448	254030017	RS-2 (Low Density Residential)	Low Density Residential	7.5	2.29	13.8	Low Density Residential	Yes	None
449	254030018	RS-2 (Low Density Residential)	Low Density Residential	7.5	3.34	20.0	Low Density Residential	Yes	None
450	254030019	RS-2 (Low Density Residential)	Low Density Residential	7.5	4.56	27.4	Low Density Residential	Yes	None
451	254030020	RS-2 (Low Density Residential)	Low Density Residential	7.5	4.69	28.2	Low Density Residential	Yes	None
452	254030022	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.37	2.2	Low Density Residential	Yes	None
453	254030023	RS-2 (Low Density Residential)	Low Density Residential	7.5	1.23	7.4	Low Density Residential	Yes	None
454	254030024	RS-2 (Low Density Residential)	Low Density Residential	7.5	4.61	27.7	Low Density Residential	Yes	None
455	254040008	RS-2 (Low Density Residential)	Low Density Residential	7.5	10.48	62.9	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
456	254040017	RS-2 (Low Density Residential)	Low Density Residential	7.5	9.22	55.3	Low Density Residential	Yes	None
457	254040031	RS-2 (Low Density Residential)	Low Density Residential	7.5	19.40	116.4	Low Density Residential	Yes	None
458	254060032	RS-2 (Low Density Residential)	Low Density Residential	7.5	9.72	58.3	Low Density Residential	Yes	None
459	254072017	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None
460	254073014	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
461	254073025	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
462	254084003	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None
463	254090001	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.58	3.5	Low Density Residential	Yes	None
464	254090011	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.42	2.5	Low Density Residential	Yes	None
465	254110003	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.38	2.3	Low Density Residential	Yes	None
466	254110011	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.40	2.4	Low Density Residential	Yes	None
467	254110016	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.29	1.7	Low Density Residential	Yes	None
468	254110018	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.38	2.3	Low Density Residential	Yes	None
469	254120088	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.71	4.2	Low Density Residential	Yes	None
470	254130053	RS-2 (Low Density Residential)	Low Density Residential	7.5	2.55	15.3	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
471	254130056	RS-2 (Low Density Residential)	Very Low Density Residential	7.5	0.49	2.9	Very Low Density Residential	Yes	None
472	254140002	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.50	3.0	Low Density Residential	Yes	None
473	254140003	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.66	3.9	Low Density Residential	Yes	None
474	254140010	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.45	2.7	Low Density Residential	Yes	None
475	254140011	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.40	2.4	Low Density Residential	Yes	None
476	254140012	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.46	2.7	Low Density Residential	Yes	None
477	254140014	RS-2 (Low Density Residential)	Low Density Residential	7.5	3.25	19.5	Low Density Residential	Yes	None
478	254150005	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.18	1.1	Low Density Residential	Yes	None
479	254150006	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.29	1.7	Low Density Residential	Yes	None
480	254150007	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.17	1.0	Low Density Residential	Yes	None
481	254150008	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.17	1.0	Low Density Residential	Yes	None
482	254150009	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.18	1.1	Low Density Residential	Yes	None
483	254160001	RS-2 (Low Density Residential)	Low Density Residential	7.5	2.02	12.1	Low Density Residential	Yes	None
484	254160002	RS-2 (Low Density Residential)	Low Density Residential	7.5	2.65	15.9	Low Density Residential	Yes	None
485	254160003	RS-2 (Low Density Residential)	Low Density Residential	7.5	2.91	17.4	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
486	254160006	RS-2 (Low Density Residential)	Very Low Density Residential	7.5	0.49	2.9	Very Low Density Residential	Yes	None
487	255170020	RS-2 (Low Density Residential)	Low Density Residential	7.5	38.32	229.9	Low Density Residential	Yes	None
488	255170041	RS-2 (Low Density Residential)	Low Density Residential	7.5	52.07	312.4	Low Density Residential	Yes	None
489	255190008	RS-2 (Low Density Residential)	Low Density Residential	7.5	31.76	190.6	Low Density Residential	Yes	None
490	255190022	RS-2 (Low Density Residential)	Low Density Residential	7.5	32.92	197.5	Low Density Residential	Yes	None
491	255250016	RS-2 (Low Density Residential)	Low Density Residential	7.5	5.56	33.3	Low Density Residential	Yes	None
492	259040037	RS-2 (Low Density Residential)	Low Density Residential	7.5	44.86	269.2	Low Density Residential	Yes	None
493	259160010	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.9	Low Density Residential	Yes	None
494	259160025	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.9	Low Density Residential	Yes	None
495	259160032	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	1.0	Low Density Residential	Yes	None
496	259160033	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.18	1.1	Low Density Residential	Yes	None
497	259160035	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.18	1.1	Low Density Residential	Yes	None
498	259160039	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
499	259160040	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
500	259160041	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
501	259160042	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
502	259160043	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
503	259160044	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
504	259160045	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
505	259160046	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	1.0	Low Density Residential	Yes	None
506	259160047	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.9	Low Density Residential	Yes	None
507	259160048	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
508	259160049	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
509	259160050	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
510	259160051	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
511	259160052	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
512	259160053	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
513	259160054	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
514	259160055	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
515	259160056	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
516	259160057	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
517	259160058	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
518	259160059	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
519	259160060	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
520	259160061	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
521	259160062	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
522	259160063	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.9	Low Density Residential	Yes	None
523	259160064	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	1.0	Low Density Residential	Yes	None
524	259160065	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	0.9	Low Density Residential	Yes	None
525	259160066	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	0.9	Low Density Residential	Yes	None
526	259160067	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	0.9	Low Density Residential	Yes	None
527	259160068	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	0.9	Low Density Residential	Yes	None
528	259160069	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	0.9	Low Density Residential	Yes	None
529	259160070	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	0.9	Low Density Residential	Yes	None
530	259160071	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	0.9	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
531	259160072	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	0.9	Low Density Residential	Yes	None
532	259160073	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None
533	259160074	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	0.9	Low Density Residential	Yes	None
534	259160075	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.22	1.3	Low Density Residential	Yes	None
535	259160076	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.22	1.3	Low Density Residential	Yes	None
536	259160077	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	0.9	Low Density Residential	Yes	None
537	259160078	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	1.0	Low Density Residential	Yes	None
538	259160079	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.18	1.1	Low Density Residential	Yes	None
539	259160080	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.22	1.3	Low Density Residential	Yes	None
540	259160081	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.25	1.5	Low Density Residential	Yes	None
541	259330029	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.17	1.0	Low Density Residential	Yes	None
542	259330030	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	0.9	Low Density Residential	Yes	None
543	259330031	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.18	1.1	Low Density Residential	Yes	None
544	259330032	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None
545	259330033	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.19	1.1	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
546	259330034	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.28	1.7	Low Density Residential	Yes	None
547	259330035	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.29	1.7	Low Density Residential	Yes	None
548	259330036	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.18	1.1	Low Density Residential	Yes	None
549	259330037	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.9	Low Density Residential	Yes	None
550	259330038	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.18	1.1	Low Density Residential	Yes	None
551	259330039	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	0.9	Low Density Residential	Yes	None
552	259330040	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.18	1.1	Low Density Residential	Yes	None
553	259330041	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.17	1.0	Low Density Residential	Yes	None
554	259330042	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	1.0	Low Density Residential	Yes	None
555	259330043	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.19	1.1	Low Density Residential	Yes	None
556	259330044	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None
557	259330045	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.19	1.1	Low Density Residential	Yes	None
558	259330046	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.29	1.7	Low Density Residential	Yes	None
559	259330047	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.29	1.8	Low Density Residential	Yes	None
560	259330048	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.19	1.2	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
561	259330049	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None
562	259330050	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.19	1.1	Low Density Residential	Yes	None
563	259330051	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	1.0	Low Density Residential	Yes	None
564	259330052	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.17	1.0	Low Density Residential	Yes	None
565	259330053	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.9	Low Density Residential	Yes	None
566	259330054	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
567	259330055	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
568	259330056	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
569	259330057	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	1.0	Low Density Residential	Yes	None
570	259330058	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
571	259330059	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
572	259330060	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
573	259330061	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.14	0.8	Low Density Residential	Yes	None
574	259360050	RS-2 (Low Density Residential)	Low Density Residential	7.5	4.44	26.6	Low Density Residential	Yes	None
575	259370003	RS-2 (Low Density Residential)	Low Density Residential	7.5	18.02	108.1	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
576	260102020	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.29	1.7	Low Density Residential	Yes	None
577	260104006	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.15	0.9	Low Density Residential	Yes	None
578	260111011	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	1.0	Low Density Residential	Yes	None
579	260112026	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.24	1.4	Low Density Residential	Yes	None
580	261165001	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.21	1.3	Low Density Residential	Yes	None
581	261165002	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.09	0.5	Low Density Residential	Yes	None
582	261190005	RS-2 (Low Density Residential)	Parks and Recreation	7.5	0.53	3.2	Low Density Residential	Yes	None
583	261190007	RS-2 (Low Density Residential)	Low Density Residential	7.5	1.45	8.7	Low Density Residential	Yes	None
584	261190008	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.96	5.8	Low Density Residential	Yes	None
585	261190009	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.98	5.9	Low Density Residential	Yes	None
586	261190011	RS-2 (Low Density Residential)	Low Density Residential	7.5	1.02	6.1	Low Density Residential	Yes	None
587	261200004	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.86	5.1	Low Density Residential	Yes	None
588	261200005	RS-2 (Low Density Residential)	Low Density Residential	7.5	1.08	6.5	Low Density Residential	Yes	None
589	261200030	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.55	3.3	Low Density Residential	Yes	None
590	261200031	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.43	2.6	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
591	261200033	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.55	3.3	Low Density Residential	Yes	None
592	261200034	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.48	2.9	Low Density Residential	Yes	None
593	261210005	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.82	4.9	Low Density Residential	Yes	None
594	261210019	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.87	5.2	Low Density Residential	Yes	None
595	261210020	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.92	5.5	Low Density Residential	Yes	None
596	261210025	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.33	2.0	Low Density Residential	Yes	None
597	262034008	RS-2 (Low Density Residential)	Low Density Residential	7.5	1.13	6.8	Low Density Residential	Yes	None
598	262042024	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.07	0.4	Low Density Residential	Yes	None
599	262250016	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.66	4.0	Low Density Residential	Yes	None
600	268070006	RS-2 (Low Density Residential)	Low Density Residential	7.5	1.96	11.7	Low Density Residential	Yes	None
601	268070008	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.85	5.1	Low Density Residential	Yes	None
602	268080029	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.96	5.7	Low Density Residential	Yes	None
603	268090001	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.43	2.6	Low Density Residential	Yes	None
604	268090007	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.97	5.8	Low Density Residential	Yes	None
605	268100001	RS-2 (Low Density Residential)	Low Density Residential	7.5	3.72	22.3	Low Density Residential	Yes	None

Site	APN	Zone	GP Designation	Allowable Density (Units/acre)	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
606	268100005	RS-2 (Low Density Residential)	Low Density Residential	7.5	9.54	57.2	Low Density Residential	Yes	None
607	268110025	RS-2 (Low Density Residential)	Low Density Residential	7.5	25.93	155.6	Low Density Residential	Yes	None
608	269010028	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.97	5.8	Low Density Residential	Yes	None
609	269021002	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.80	4.8	Low Density Residential	Yes	None
610	269021004	RS-2 (Low Density Residential)	Low Density Residential	7.5	1.46	8.7	Low Density Residential	Yes	None
611	269021009	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.47	2.8	Low Density Residential	Yes	None
612	269021016	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.16	1.0	Low Density Residential	Yes	None
613	269040034	RS-2 (Low Density Residential)	Low Density Residential	7.5	1.11	6.7	Low Density Residential	Yes	None
614	269040035	RS-2 (Low Density Residential)	Low Density Residential	7.5	1.65	9.9	Low Density Residential	Yes	None
615	269120001	RS-2 (Low Density Residential)	Low Density Residential	7.5	3.67	22.0	Low Density Residential	Yes	None
616	269120002	RS-2 (Low Density Residential)	Low Density Residential	7.5	35.92	215.5	Low Density Residential	Yes	None
617	269120009	RS-2 (Low Density Residential)	Low Density Residential	7.5	0.90	5.4	Low Density Residential	Yes	None

Appendix F: Available Land Inventory Summary Map





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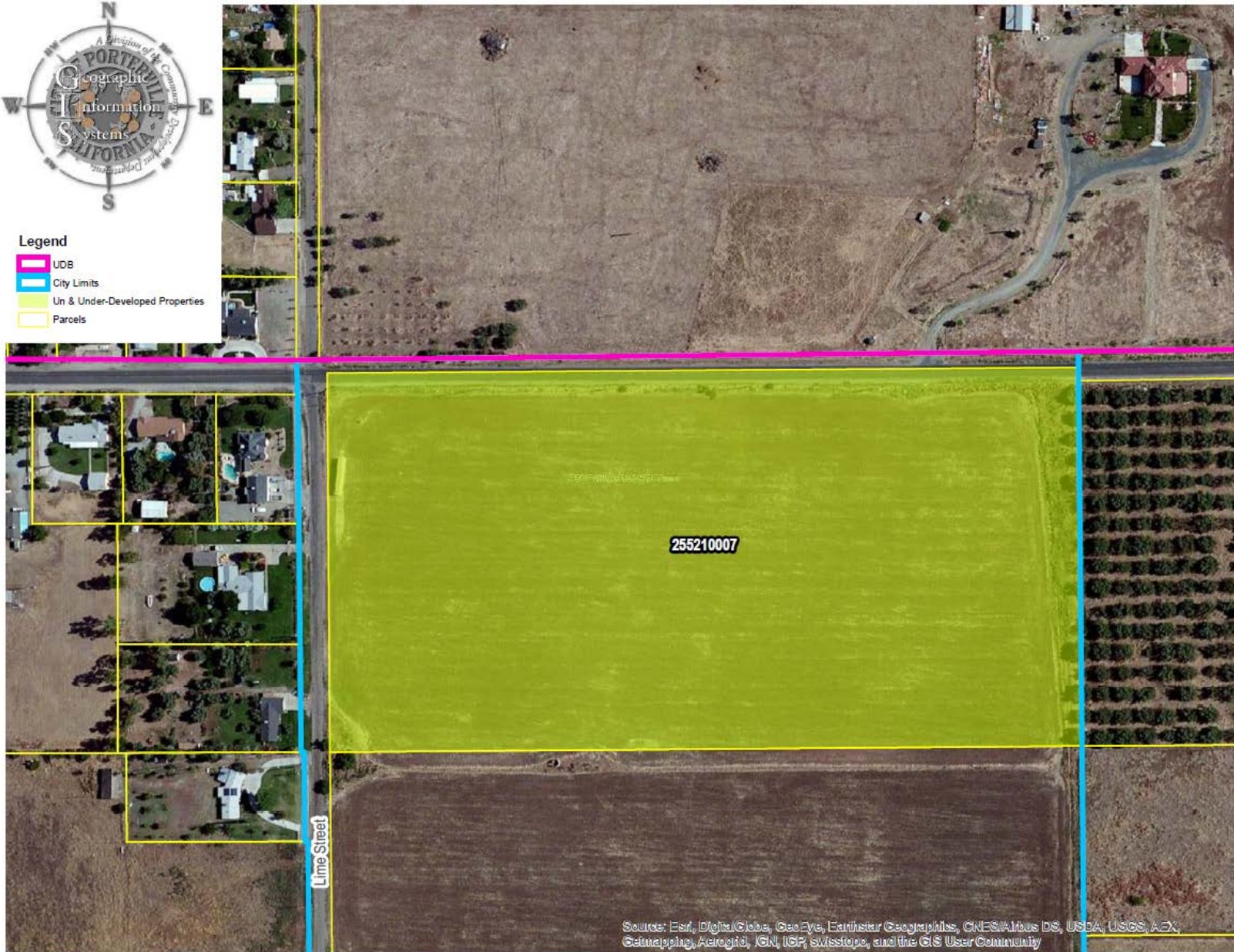
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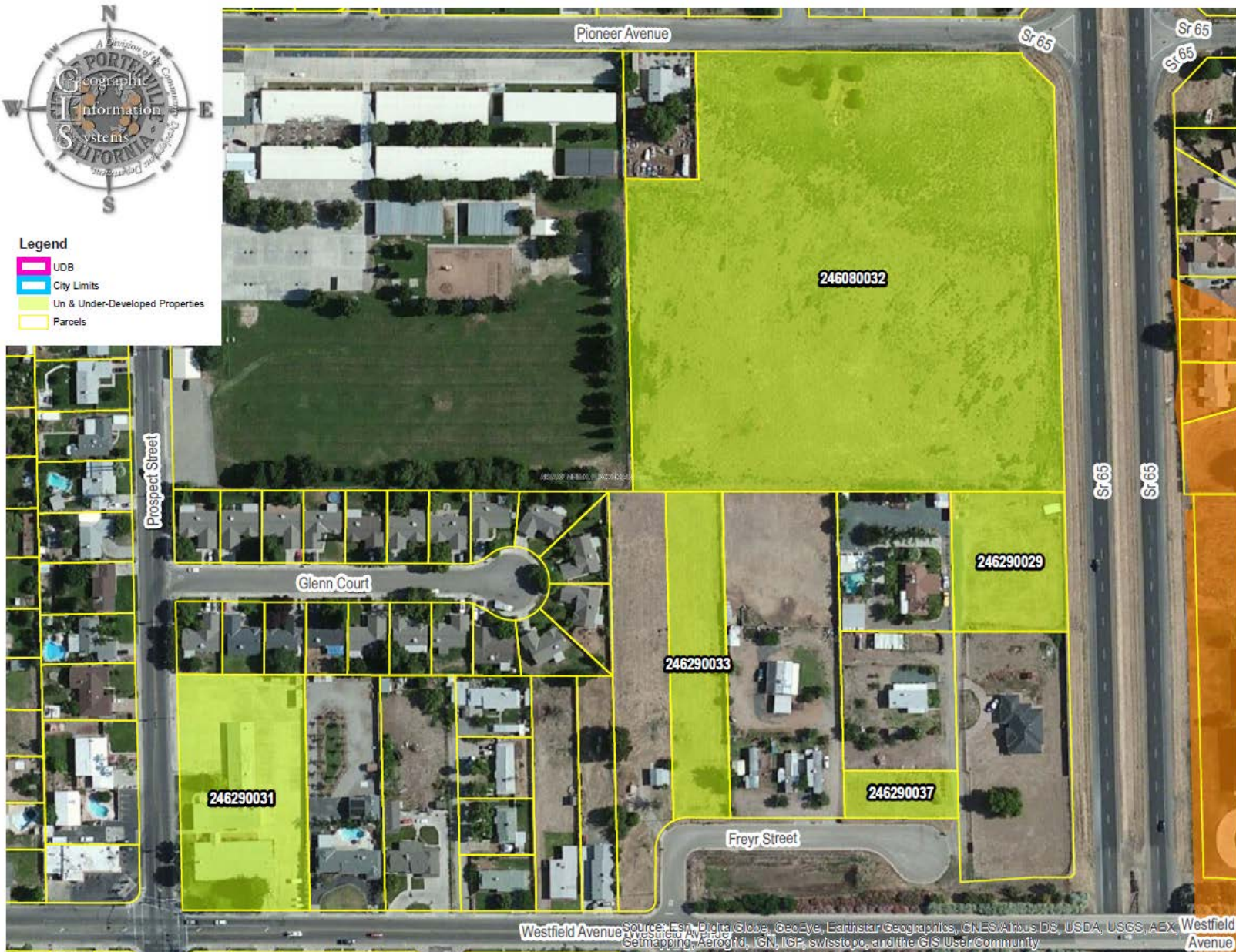
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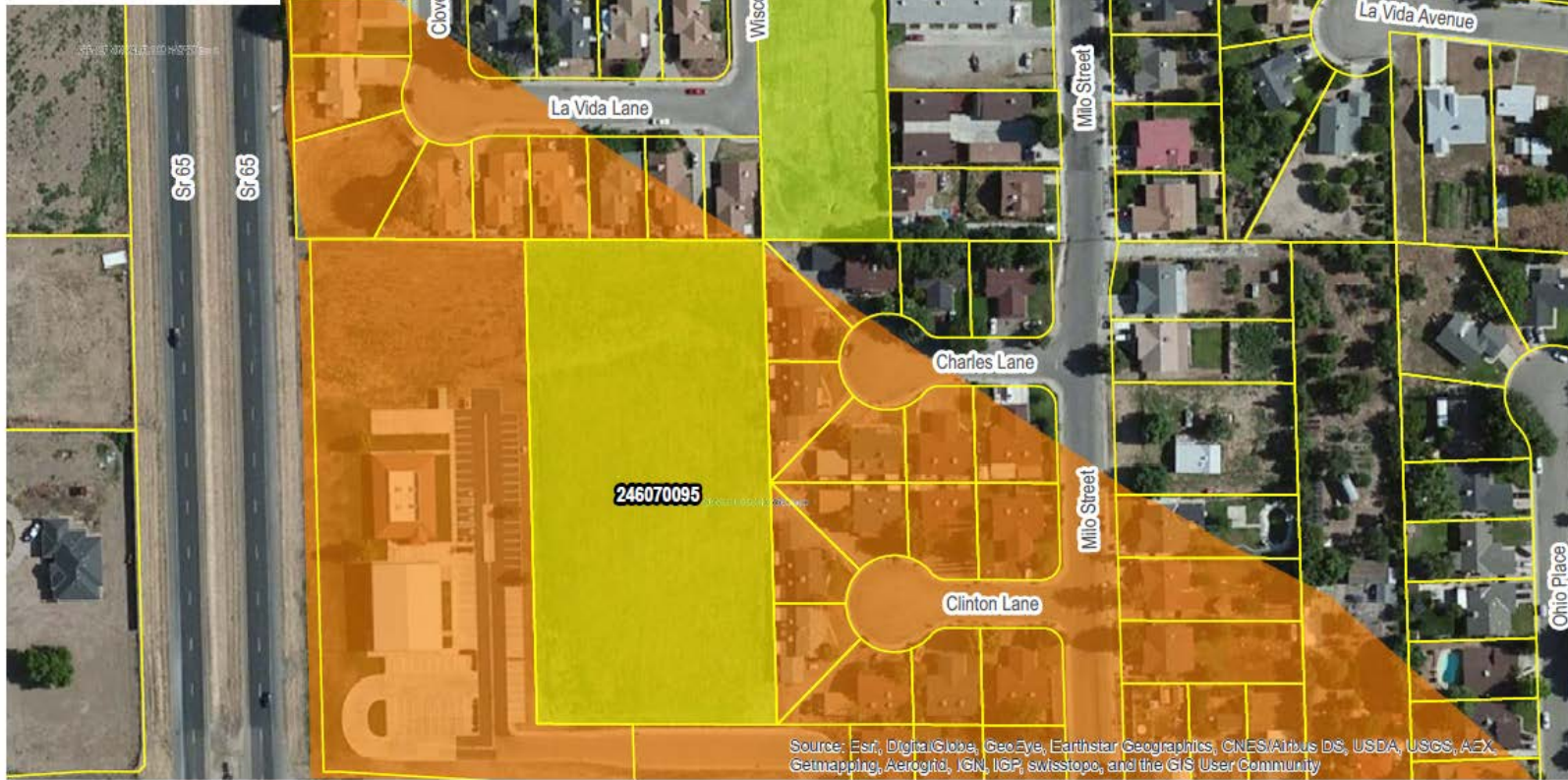
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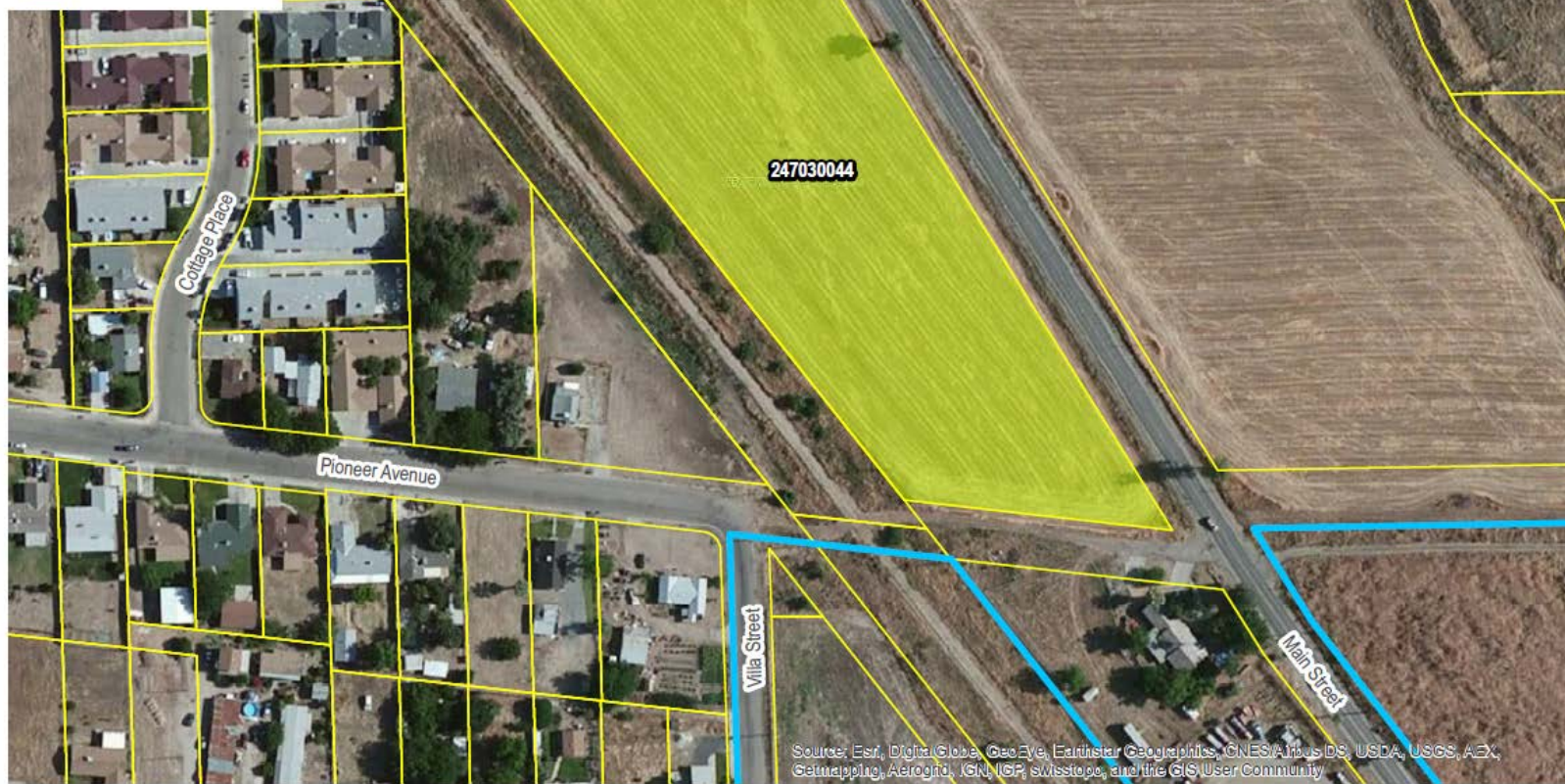
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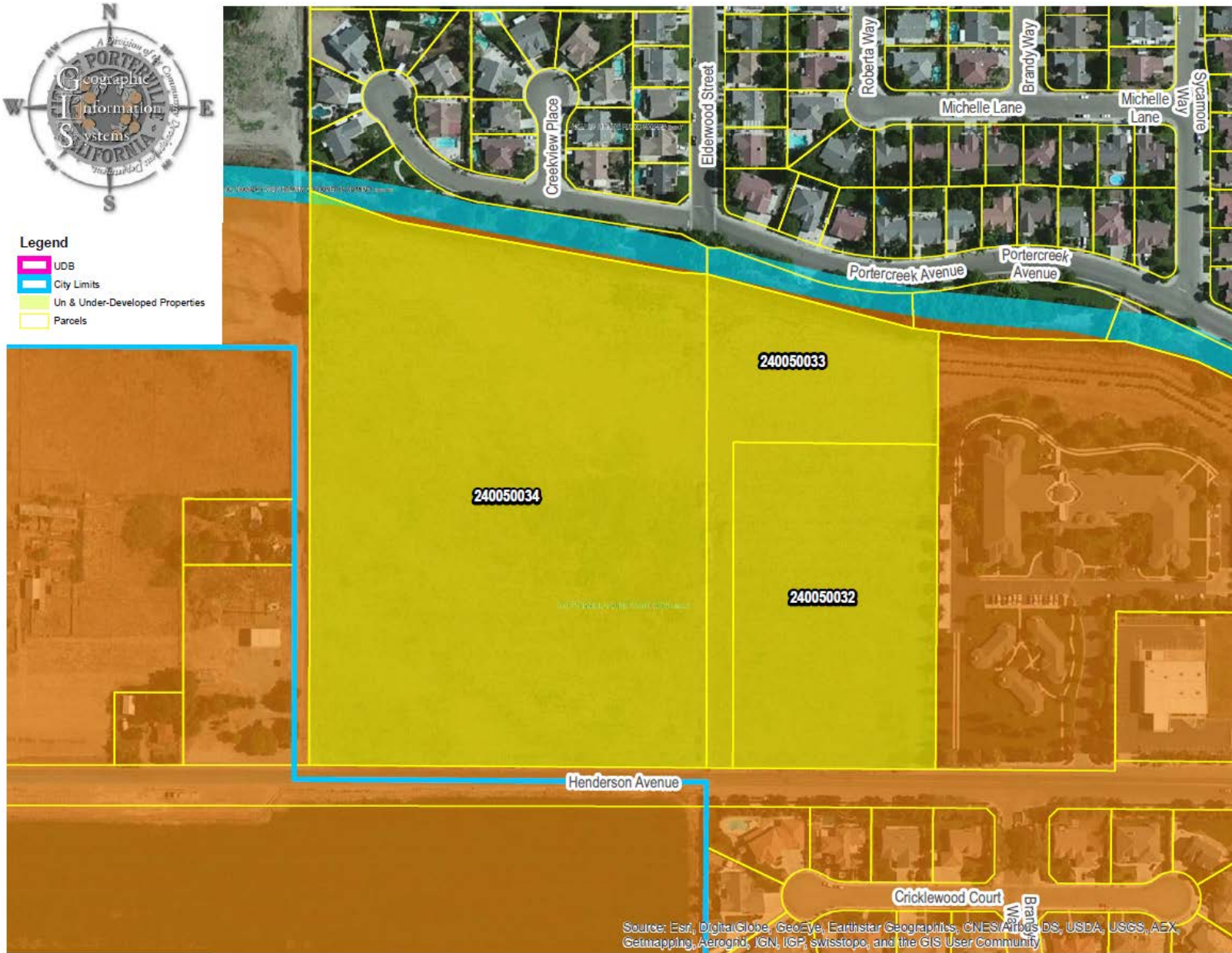
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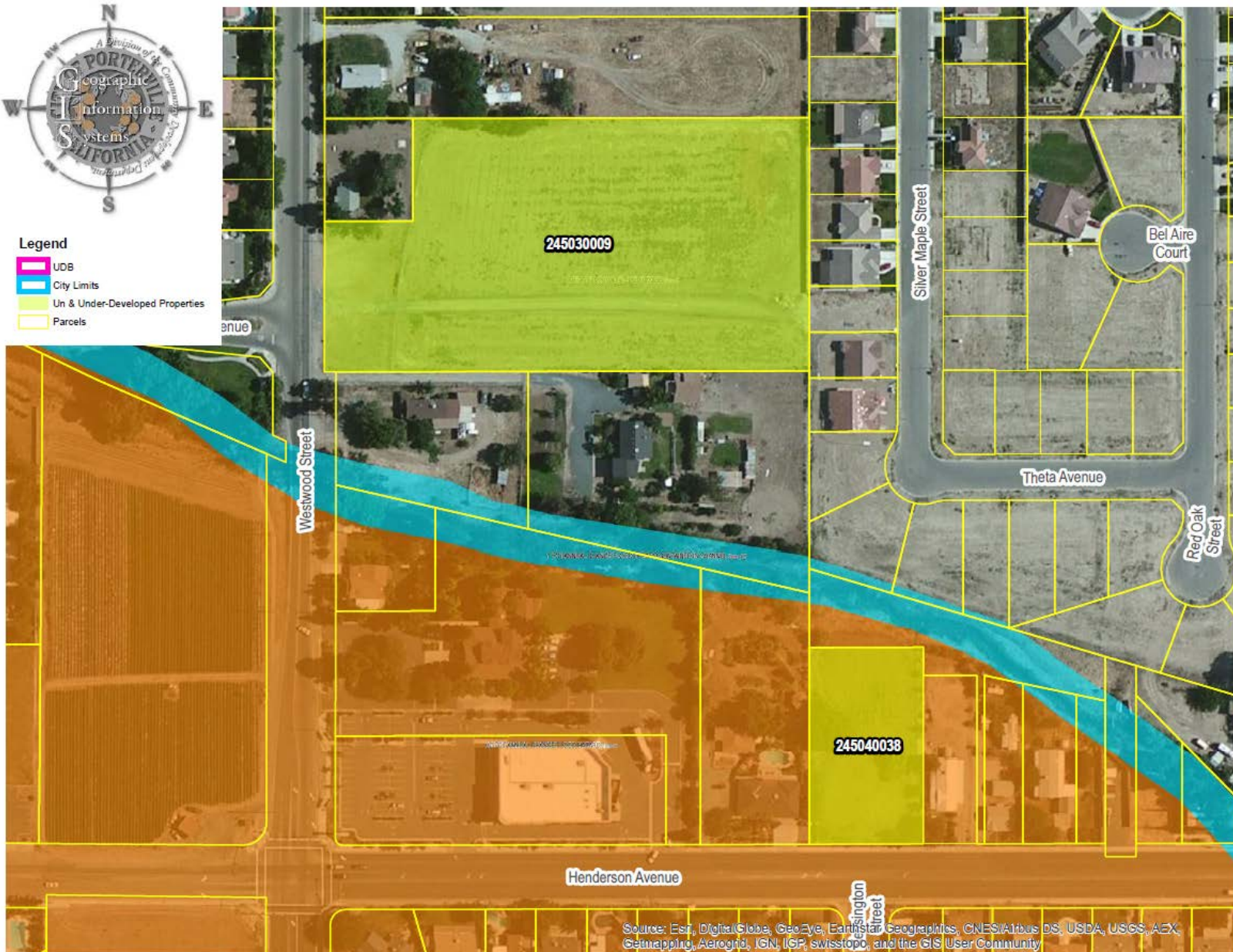
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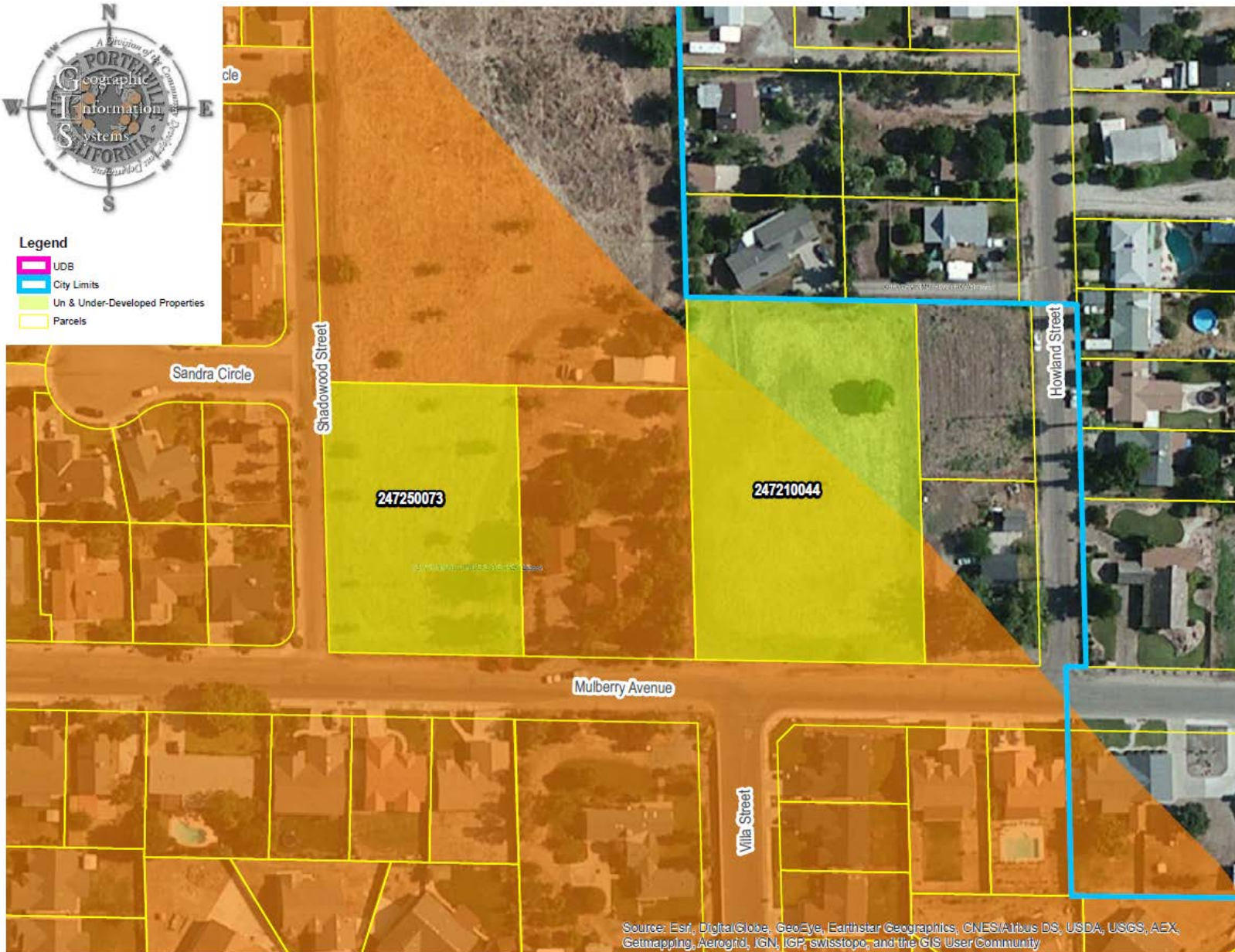
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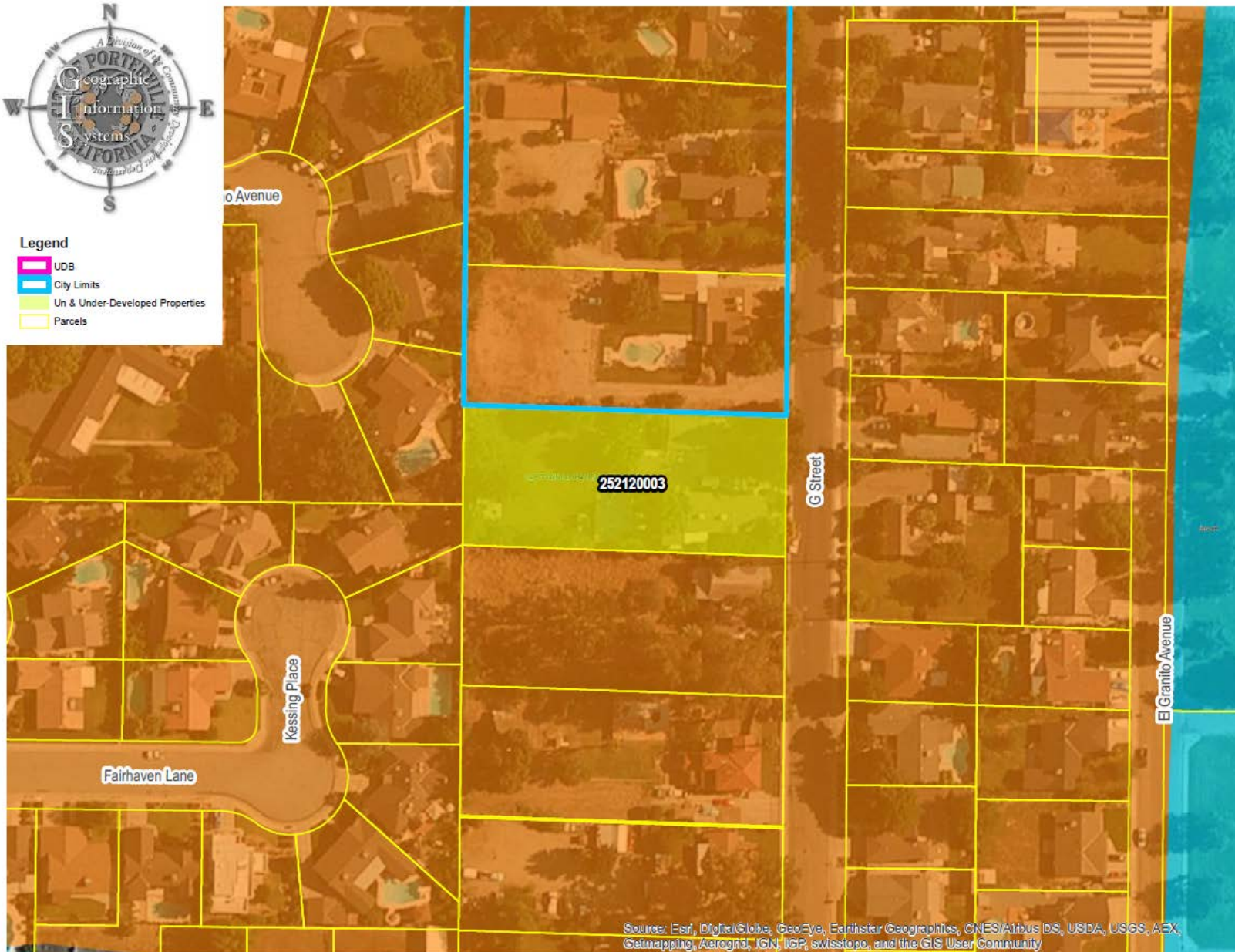
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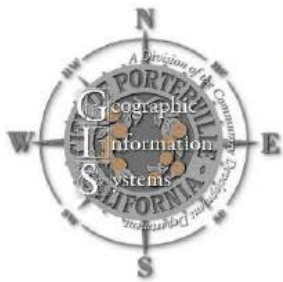




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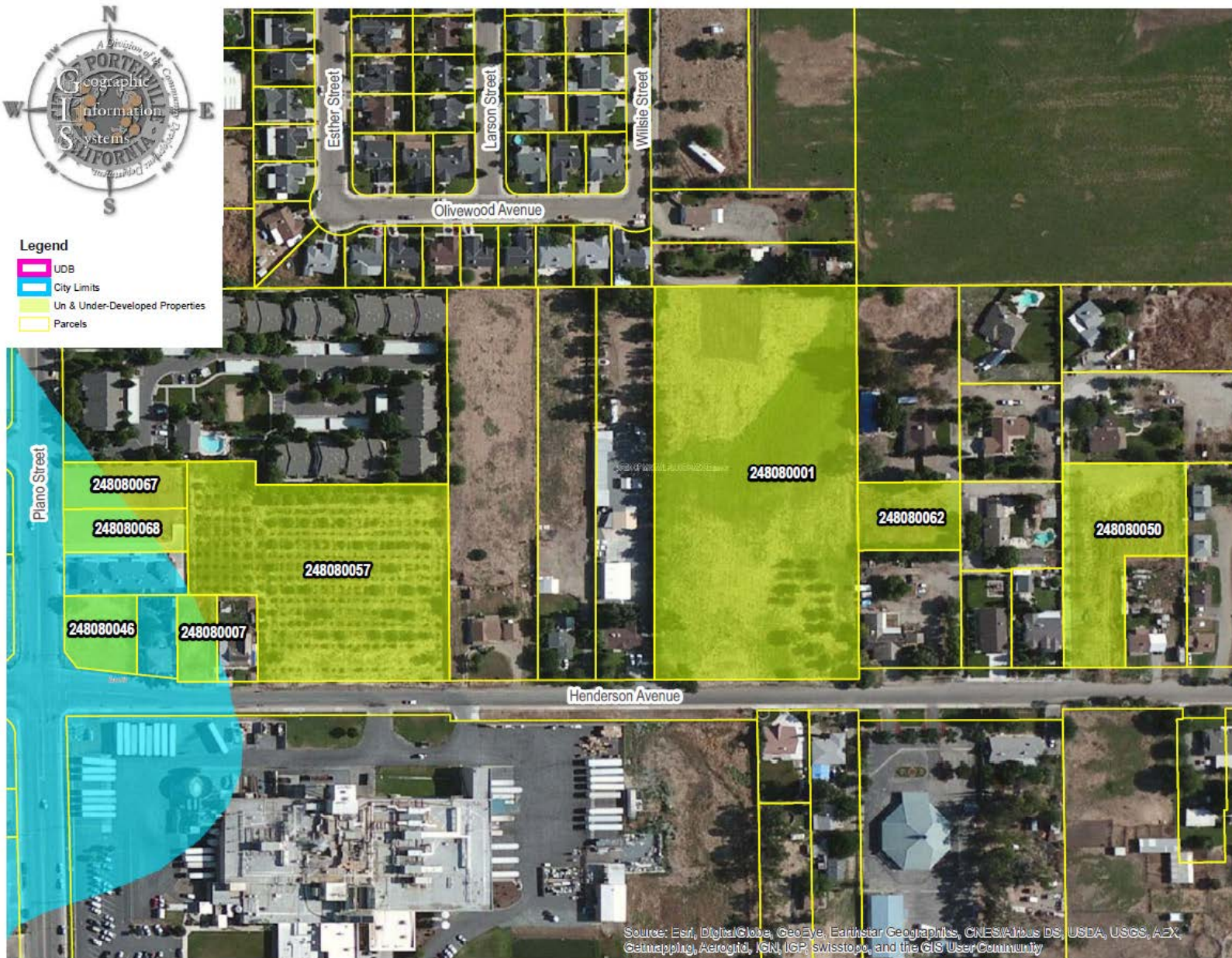


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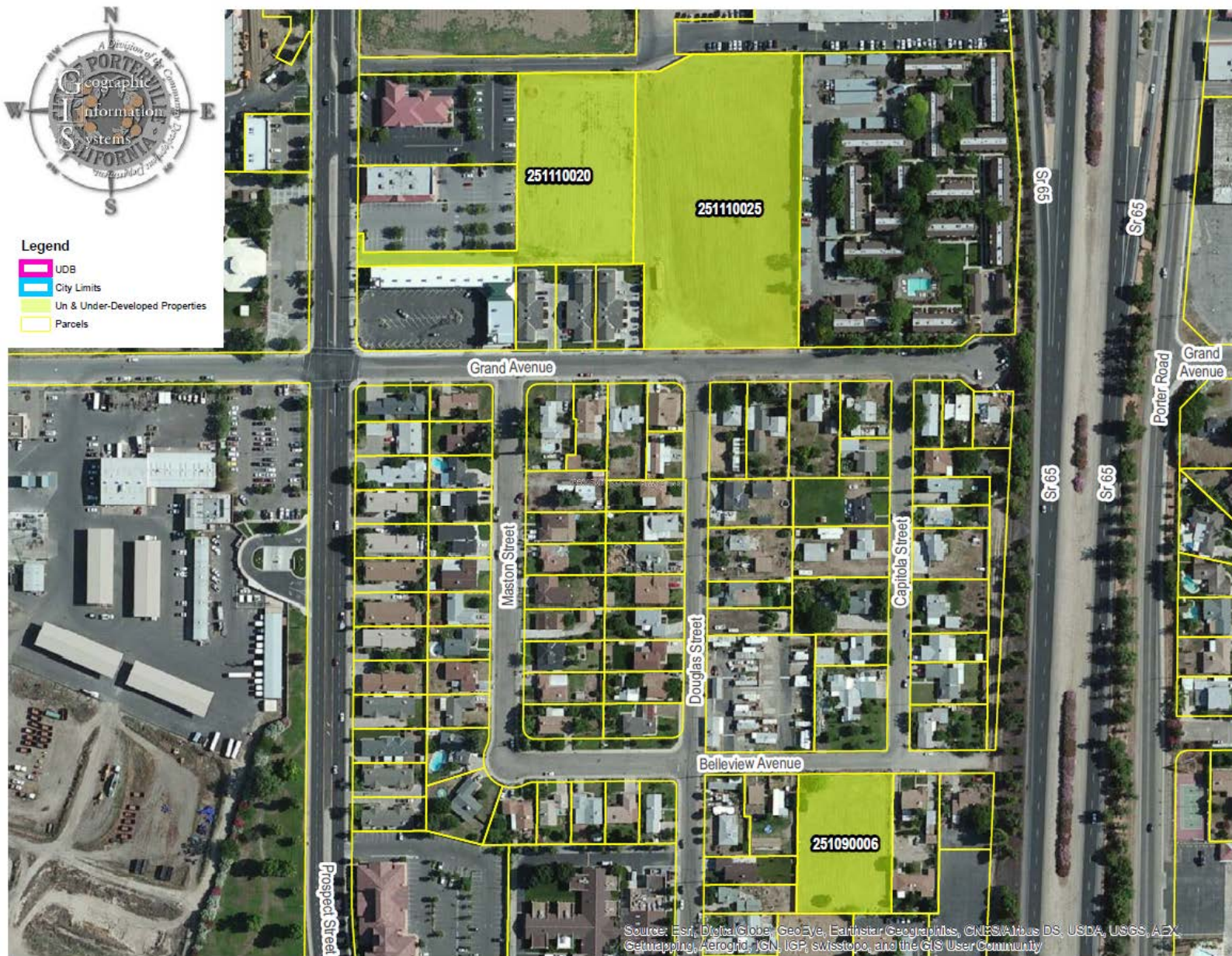


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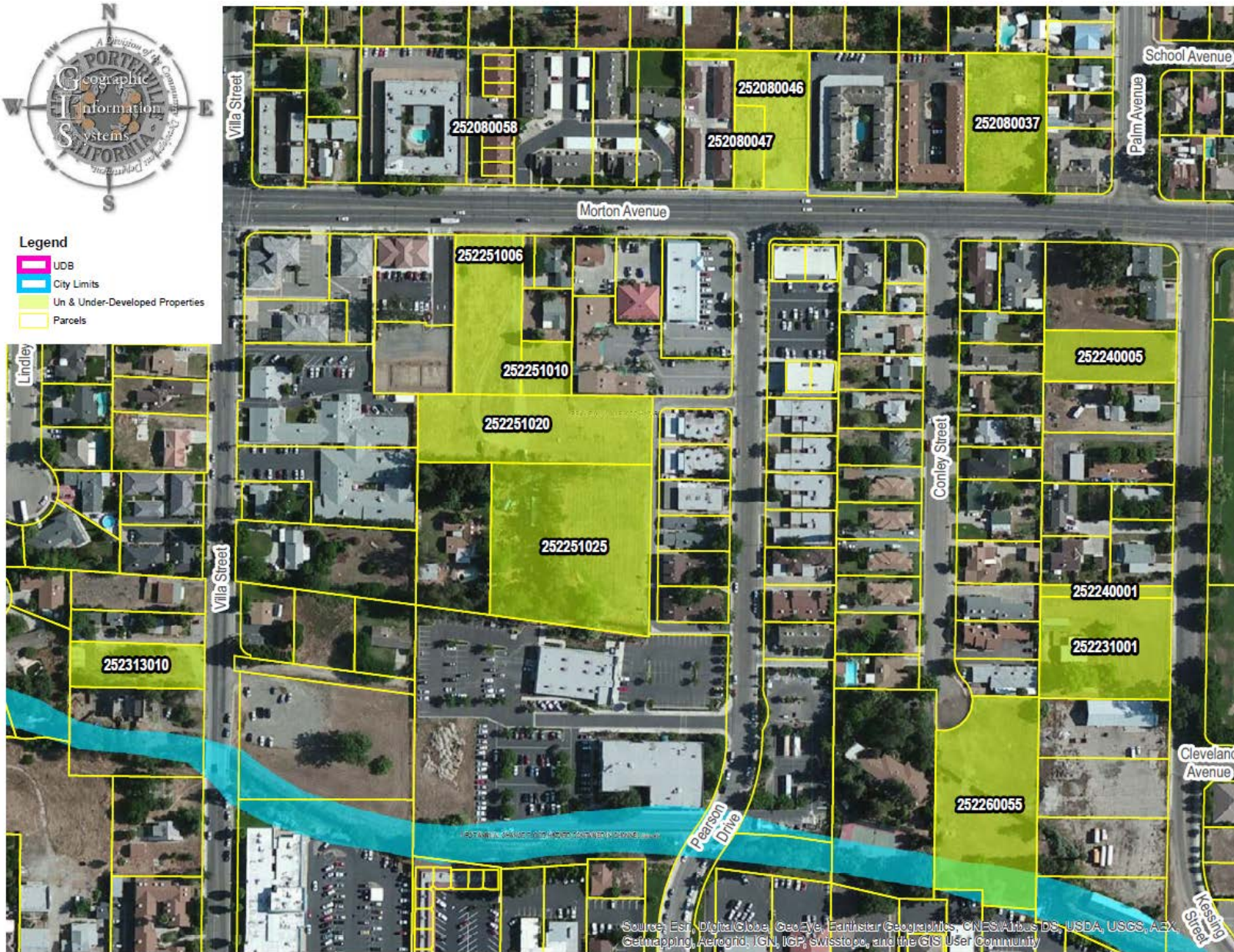
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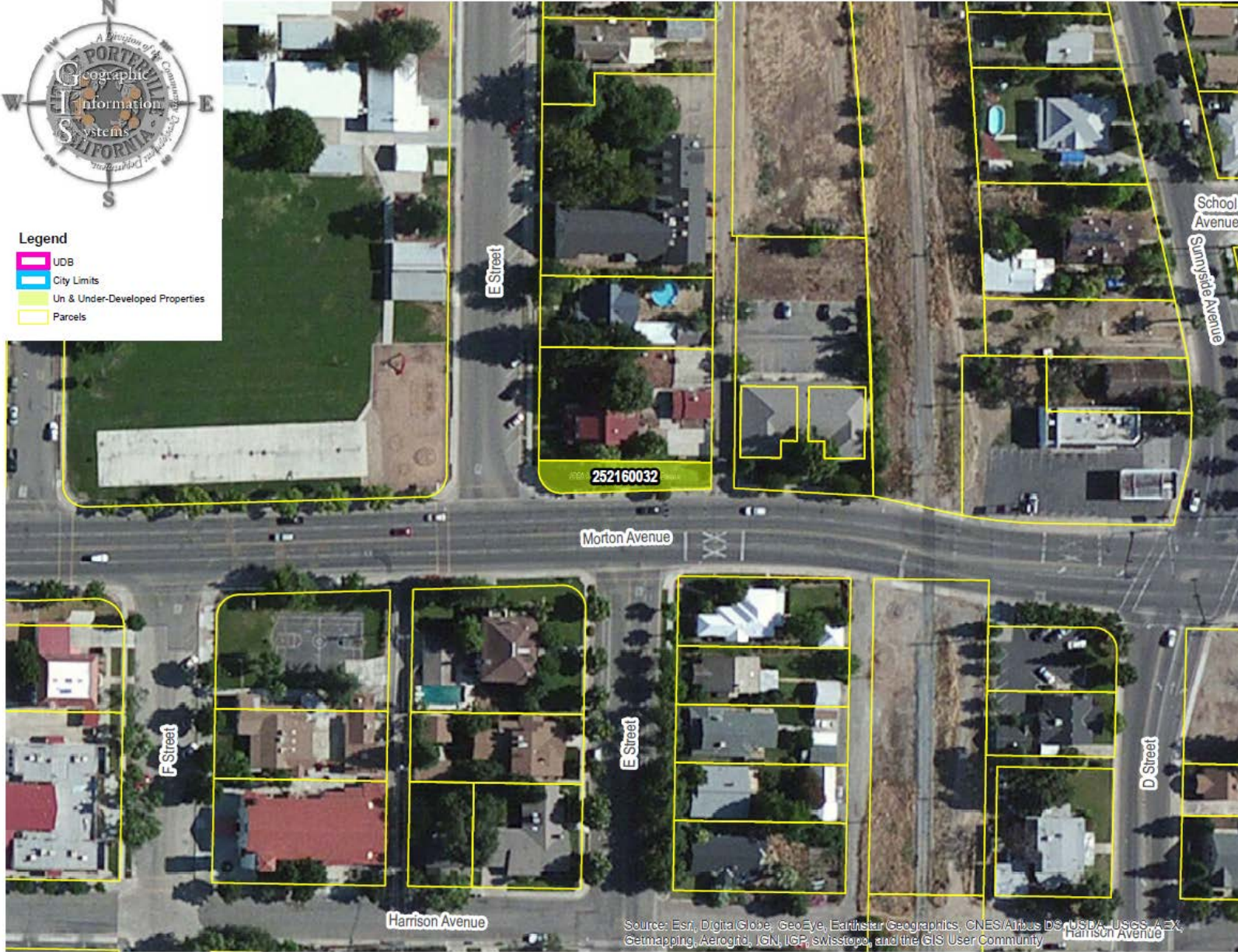


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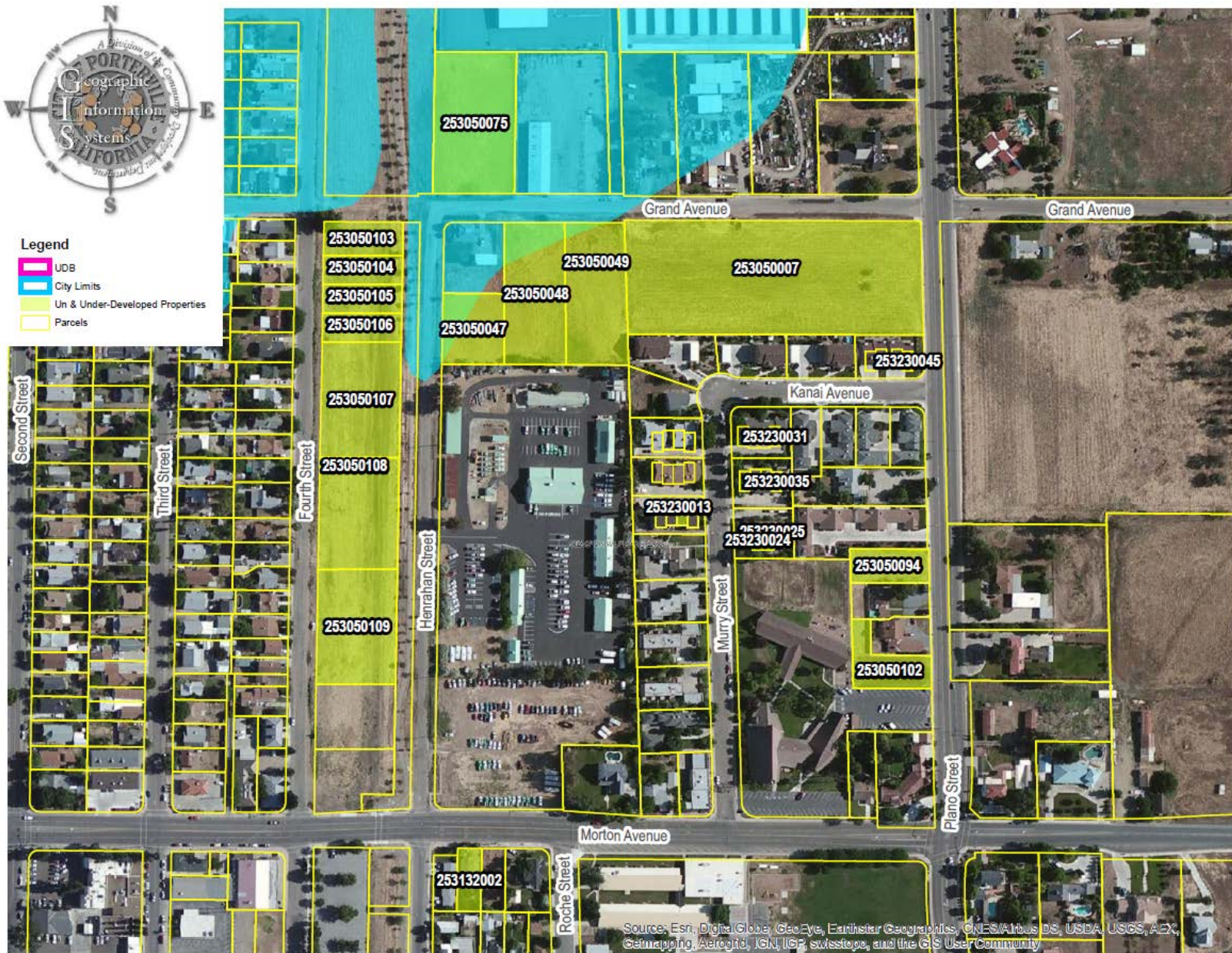


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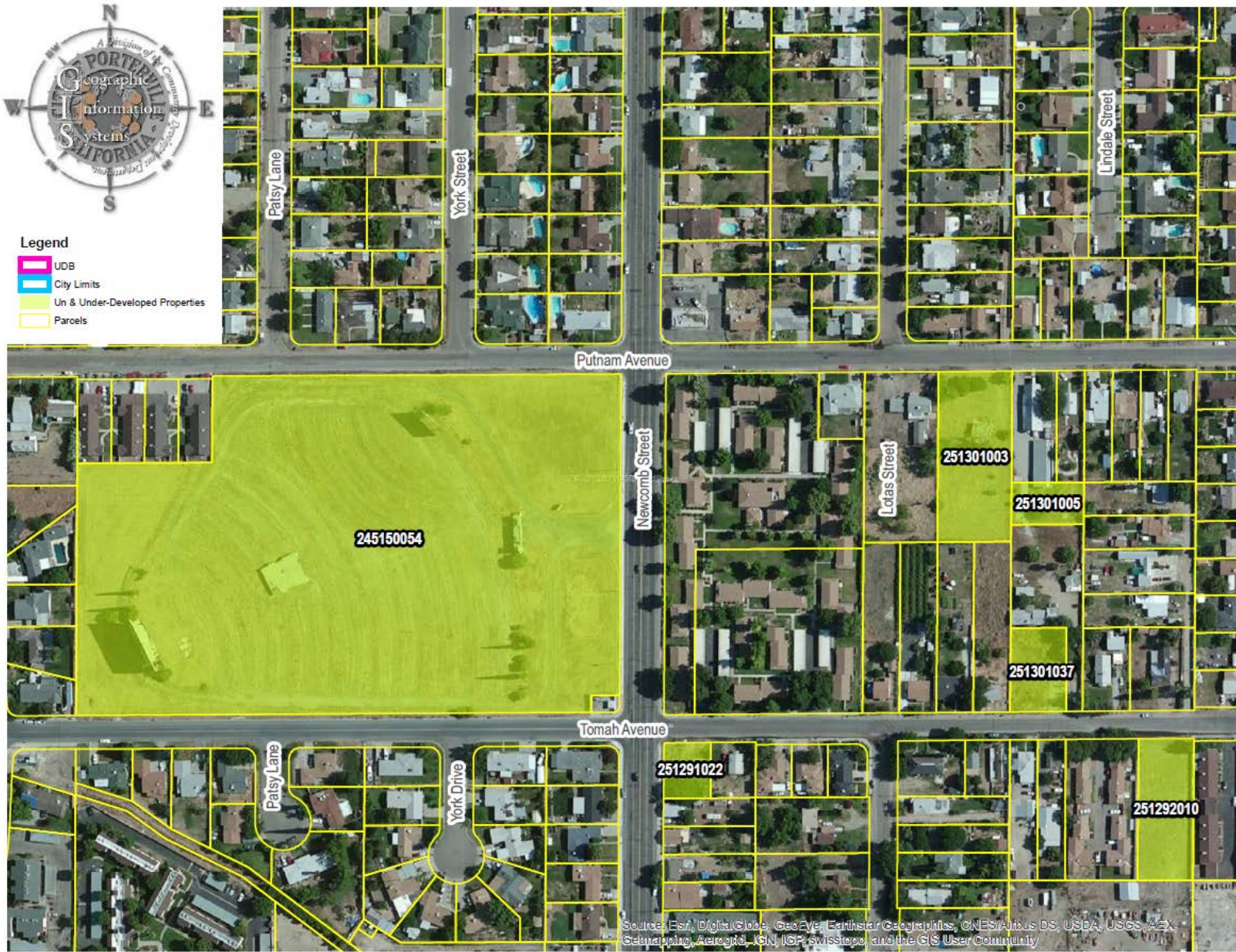


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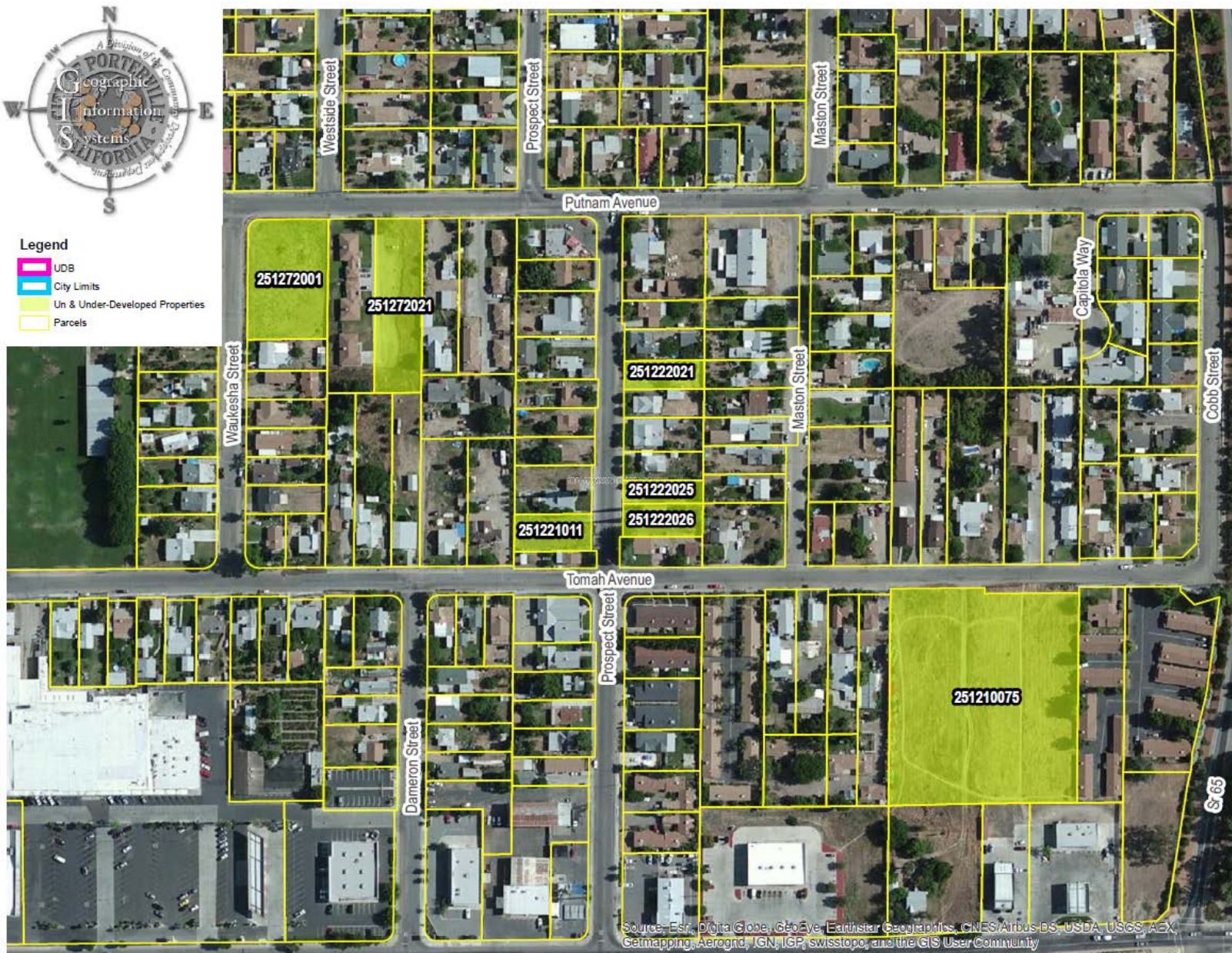


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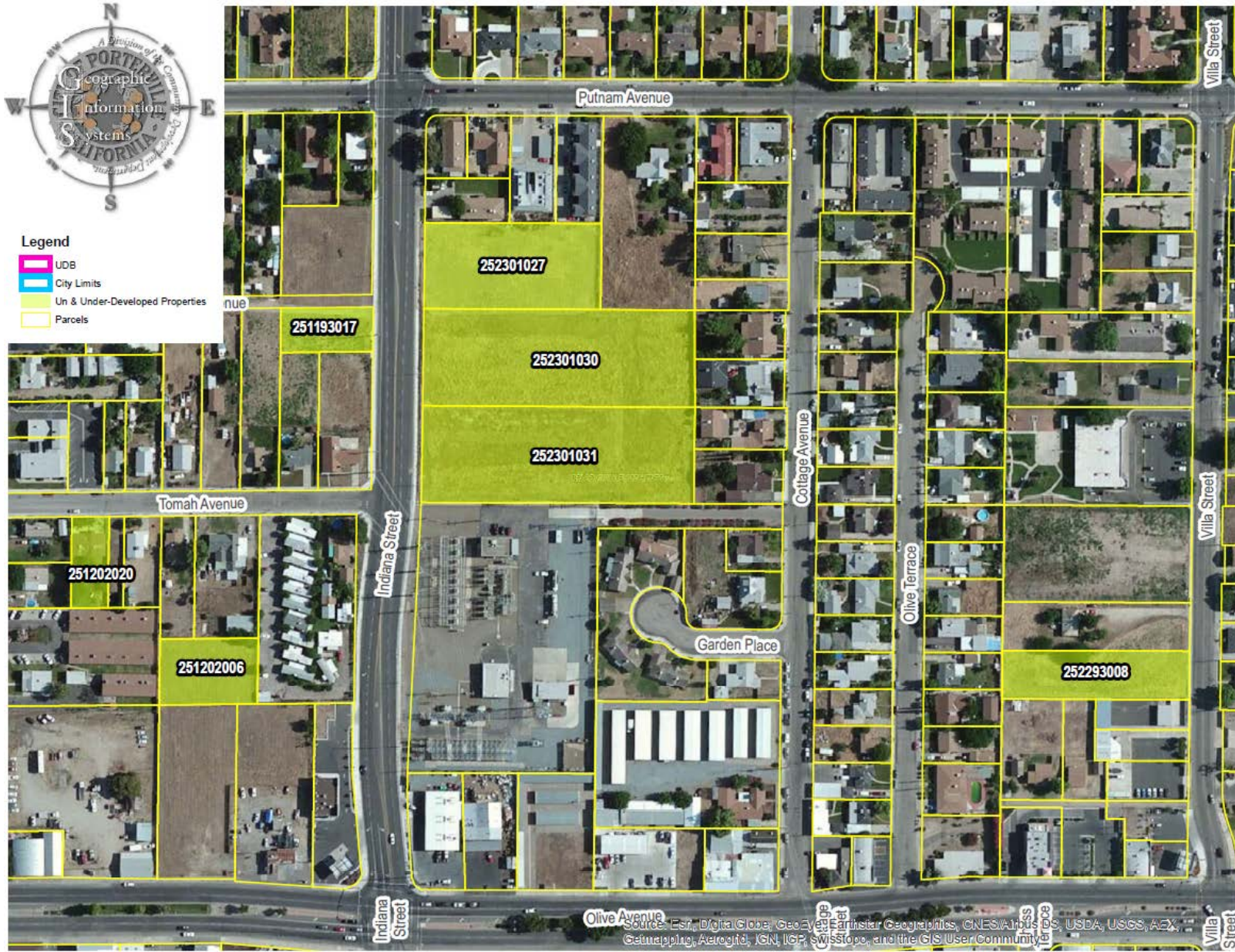
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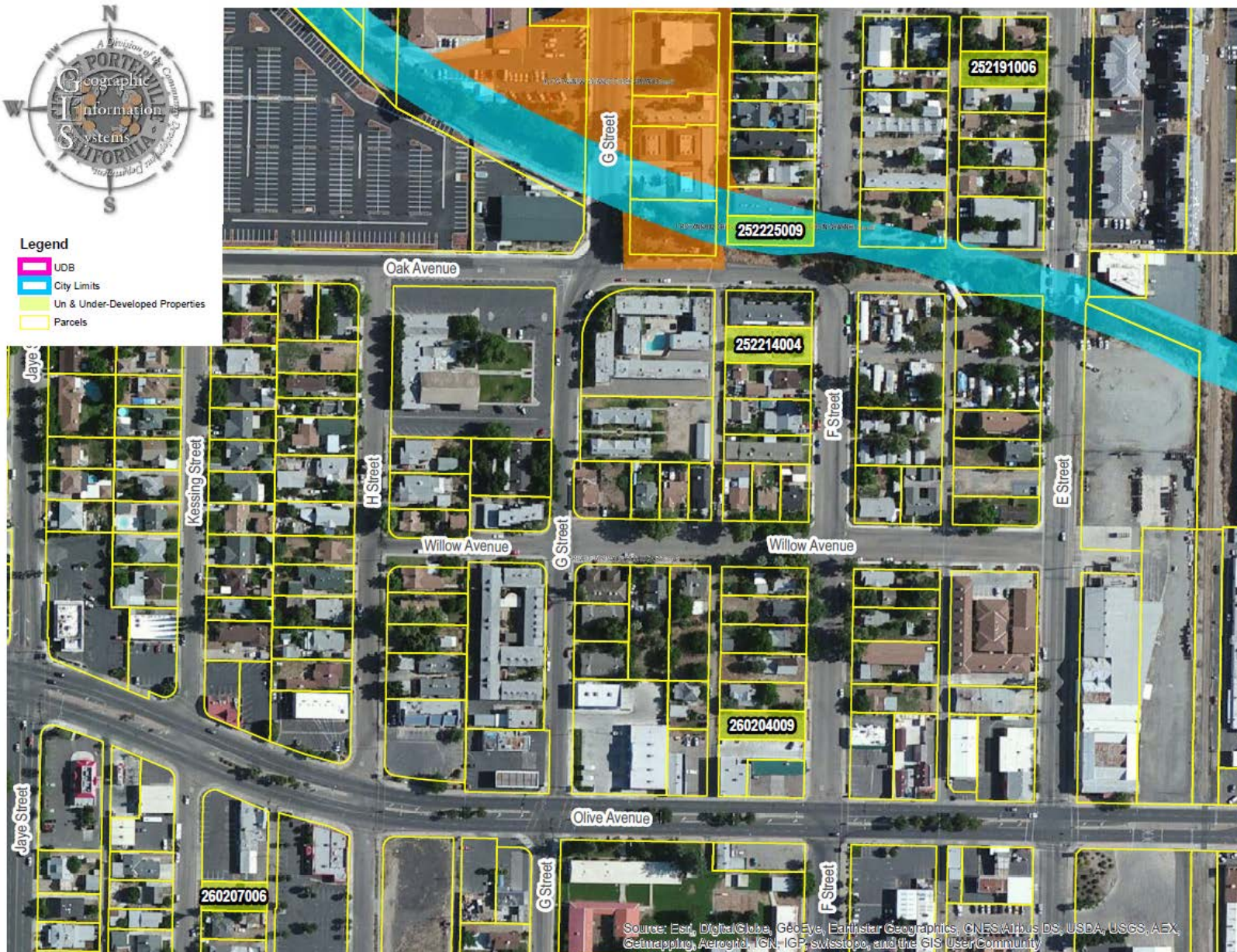


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UN & UNDER-DEVELOPED PROPERTIES

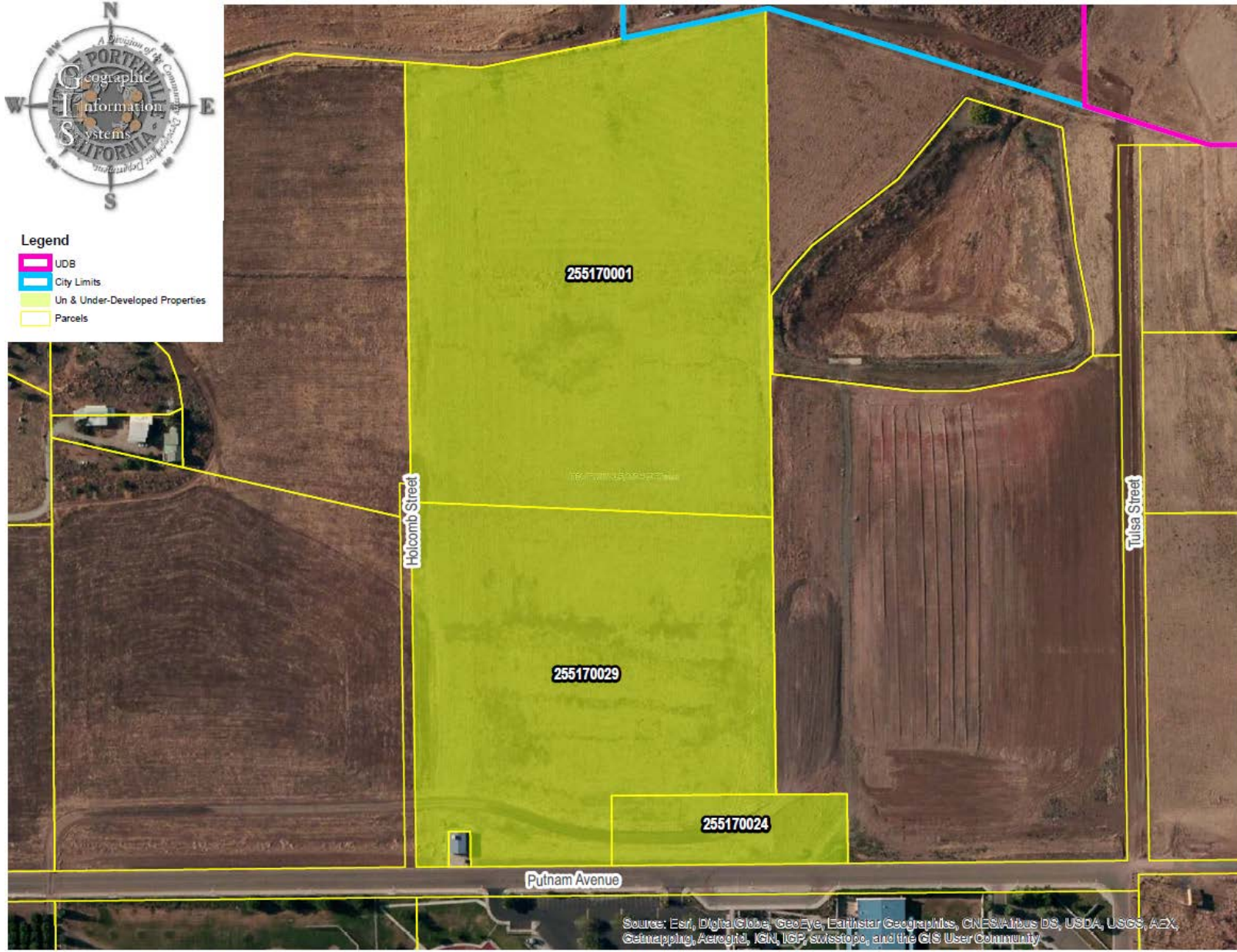


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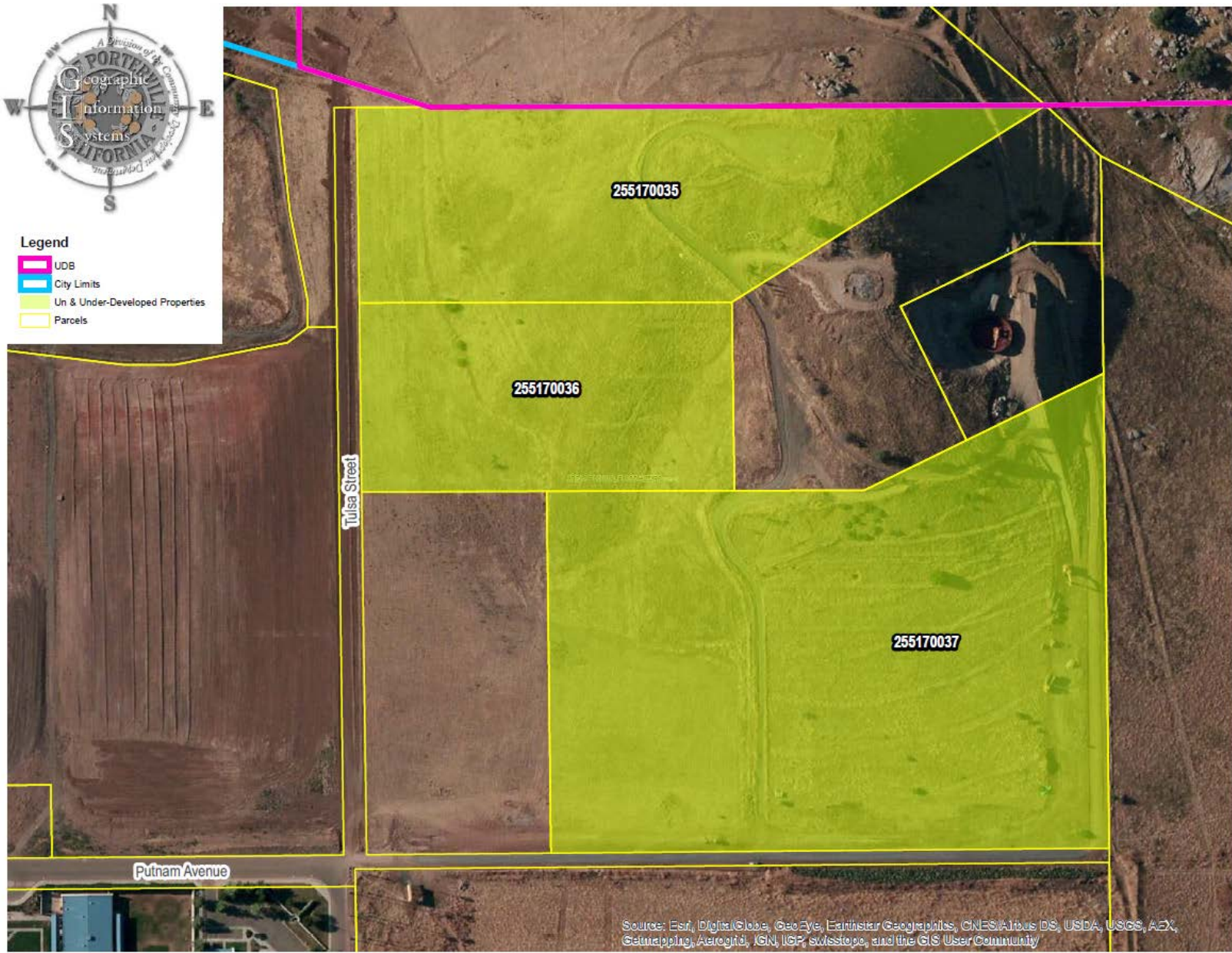


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-  City Limits
-  Un & Under-Developed Properties
-  Parcels

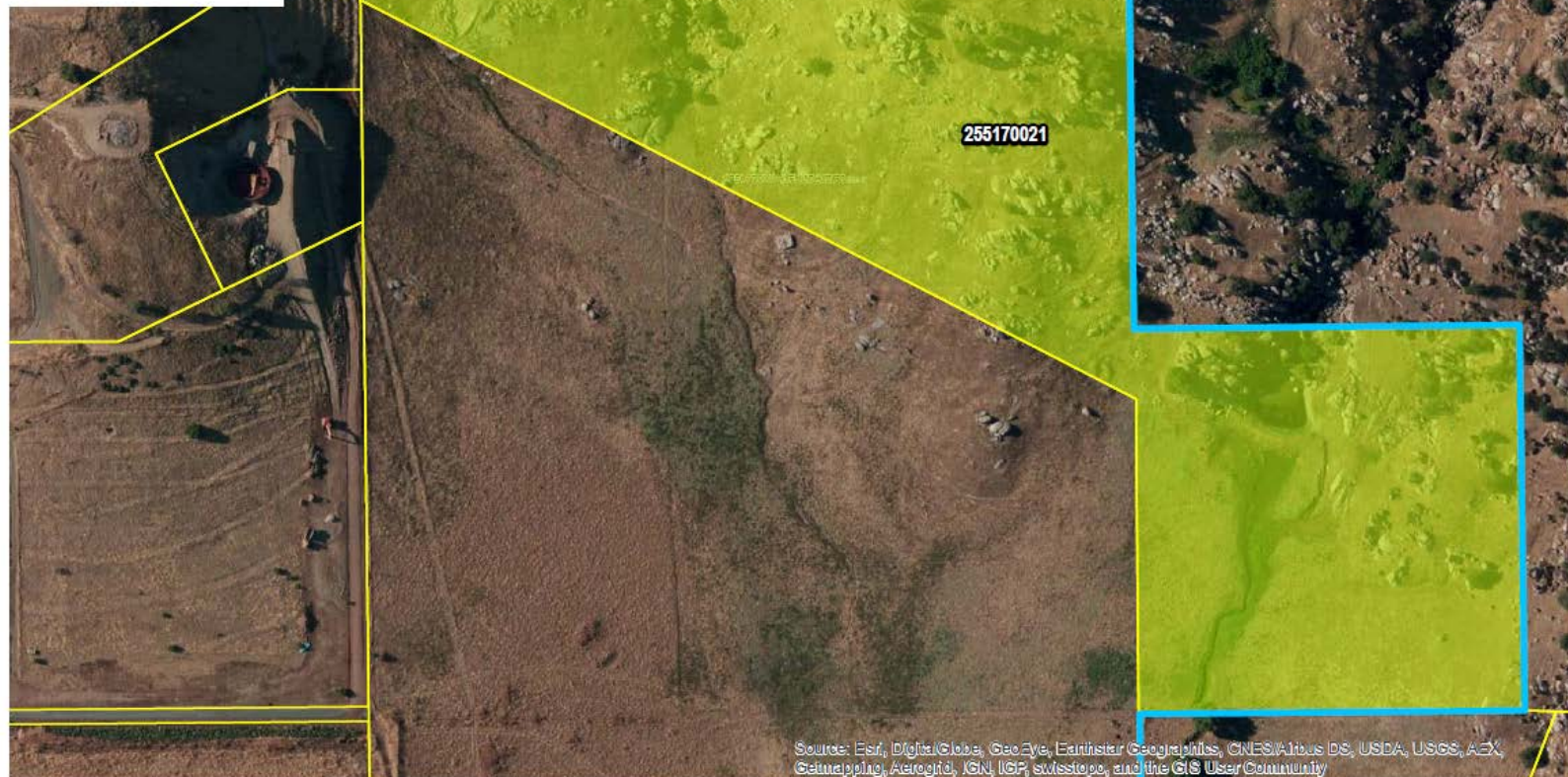


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroX, Geomapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Legend

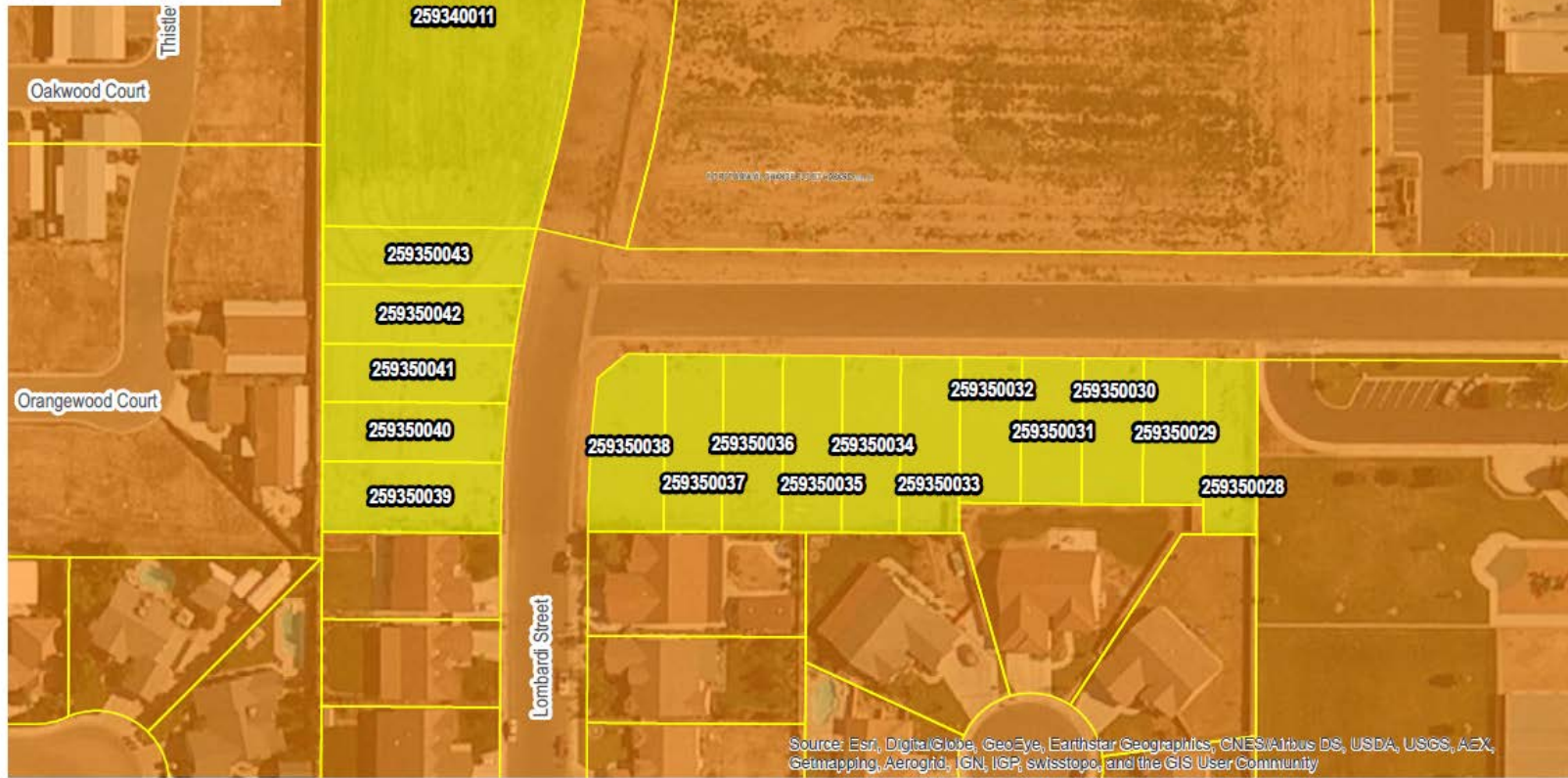
- UDB
- City Limits
- Un & Under-Developed Properties
- Parcels





Legend

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Legend

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Legend

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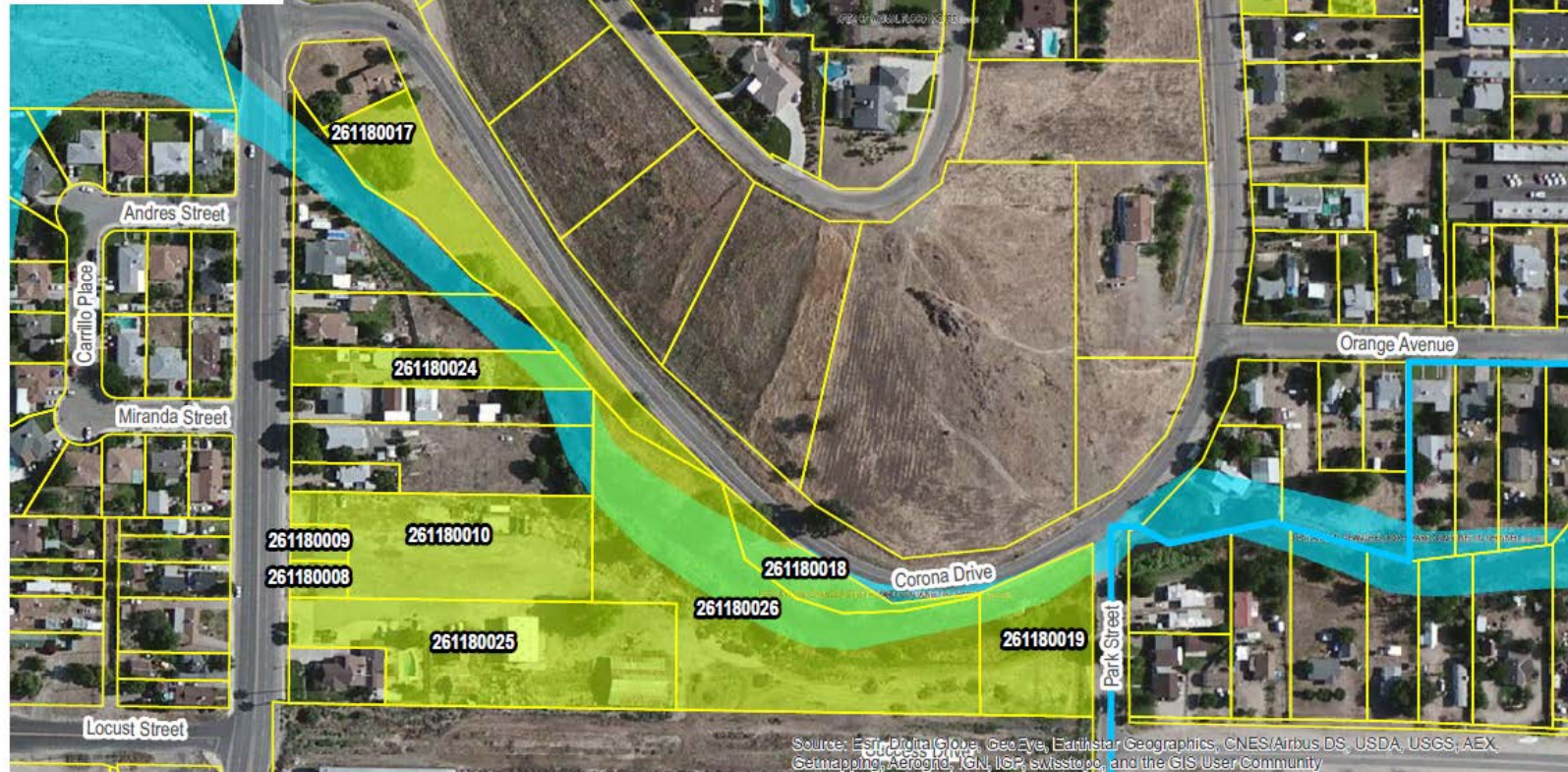


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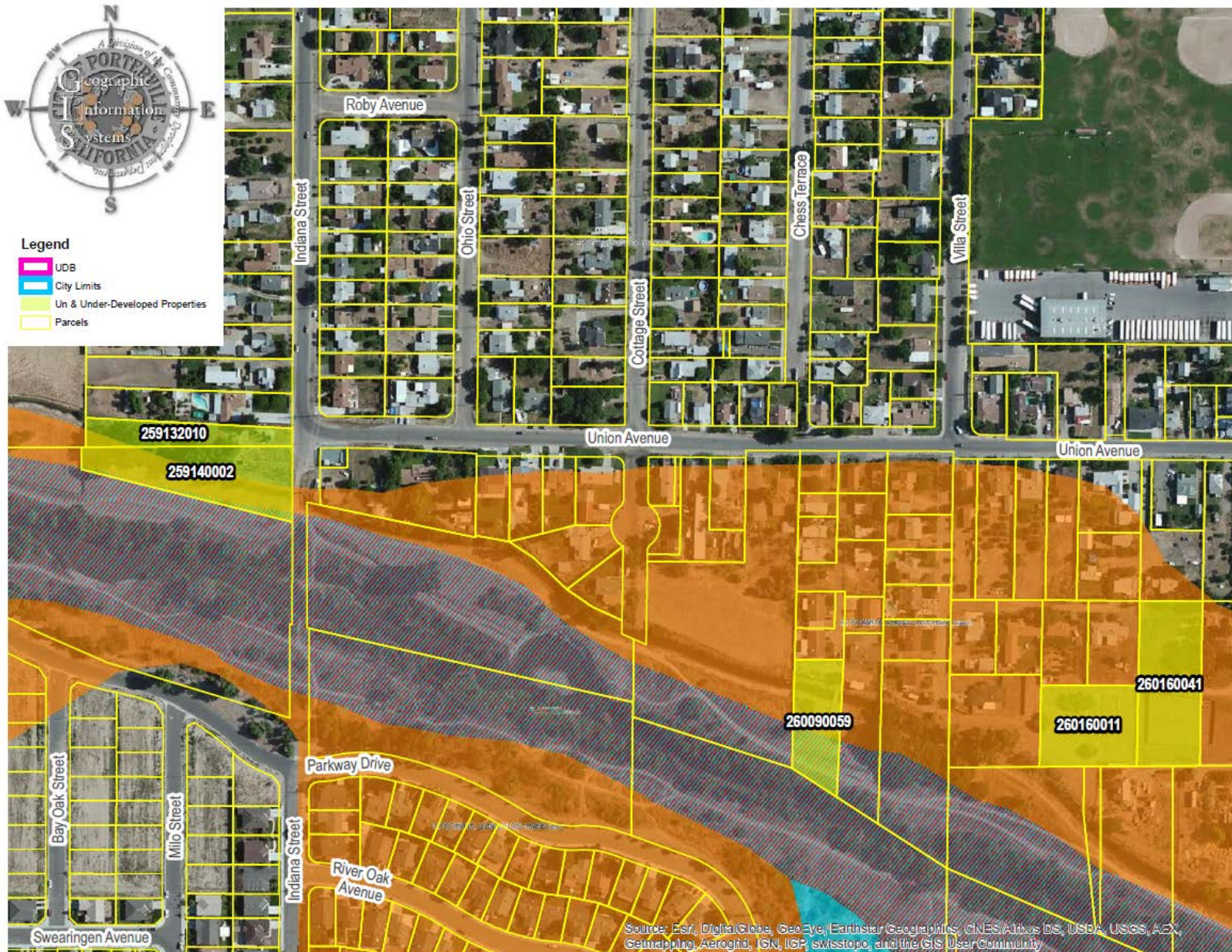


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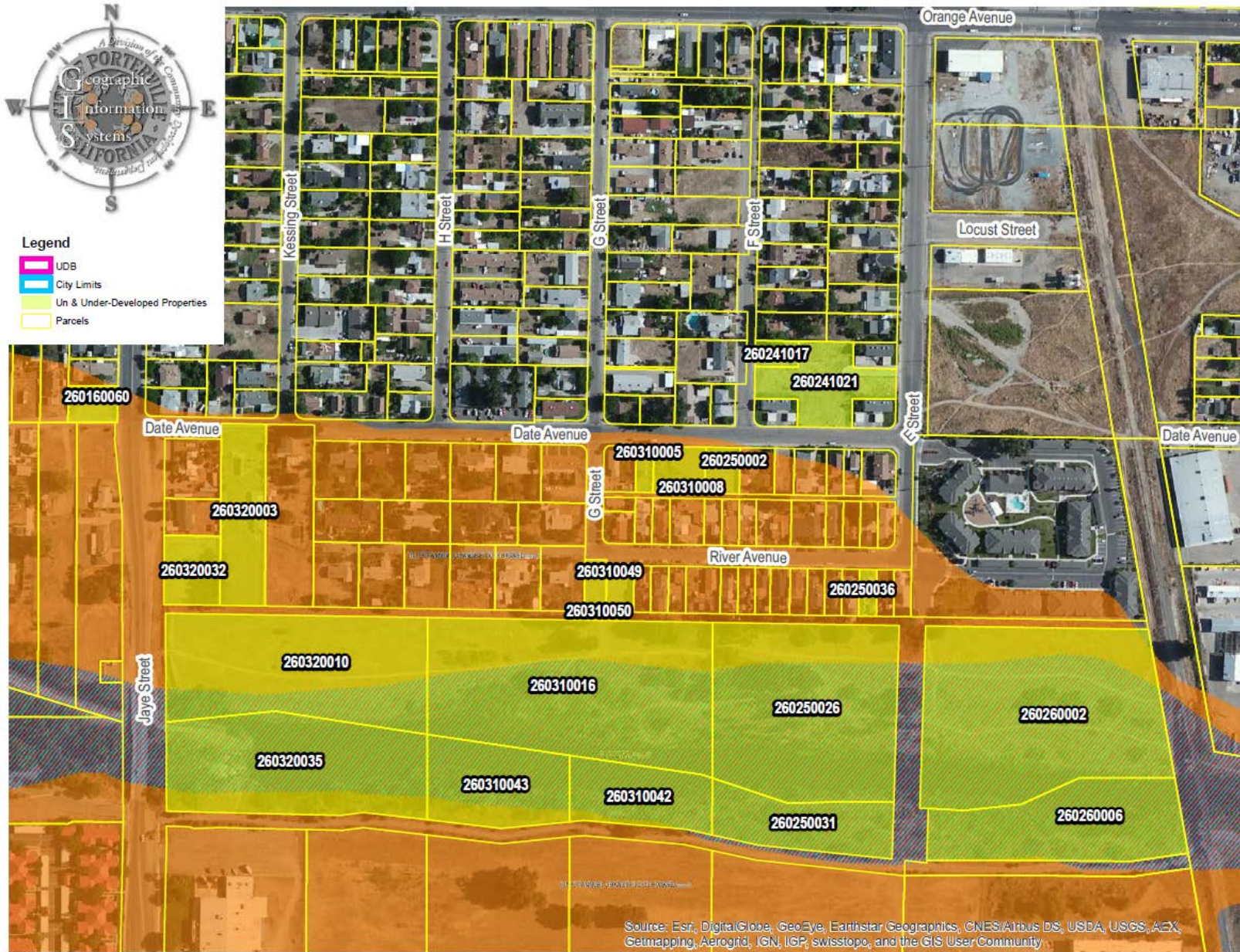
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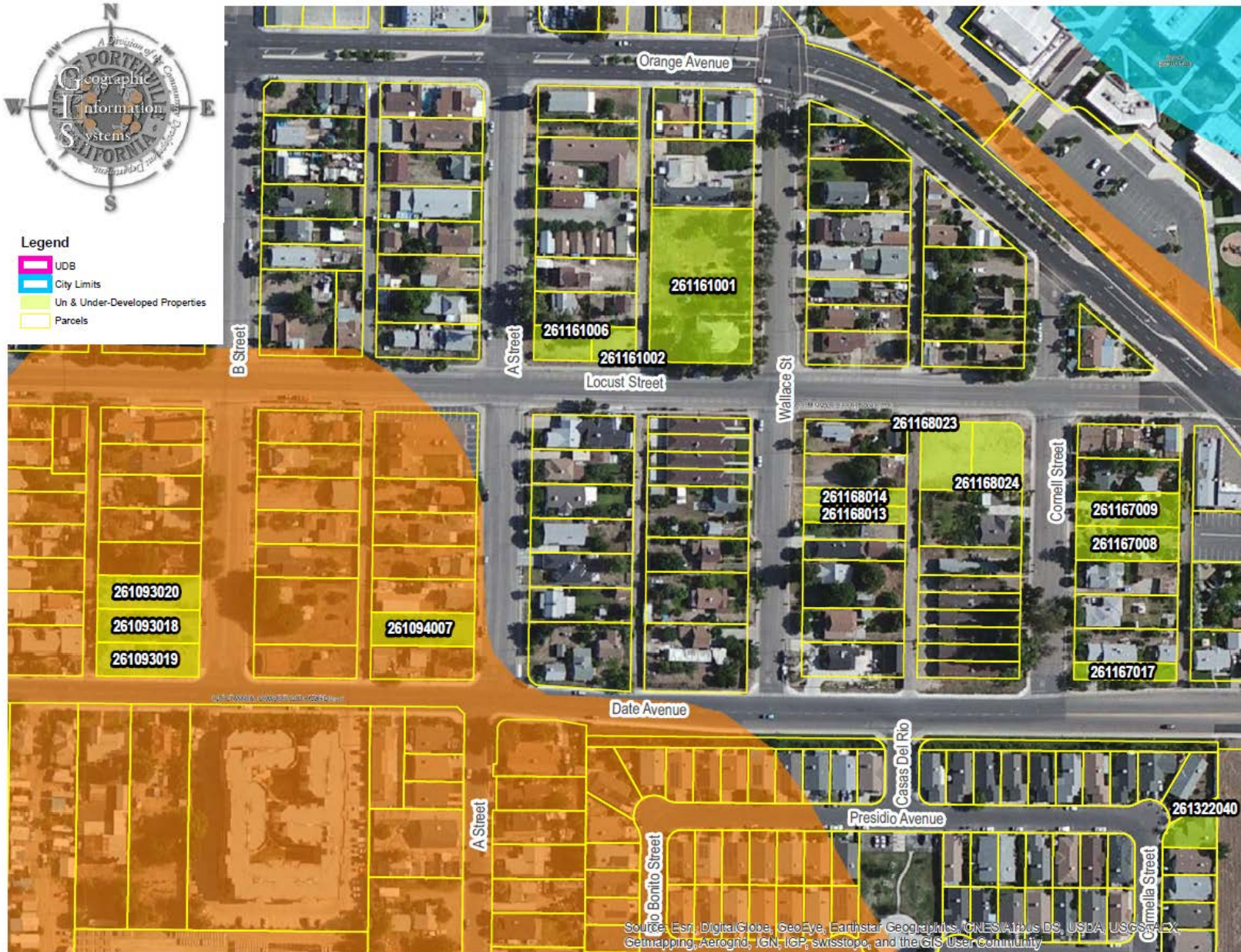


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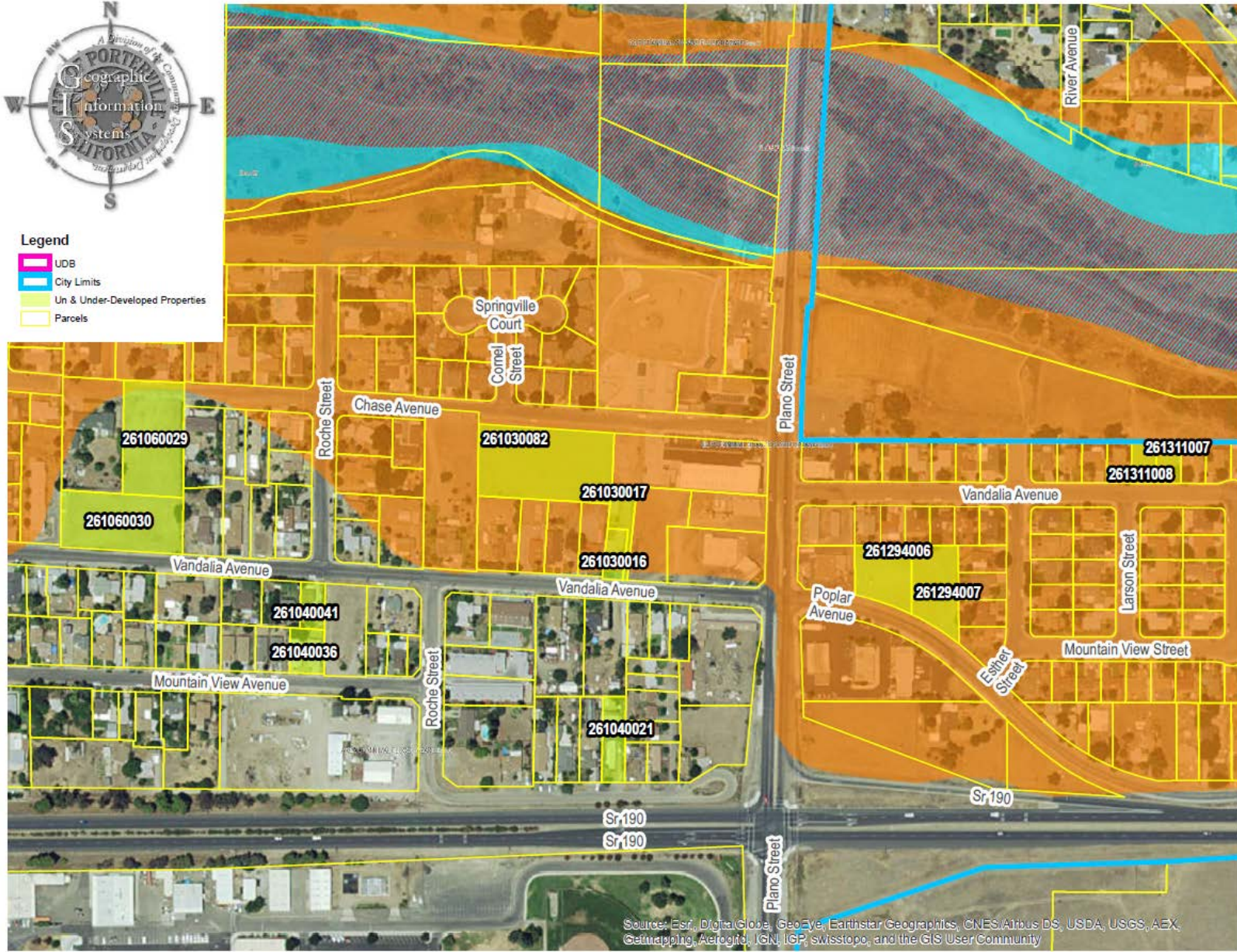


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