

# City of Arvin 2013-2023 HOUSING ELEMENT



Final  
April 21, 2016



# Table of Contents

---

<b>I.</b>	<b>INTRODUCTION .....</b>	<b>1</b>
A.	PURPOSE OF THE HOUSING ELEMENT .....	1
B.	CONSISTENCY WITH STATE LAW .....	1
C.	RELATIONSHIP TO OTHER ELEMENT AMD PLANS .....	1
D.	PUBLIC PARTICIPATION .....	5
<b>II.</b>	<b>HOUSING NEEDS ASSESSMENT .....</b>	<b>6</b>
A.	CITY OVERVIEW .....	6
B.	POPULATION CHARACTERISTICS .....	7
C.	HOUSEHOLD CHARACTERISTICS .....	13
D.	EMPLOYMENT CHARACTERISTICS .....	17
E.	HOUSING CHARACTERISTICS .....	19
F.	SPECIAL NEEDS.....	31
G.	ASSISTED HOUSING INVENTORY .....	42
H.	ASSISTED HOUSING AT-RISK OF CONVERSION .....	45
I.	REGIONAL HOUSING NEEDS ASSESSMENT.....	48
<b>III.</b>	<b>HOUSING CONSTRAINTS.....</b>	<b>55</b>
A.	NON-GOVERNMENTAL CONSTRAINTS .....	55
B.	GOVERNMENTAL CONSTRAINTS .....	61
<b>IV.</b>	<b>HOUSING RESOURCES .....</b>	<b>75</b>
A.	HOUSING DENSITIES .....	75
B.	VACANT LAND.....	77
C.	RECYCLING .....	81
D.	INCREASING RESIDENTIAL DENSITY.....	83
E.	POTENTIAL HOUSING GROWTH .....	84
F.	AFFORDABLE HOUSING OPPORTUNITIES IN EXISTING RESIDENTIAL ZONES .....	85
G.	FINANCIAL RESOURCES.....	87
H.	ENERGY CONSERVATION .....	91
<b>V.</b>	<b>REVIEW &amp; EVALUATION OF EXISTING HOUSING PROGRAMS .....</b>	<b>95</b>
A.	CURRENT HOUSING ELEMENT (2008-2013).....	95

**VI. 2008 – 2013 HOUSING PLAN ..... 106**  
A. HOUSING ELEMENT PLAN..... 106  
B. ZONING ORDINANCE AMENDMENTS..... 107  
C. HOUSING ELEMENT PROGRAMS ..... 108  
D. SUMMARY OF QUANTIFIED OBJECTIVES..... 119

**APPENDIX A: PUBLIC PARTICIPATION**

**APPENDIX B: ARVIN VACANT PARCELS**

**APPENDIX C: POTENTIAL PROPERTIES FOR CONSOLIDATION  
AND RECYCLING**

## List of Tables

Table 1	Arvin Population Growth Trends .....	8
Table 2	Populations in Kern County 1990-2015 .....	9
Table 3	Age Distribution and Dependent Population Year 2012 .....	10
Table 4	Race and Ethnicity 2012 .....	12
Table 5	Household Growth 1990-2015 .....	13
Table 6	2012 Population Distribution by Household Type.....	14
Table 7	Persons in Units as Percentage of Total Households 2012 .....	15
Table 8	Households Distribution by Age and Poverty Status 2012.....	17
Table 9	Employment Status Population 16+ 2012 .....	18
Table 10	Distribution of Population 16+ by Occupation 2012 .....	18
Table 11	Housing Growth 2000-2015.....	20
Table 12	Types of Housing Units 2012 .....	21
Table 13	Age of Housing Stock in 2012 .....	22
Table 14	Arvin Housing Survey 2008.....	23
Table 15	2012 Housing Conditions .....	26
Table 16	Arvin Housing Conditions by Decade Built .....	27
Table 17	Arvin Household Tenure 1990-2012.....	29
Table 18	Home Sales Prices .....	30
Table 19	Median Monthly Contract Rent, 2012.....	30
Table 20	Persons with Disabilities 18 and Older by Disability Type 2012.....	32
Table 21	Elderly Household Tenure 2012 .....	33
Table 22	Kern County Farm Workers 2012 .....	35
Table 23	Privately Owned Farm Worker Housing Kern County .....	36
Table 24	Publicly Owned Farm Worker Housing Kern County.....	37
Table 25	Family Household Composition 2012 .....	39
Table 26	Facilities for Special Needs .....	41
Table 27	Low Income Public Housing – Housing Authority of the County of Kern .....	43
Table 28	Arvin Public Housing .....	43
Table 29	Non-Hack Affordable Housing Projects in Arvin.....	44
Table 30	Entities Capable of Acquiring and Managing At-Risk Developments .....	45
Table 31	Estimated Construction Costs for Affordable Housing.....	47
Table 32	Housing Units Developed in Arvin 2008-2012.....	50
Table 33	Arvin’s RHNA 2013-2023 by Income Level .....	51
Table 34	Arvin Households with Housing Problems, 2012 .....	52
Table 35	Arvin Households Overpaying for Housing by Income Level 2012.....	53

Table 36	Overcrowded Households in Arvin 2012 .....	54
Table 37	National Annual Average Mortgage Interest Rates.....	57
Table 38	Residential Land Use Categories.....	62
Table 39	Current Development Standards.....	66
Table 40	Right-of-Way Standards.....	67
Table 41	Permitted and Conditionally Permitted Uses.....	67
Table 42	Fees and Improvements .....	70
Table 43	Residential Development Fees .....	71
Table 44	Permit and Processing Procedures .....	73
Table 45	General Plan Residential Land Use Designation and Corresponding Zoning .....	75
Table 46	Realistic Density (Units per Acre) .....	77
Table 47	Arvin Housing Projects Developed and Approved January 2013 to August 2015.....	78
Table 48	Vacant Developable Land .....	79
Table 49	Potential Consolidation and Recycling .....	81
Table 50	Potential Housing Units 2015-2023.....	84
Table 51	School Sites .....	85
Table 52	Affordable Housing Projects in Multi-Family Zones .....	86
Table 53	Housing Affordability by 2014 Income Level.....	88
Table 54	Low Income Housing Tax Credit Affordable Housing Projects .....	91
Table 55	Review of the 2008-2013 Housing Element Accomplishments.....	96
Table 56	Quantified Objectives 2013-2023.....	119

## List of Figures

Figure 1	Regional Map .....	6
Figure 2	City of Arvin .....	7
Figure 3	Race/Ethnic Composition Percentage Change 2000 – 2012 .....	12
Figure 4	Persons per Household.....	15
Figure 5	2012 Household Income Distribution.....	16
Figure 6	Percentage of Population Growth and Housing Growth 2000-2015 .....	20
Figure 7	CDBG Survey .....	24
Figure 8	Housing Conditions .....	25
Figure 9	Housing Conditions 2012.....	28
Figure 10	Percentage of Family Households Below Poverty Level.....	39
Figure 11	White Wolf Fault.....	58
Figure 12	FEMA Flood Zone.....	59
Figure 13	General Plan Land Use.....	64
Figure 14	Vacant Lots .....	80
Figure 15	Potential Recycling.....	82



# I. Introduction

---

## A. Purpose of the Housing Element

The 2013-2023 City of Arvin Housing Element (Housing Element) focuses on the quality, quantity, condition and occupancy of the City's dwelling units. It is evident that, by the adoption of this Housing Element into the Arvin General Plan, the City Council and the Planning Commission of the City of Arvin reflect the concern of the citizens that clean, fair and upgraded housing be of primary importance in the development of the community. The authority for producing this Housing Element is provided in Government Code Section 65580 *et. seq.* The Housing Element considers the current condition in affordable housing as a key issue that needs immediate attention. It is the intent of this Housing Element to assure that every attempt is being made to provide suitable housing for all members of the Arvin community regardless of income, age, race, color, religion, gender, ethnic background or disability. The City of Arvin seeks to promote free housing choices for all its citizens as well as to provide guidance for municipal decisions on the quality, inventory and conservation of its existing housing.

## B. Consistency with State Law

This Housing Element must be consistent with the State Law (Government Code Section 65583) which requires all housing elements to identify and analyze existing and projected housing needs and establish goals, policies, quantified objectives, financial resources and scheduled programs for the preservation, improvement, and development of housing in the City. The housing element is also required to identify adequate sites for housing, including rental housing, factory-built housing, and mobile-homes, and make adequate provision for the existing and projected needs of all Arvin residents, regardless of income, age, race, religion, gender or ethnic background.

## C. Relationship to Other Elements and Plans

Government Code Section 65300.5 requires that the General Plan and the parts and elements thereof shall comprise an integrated and internally consistent statement of policies. This update of the Housing Element has been prepared in a manner making it consistent with other elements and areas of the General Plan. The Housing Element is implemented primarily by the Arvin Municipal Code (Municipal Code). The Municipal Code contains ordinances, including those that pertain to the subdivision regulations, zoning, and building code. Implementation of the Housing Element also benefits from special activities and programs authorized by the Arvin City Council, and the Successor Agency of the Arvin Community Redevelopment Agency.

## General Plan Amendments

Since the adoption of the 2008-2013 Arvin Housing Element in March 2012, the City has updated and amended the Arvin General Plan. The City has amended the General Plan as it relates to housing through the following resolutions.

**Resolution No. 2012-34 (adopted August 21, 2012).** Adoption of the updated Land Use, Conservation and Open Space, Air Quality, Circulation, and Community Health Elements of the Arvin General Plan. While there were significant policy revisions and additions to the General Plan, key housing-related policies included:

- Increase the maximum density permitted in the High Residential Density land use designation from 16 units per acre to 24 units per acre.
- Establish Residential Reserve (max. density of 6 units/acre) and Medium Density Residential (density range of 7 to 15 units/acre) of land use designations.
- Ensure that all new development incorporates sound design practices and is compatible with the scale, mass and character of the surrounding area.
- Develop the Jewett Square and Meyer/Sycamore opportunity sites as walkable neighborhoods, with assets and amenities that contribute positively to Arvin's quality of life and civic identity.
- Provide opportunities for residents to obtain healthy food nearby and at low cost, by supporting grocery markets, farmers markets, community gardens, and other sources of fresh and healthy food.
- Locate new medium and high density residential developments within walking distance of local retail, services, and community facilities.
- Design pedestrian and bicycle connections that support active and healthy living and increase accessibility to daily needs and services.
- Ensure residential densities are compatible with available public service and infrastructure systems.
- Incorporate green building practices such as on-site solar energy generation, water conservation and environmentally friendly building materials as part of new residential development.
- Ensure that new multi-family developments include high-quality residential amenities such as open space, recreation, off-street parking, landscaping and pedestrian features.

**Resolution No. 2013-16 (adopted November 5, 2013).** The City adopted the 2013 Amendment to the Land Use Element and Land Use Policy Map of the Arvin General Plan. The amendment changed the land use designations on the City's General Plan Land Use Map for properties within the Jewett Square opportunity area, a 58-acre area located west of Campus Drive between Varsity Road and Bear Mountain Boulevard. The key land use amendments included changing areas designated Low Density Residential to High Density Residential, Parks, and General Commercial. The amendment further incorporated the statewide planning priorities identified under SB 375, the Sustainable Communities and Climate Protection Act of 2008. A few of the key principles of

SB 375 include: increasing housing affordability, promoting infill and compact development, revitalizing urban and community centers, reducing automobile usage and fuel consumption, and promoting water and energy conservation and efficiency.

**Resolution No. 2015-12, (adopted March 3, 2015)** The Arvin City Council adopted this resolution, which amended the City’s traffic impact fee program to reduce the traffic impact fees for new residential development projects.

## Municipal Code Amendments

In addition to housing-related amendments to the General Plan, the Arvin Municipal Code was amended through the following ordinances.

**Ordinance No. 407 (adopted July 16, 2013).** This Ordinance amended the Arvin Municipal Code regarding the definition of “Family” to comply with State law. “Family” means an individual, or two (2) or more persons related by blood or marriage or legal adoptions, or a group of six (6) or fewer unrelated persons, living in a dwelling.

**Ordinance No. 411 (adopted December 3, 2013).** This Ordinance amended the Municipal Code and Zoning Map as it related to the introduction of a Pedestrian-Oriented Mixed-Use Overlay Zone and an Open Space Zone, and changes to zoning designation of certain properties. The Pedestrian-Oriented Mixed-Use Overlay (MUO) zone and development standards, permitted a mix of residential, commercial, school and public facility uses as part of a pedestrian-oriented community. The maximum residential density of the MUO zone is the same as the underlying residential zoning. If the underlying zone is commercial, the residential density shall be 24 units per acre. The ordinance also introduced a new Open Space (OS) zone and development standards to correspond to the Parks designation of the Land Use Element of the Arvin General Plan. Finally, the ordinance changed the zoning designations on the City's Zoning Map for properties within Jewett Square (58-acre area bounded generally by Bear Mountain Boulevard, Campus Drive, and Varsity Road), and Sycamore/Meyer (45-acre area at the southwest corner of Sycamore Road and Meyer Street) areas to be consistent to the amended General Plan Land Use Map adopted by Resolution No. 2013-16.

**Ordinance No. 421 (adopted July 7, 2015).** This Ordinance amended Chapter 17 of the Arvin Municipal Code to implement the action plan contained in the 2008-2013 Arvin Housing Element. Adoption of this ordinance implemented the following housing programs in the Housing Element to comply with State law:

- Permit specific housing types in various zones. The special housing types include:
  - ✓ Transitional Housing is a type of housing for those transitioning from homelessness to permanent housing. This type of housing must be permitted in all residential zones in the City.
  - ✓ Supportive Housing is a type of housing for those with medical conditions that prevent them from living independently – therefore a certain level of support services is provided. This type of housing must be permitted in all residential zones in Arvin.

- ✓ Emergency Housing is intended for homeless persons, for a stay of up to six months in any given year. This type of housing will be permitted in the Light Industrial (M-2) zone.
- ✓ Single Room Occupancy (SRO) units are a form of affordable multi-family housing. As the name implies, these are typically multi-family projects with one room per tenant. With some projects there may be sharing of common facilities like restrooms and kitchens. This use is proposed to be permitted in Arvin's multi-family residential zones (R-2, R-3 and R-4).
- ✓ Residential Care Facilities are a community-based facility or program that provides care to persons 18 years of age or older in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of these individuals on less than a 24-hour basis. State law requires cities to allow this form of housing as a permitted use in single family residential zones (R-1) and by Conditional Use Permit in multi-family residential zones (R-2, R-3 and R-4).
- ✓ Employee Housing is as the name implies, (affordable) housing reserved for persons employed in various industries – though agriculture is the industry most often used in this category (and especially in this part of the state). This use needs to be added to the Zoning Ordinance as a “permitted use” in the single and multi-family residential zones. This would allow up to six unrelated individuals to legally live in the same residential unit. It should be noted that owners of employee housing also require a permit from the State Department of Housing and Community Development.
- ✓ Second Dwelling Units are, as the name implies, a second residential unit that is subordinate to the principal dwelling on a single family residential zoned (R-1) lot. State law now requires cities to allow a second dwelling unit on single family-zoned lots. The City can establish certain development standards for second dwellings pertaining to things like size of unit, parking, architectural appearance, etc.
- Establish a density bonus ordinance that allows the City to consider granting a bonus or increase in the number of dwelling units that a developer can build if the developer agrees to reserve a certain percentage of the units as available to “target households”, which include lower income households and/or senior citizens.
- Establish a reasonable accommodation ordinance that allows a person with disability to request exceptions to certain zoning standards that would normally require a variance. An example might be a building projection into a required yard setback to accommodate a wheelchair ramp.

## D. Public Participation

As required by State law, all economic segments of the community must be provided an opportunity to review and comment on the Housing Element. The City conducted two community meetings on the Housing Element. The first community meeting was held on May 7, 2015 at Arvin Veterans Hall, 414 Fourth Street, Arvin. The community meeting discussed housing issues facing the City and received input for the development of the Housing Element. The second community meeting was held on January 13, 2016 at Arvin Veterans Hall. Notices for both community meetings were published in the Arvin Teller, and posted at City Hall and the library. The City also notified local organizations of the community meetings. The community meeting notices, mailing list of the invited organizations, attendees and a summary of key public comments from the meetings are presented in **Appendix A** of this Housing Element.

In compliance with the Americans with Disabilities Act (ADA), any resident in need of special assistance to participate in these meetings could contact the Office of the City Clerk by phone or email. Additionally, to involve as many participants at the community meetings, a Spanish interpreter was available. Most of the participants requested Spanish interpretation for both the meeting presentation and public input.

The City will continue to provide information on the Housing Element and solicit input from all economic segments of the community until the State Department of Housing and Community Development (HCD) certifies the Housing Element. A public hearing will be held on the Housing Element prior to its adoption by the City Council.

After the adoption and certification of the Housing Element, there will be numerous community meetings where the Housing Element will be discussed as part of the comprehensive General Plan update effort, which is anticipated to be prepared and adopted in 2016/2017. The City's General Plan update effort will focus on economic development and sustainability.

## II. Housing Needs Assessment

---

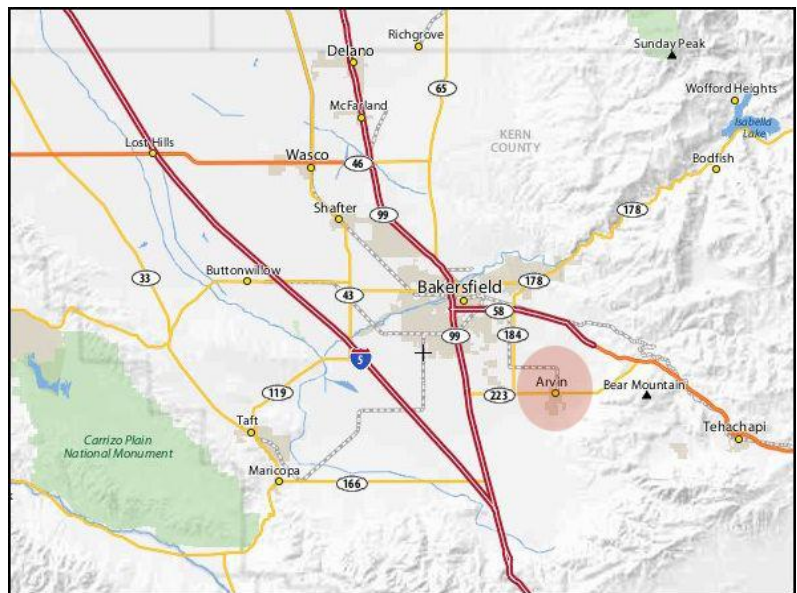
A strategy to determine the existing and projected housing needs of a community must be based on an understanding of its socio-economic and housing characteristics. This entails a review of the City's population and employment base, an analysis of housing conditions, and the special housing needs of groups within the population. This information provides a database upon which decisions concerning policies and programs for the provision of adequate housing can be based.

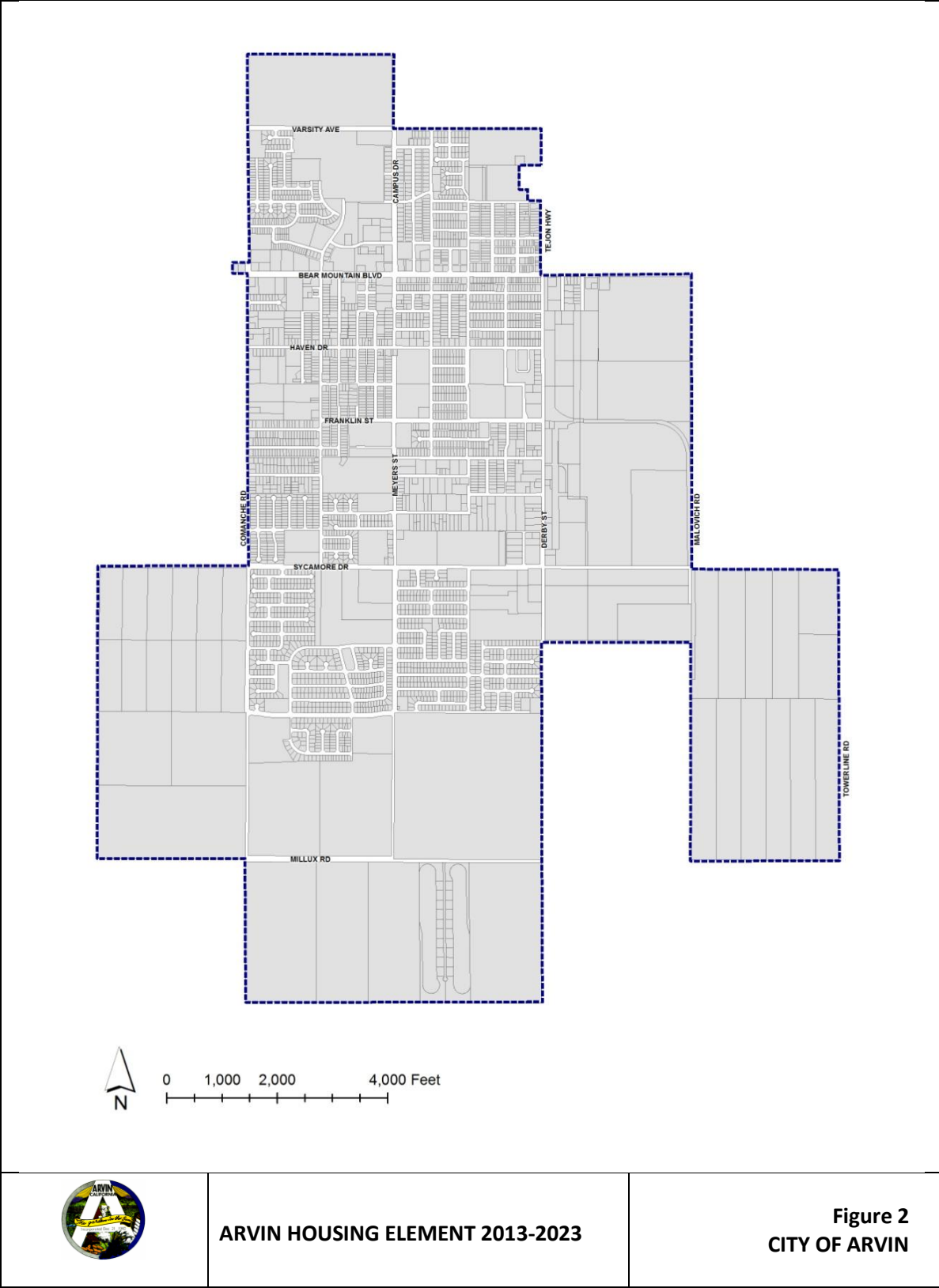
### A. City Overview

The City of Arvin is located in Kern County approximately 15 miles southeast of the City of Bakersfield. **Figure 1** shows the location of Arvin from a regional perspective. Arvin is situated in one of the most fertile and productive agricultural areas of the San Joaquin Valley. Much of this agricultural land is protected by the Williamson Agricultural Preservation Act, which sets forth strong financial incentives for maintaining agricultural uses on the land. Incorporated in 1960, the City of Arvin's growth, like much of the surrounding cities in Kern County, is driven by its agricultural community. Agricultural crops such as cotton, grain, carrots, potatoes, almonds, oranges, and grapes, surround the City as well as numerous private dairies and farmland.

**Figure 2** presents a map of the City, which totals 4.8 square miles in size.

**Figure 1**  
**REGIONAL MAP**





## B. Population Characteristics

### Population Growth Trends

All indicators point out that Arvin’s population has been in continual growth since the 1970s. This trend is mostly a result of the increase in farm workers, and the availability of affordable housing in Arvin. As presented in **Table 1**, during the decade of the 1980s the City’s population grew by 32 percent; the growth rate increased to 35.5 percent during the 1990s. According to the 2010 U.S. Census, Arvin was home to 19,304 residents, 49.0 percent more than in 2000. While the residential population in Arvin has continued to increase in recent years, the rate of growth dipped significantly after 2010. According to California Department of Finance (DOF) estimates, the 2015 residential population of Arvin is 20,113 – a percentage change of 4.2 percent over the course of five years from the 2000 population. Considered in terms of simple annual percentage change, Arvin’s population grew by an average of 4.9 percent per year during the 2000-2010 period; after 2010, the growth rate dropped to an average of 0.8 percent per year. This pattern of continued growth from 1970 to 2010, followed by a dramatic drop in growth rates in recent years, was also witnessed in Kern County as a whole.

**Table 1**  
**ARVIN POPULATION GROWTH TRENDS**

Year	Total	Percent Change	Annual Percent Change
1970	5,199	--	--
1980	6,863	32.0%	3.2%
1990	9,286	35.3%	3.5%
2000	12,956	39.5%	4.0%
2010	19,304	49.0%	4.9%
2015	20,113	4.2%	0.8%

*Source: U.S. Census 1990, 2000, 2010, DOF Series E-5 January 2015*

**Table 2** presents 1990-2015 growth trends within Kern County. Arvin's population growth from 2000 to 2010 was the second highest rate (49.0%) among cities in Kern County, and greater than Kern County as a whole, which experienced a population growth of 26.9 percent. Between 2010 and 2015, population growth rates for Kern County cities and jurisdictions ranged widely, from 10.5 percent growth in McFarland and 6.3 percent growth in Bakersfield, to population contractions in the cities of Tehachapi, California City, and Delano (-9.6%, -6.8%, and -1.5% growth rates, respectively). During this period, Arvin and Kern County have experienced almost equal rates of growth (4.2% and 4.1%, respectively).

**Table 2**  
**POPULATIONS IN KERN COUNTY**  
**1990-2015**

Jurisdictions	1990	2000	2010	2015	Percent Change 2000-2010	Percent Change 2010-2015
Arvin	9,286	12,956	19,304	20,113	49.0%	4.2%
Bakersfield	174,978	246,899	347,483	369,505	40.7%	6.3%
California City	5,955	8,385	14,120	13,165	68.4%	-6.8%
Delano	22,762	39,499	53,041	52,222	34.3%	-1.5%
Maricopa	1,193	1,111	1,154	1,169	3.9%	1.3%
McFarland	7,005	9,835	12,707	14,037	29.2%	10.5%
Ridgecrest	28,295	24,927	27,616	28,419	10.8%	2.9%
Shafter	8,409	12,731	16,988	17,970	33.4%	5.8%
Taft	5,902	8,811	9,327	9,456	5.9%	1.4%
Tehachapi	6,182	11,125	14,414	13,028	29.6%	-9.6%
Wasco	12,412	21,263	25,545	26,130	20.1%	2.3%
Unincorporated	262,602	264,111	297,932	309,050	12.8%	3.7%
Kern County	549,477	661,645	839,631	874,264	26.9%	4.1%

*Source: U.S. Census 1990, 2000, 2010, DOF Series E-5 January 2015*

## Age Composition

The age distribution of the population is an important determinant of housing demand in an area. Young adults (18-34 years of age) tend to favor apartments, low to moderate cost condominiums, and smaller single-family units. The population 35 to 64 years of age represents the major market for moderate to relatively high cost condominiums and single-family homes. People over 65 years of age tend to generate demand for low to moderate cost apartments and condominiums, group quarters, and mobile homes.

In 2012, residents 18 to 34 years represent the largest age group in Arvin, followed closely by the 35-64 year age group. These groups, generally including the population in the prime working ages, combined account for 57.1 percent of the City's total population, slightly lower than the Kern County total of 60.6 percent for these two age groups. As shown in **Table 3**, the 18-34 age group is higher than the percentage of the County, while the 35-64 age group is lower than the County proportion. Arvin comprises a significantly higher proportion of minors under the age of

18 years as compared to the County’s proportion of the same age group. Kern County is significantly higher than Arvin in the 65 years and older age group. Overall, Arvin has a younger population than the County with a median age of 23.7 years as compared to 30.7 years countywide, and two out of three Arvin residents are younger than the age of 35, and 38.5 percent are minors under the age of 18.

**Table 3**  
**AGE DISTRIBUTION**  
**AND DEPENDENT POPULATION YEAR 2012**

Age Group	Arvin	Kern County
Under 5	11.1%	8.7%
5-17	27.4%	21.5%
18-34	27.8%	25.7%
35-64	29.3%	34.9%
65+	4.5%	9.1%
Median Age	23.7	30.7
Dependency Ratio	0.75	0.65
Child Dependency Ratio	0.67	0.50
Old-Age Dependency Ratio	0.08	0.15

*Source: 2008-2012 ACS 5-Yr Est. Table S0101*

The dependency ratio, which is the ratio of the population under 18 and over 65 years of age to the population 18 to 64, is an indicator of the reliance of children and senior citizens on the working age population. The lower the dependency ratio, the lesser the “burden” is on a community’s working age residents. Table 3 shows that on average, a working age individual in the City of Arvin must support more dependents (0.75) than a working age resident in Kern County (0.65), which again indicates the need for dependent care and senior housing. Within the composite age dependency ratio, the proportion of minor-age dependents versus dependent populations over the age of 65 differ between the City and County averages, reflecting the relatively younger population in Arvin and the greater proportion of seniors in the countywide total population. In addition to Arvin having a higher dependency ratio than the County average, the data indicates that the types of services needed would skew more towards childcare and other youth-targeted amenities, with relatively less demand for senior services.

## Race and Ethnicity

The racial and ethnic composition of a community determines the household characteristics and influences housing needs. The City of Arvin is a predominantly Hispanic/Latino community, of which nearly 9 out of 10 city residents are Hispanic. **Table 4** presents estimates of the 2012 race/ethnic composition of Arvin's population. Compared to the County, the Arvin comprised a smaller proportion in all ethnic and racial categories except with the Hispanic/Latino population.

**Figure 3** depicts the growth rates of different racial/ethnic categories within Arvin and Kern County between 2000 and 2012. During this period, the total population of Arvin grew by 49.0 percent. The Asian/Pacific Islander community grew much faster than this average rate, increasing over 110 percent from the 2000 figure. The Hispanic/Latino community grew by 51.1 percent, the Black/African-American population increased by 47.1 percent, and non-Hispanic Whites increased by 28.1 percent. Arvin residents identified as “other race” or having two or more races grew by 4.4 percent over the 2000 number. In Kern County, the total population grew by 26.8 percent between 2000 and 2012. While the number of non-Hispanic White residents decreased slightly (-1.1%), all other segments of the population grew in numbers during these years. The Hispanic/Latino community grew by 62.5 percent, Asian/Pacific Islanders increased by 57.1 percent, the Black/African-American population increased by 17.8 percent, and there was a 15.6 percent increase in County residents identified as other/two or more races.

In terms of proportions of the total residential population, the Hispanic/Latino category in Arvin gained 1.3 percentage points – the Hispanic/Latino community represented 87.5 percent of the City population in 2000 and 88.8 percent in 2012. For Kern County, the Hispanic/Latino category comprised 49.5 of the total population in 2000, decreasing to 38.6 percent of the 2012 County population – a swing of -10.9 percentage points. The changing ethnic characteristics of a community, coupled with shifting in age composition, lead to changes in household composition and ensuing housing needs.

**Table 4**  
**RACE AND ETHNICITY 2012**

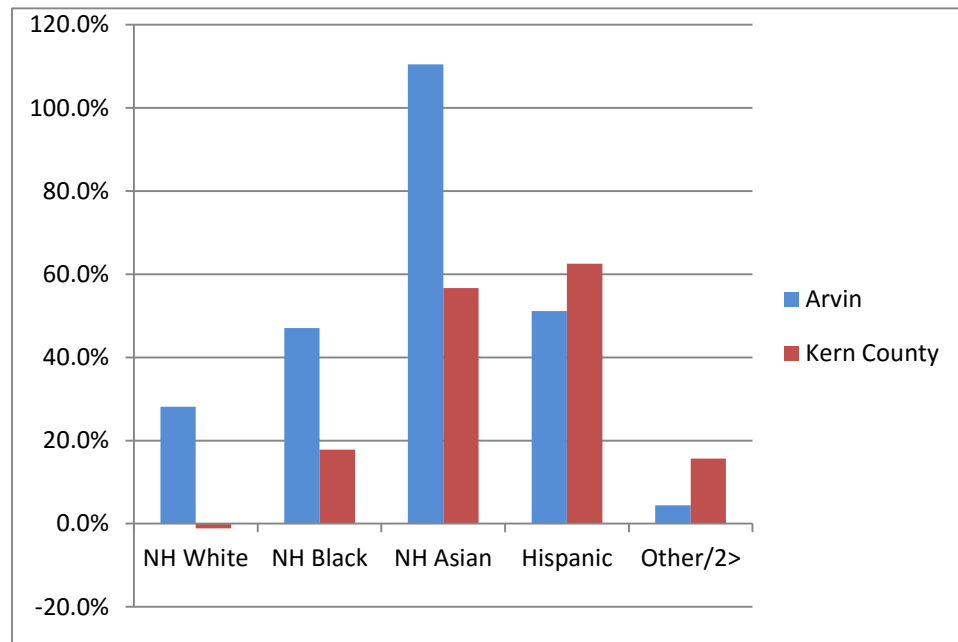
<b>Race/Ethnicity</b>	<b>Arvin</b>	<b>Kern County</b>
Non-Hisp. White	8.5%	38.6%
Non-Hisp. Black	0.5%	5.3%
Non-Hisp. Asian/Pac. Islanders	1.5%	4.1%
Hispanic/Latino	88.8%	49.2%
Other Race**	0.2%	0.8%
Two or More Races	0.5%	2.1%
<b>TOTAL</b>	<b>100.0%</b>	<b>100.0%</b>

Source: 2008-2012 ACS 5-Yr Est. Table DP05

\* Non-Hispanic

\*\* Includes American Indian and Alaska Native

**Figure 3**  
**RACE/ETHNIC COMPOSITION**  
**PERCENTAGE CHANGE 2000-2012**



Source: 2008-2012 ACS 5-Yr Est.

## C. Household Characteristics

The census defines a “household” as all persons who occupy a housing unit. This includes persons living alone, families related through marriage or blood, or unrelated persons sharing a housing unit. Persons living in retirement or convalescent homes, school dormitories, or other group living situations are not considered households, but are considered part of the group quarter category. Household characteristics are an important indicator of the type of housing needed in a community.

### Household Growth

According to California DOF estimates presented in Table 5, household growth in Arvin was consistently higher than that of the County as a whole in the period 1990 to 2010. During the 1990s, the number of households in Arvin grew by over 26 percent as compared to 15 percent growth experienced countywide. During the following decade Arvin and Kern County populations increased to 40.5 percent and 22 percent, respectively. After 2010, household growth in both jurisdictions dropped significantly, with the County growth rate exceeding that of the City. Arvin households total 4,343 in 2015 estimates, an increase of 2.7 percent from 2010 levels. Considered in terms of simple annual percentage change, households in Arvin increased by an average of 0.5 percent per year during these five years; this is a significant drop from the simple annual percentage change of 4.1 percent between 2000 and 2010, and 2.6 percent between 1990 and 2000. Kern County households total 262,965 in 2015 estimates, an increase of 3.3 percent from 2010 levels. Considered in terms of simple annual percentage change, total County households increased by an average of 0.7 percent per year during these five years; in comparison, the simple annual percentage change during the 2000s was 2.2 percent, and 1.5 percent during the 1990s.

**Table 5**  
**HOUSEHOLD GROWTH 1990-2015**

Jurisdiction	1990	2000	2010	2015	Percent Change 1990-2000	Percent Change 2000-2010	Percent Change 2010-2015
Arvin	2,385	3,010	4,228	4,343	26.2%	40.5%	2.7%
Kern County	181,480	208,655	254,610	262,965	15.0%	22.0%	3.3%

Source: DOF Series E-8 1990 and Series E-5 estimates, 2000, 2010, 2015

## Household Type

The household characteristics of a community, to an extent, determine the existing and future type and size of housing needs. According to **Table 6**, family household population (related persons and/or married couples living together) represented 85.4 percent of Arvin’s total households. This compares to 75.0 percent countywide. In addition, the proportion of the non-family households (group quarter population, which includes many senior residents, accounted for 14.6 percent of the total households in Arvin, which is lower than the countywide total of 25.0 percent.

**Table 6**  
**2012 POPULATION DISTRIBUTION**  
**BY HOUSEHOLD TYPE**

Type	Arvin	Kern County
Family Households	85.4%	75.0%
Non-Family Households	14.6%	25.0%

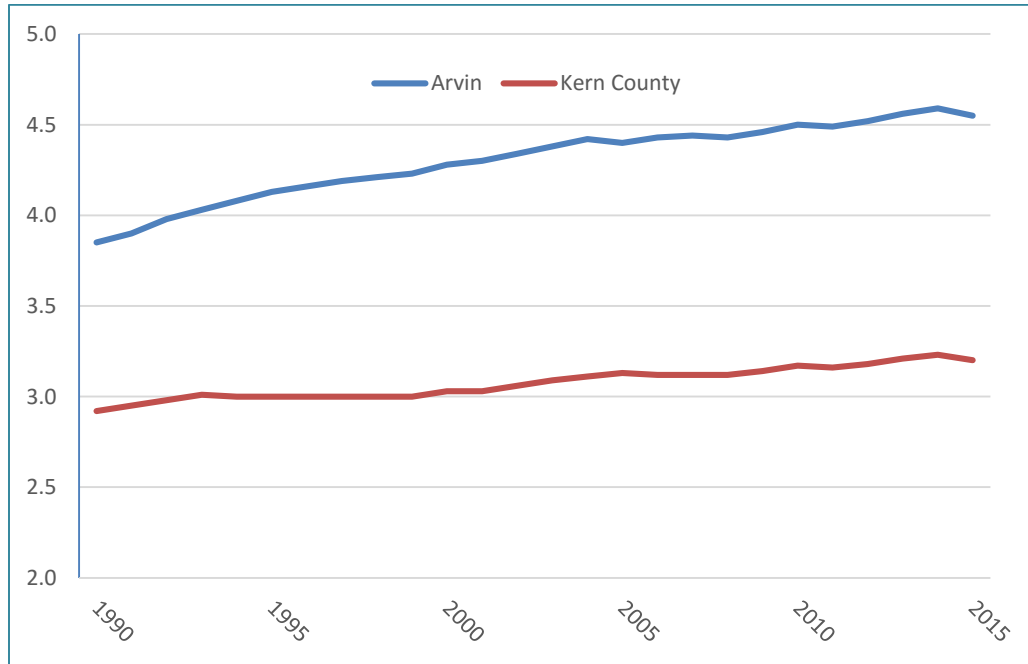
*Source: 2008-2012 ACS 5-Yr Est. Table DP02*

## Household Size

Household size is the number of persons per occupied dwelling unit. Over the decades, the County and the State have experienced a continued increase in the household size. This trend is the result of factors such as larger families, which reflect the changing demographics and the shift in the ethnic composition of the region, as well as a consolidation of families’ necessitated by the increase cost of living. **Figure 4** displays this general upward trend in household size in both Arvin and Kern County between 1990 and 2015. During this time period, average household size was consistently larger in Arvin than in Kern County. As of 2015, the average household size is 4.55 for Arvin, over 40 percent larger than the Kern County average household size of 3.20. The rate of growth for household size is higher in Arvin than countywide – as seen in **Figure 4**, the upward trend for Arvin has a steeper slope than the Kern County rate. Average household size in Arvin increased 11.2 percent during the nineties and 6.3 percent between 2000 and 2015; the growth rate for Kern County during these time periods was 3.8 percent and 5.6 percent, respectively.

**Table 7** shows that 39.3 percent of households in Arvin were composed of five or more persons, which by the State Department of Housing and Community Development (HCD) definition is considered “large households”. This is over twice the countywide proportion of large household, 19.1 percent of total households. Conversely, the County’s percentage of households with one and two persons (48.1%) was significantly higher than that of Arvin (26.3%). This indicates a need for larger units for both renters and homeowners in the City.

**Figure 4**  
**PERSONS PER HOUSEHOLD**



Source: DOF Series E-8 estimates, 1990, DOF Series E-5 estimates, 2000, 2010, 2015

**Table 7**  
**PERSONS IN UNITS**  
**AS PERCENTAGE OF TOTAL HOUSEHOLDS 2012**

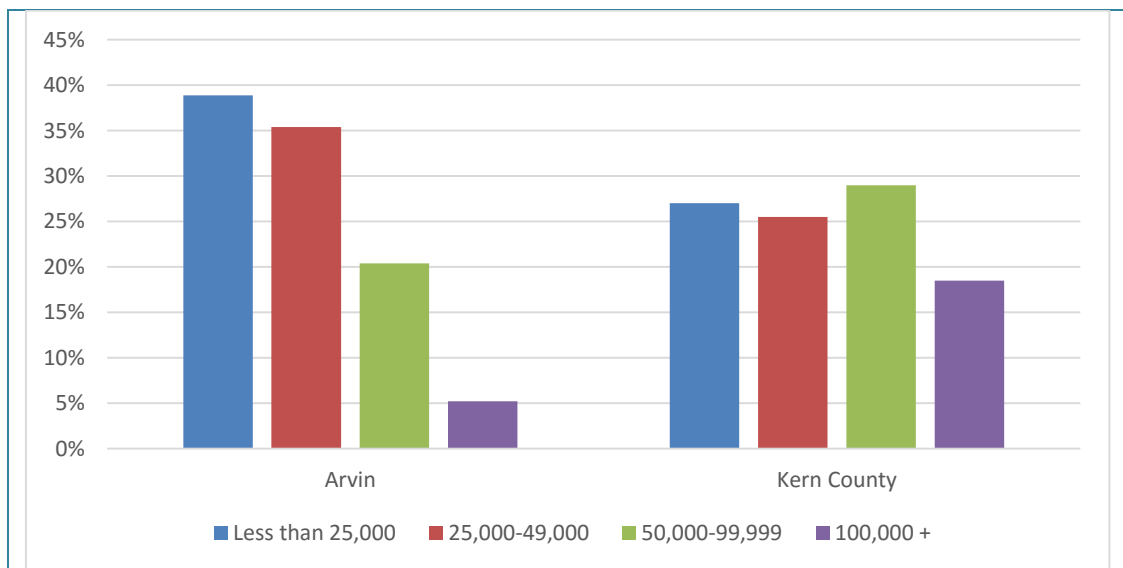
Household Size	Arvin	Kern County
1 person	11.5%	20.1%
2 person	14.8%	28.0%
3-4 person	34.4%	32.8%
5 + person	39.3%	19.1%
Average. HH Size	4.3	3.2

Source: 2008-2012 ACS 5-Yr Est. Tables B25009, DP02

## Household Income

**Figure 5** illustrates the household income distribution of Kern County and the City of Arvin. As shown in the figure, Arvin has approximately 39 percent of households making \$25,000 or less compared to the 27 percent of the same income level in the County. Almost three out of four households in Arvin have incomes of less than \$50,000. Distribution of household incomes in Kern County is split roughly equally – 47.5 percent at or above \$50,000 and 52.5 percent below \$50,000. Household income distribution differs greatly on the City and County level at higher income brackets. Within Kern County, 18.5 percent of households make \$100,000 or more, with 2.7 percent of total households receiving incomes greater than \$200,000. Correspondingly, the percentage of households in Arvin making incomes in excess of \$100,000 is 5.2 percent; the vast majority of these households earn less than \$150,000. No Arvin households had incomes in excess of \$200,000.<sup>1</sup> Kern County has slightly more households than Arvin at the lowest end of the income bracket. For household incomes of less than \$10,000 the percentages of total households are 7.1 percent in Kern County and 5.6 percent in Arvin. Median household income (in 2012 inflation-adjusted dollars) was \$31,462 in Arvin; this is \$15,232 dollars less than the countywide value of \$46,694. For family households, the median family income was \$32,338 in Arvin and \$50,969 in Kern County, a difference of \$18,631 dollars.

**Figure 5**  
**2012 HOUSEHOLD INCOME DISTRIBUTION**



Source: 2010-2012 ACS 3-Yr Est. Table DP03

<sup>1</sup> 2010-2012 ACS 3-Year Estimates, Table DP-03

According to the U.S. Census Bureau, the estimated poverty threshold for a four-person household was approximately \$23,500 in 2012. For two-person households, the threshold was \$13,892 if the householder was age 65 or older, and \$15,450 for householders under 65 years. In **Table 8**, approximately one-third (32.6%) of the 2012 households in Arvin were below the poverty level, while 19.3 percent of the County’s households were below the poverty level. For senior citizen households (ages 65 years and over) the percentage of those below the poverty levels was 14.3 percent in Arvin, slightly higher than the 11.9 percent for the County.

**Table 8**  
**HOUSEHOLDS DISTRIBUTION**  
**BY AGE AND POVERTY STATUS 2012**

Poverty Level	Arvin	Kern County
Above Poverty	67.4%	80.7%
<i>Under 65</i>	65.2%	82.5%
<i>65+</i>	85.7%	88.1%
Below Poverty	32.6%	19.3%
<i>Under 65</i>	34.8%	17.5%
<i>65+</i>	14.3%	11.9%

*Source: 2008-2012 ACS 5-Yr Est. Table B17017*

## D. Employment Characteristics

As shown in **Table 9**, 54.5 percent of Arvin’s population ages 16 and over were employed in 2012, with no residents employed in the armed forces. In Kern County, 51.2 percent of the working age population were employed in the civilian sector and one half percentage point were in the armed forces. The unemployment rate within the civilian labor force was higher in Arvin than within the County, 9.3 percent and 7.7 percent, respectively. In total, Arvin had a higher work force participation rate than Kern County; 36.2 percent of the working age population of Arvin was not in the labor force compared to the countywide rate of 40.6 percent.

**Table 9**  
**EMPLOYMENT STATUS OF POPULATION 16+**  
**2012**

Employment Status	Arvin	Kern County
<b>In Labor Force</b>	<b>63.8%</b>	<b>59.4%</b>
Employed in Armed Forces	0.0%	0.5%
Employed Civilians	54.5%	51.2%
Unemployed Civilians	9.3%	7.7%
<b>Not in Labor Force</b>	<b>36.2%</b>	<b>40.6%</b>

*Source: 2008-2012 ACS 5-Yr Est. Table DP03*

Agriculture plays a major role in the lives of Arvin’s residents. Classified in terms of industry, 3,390 individuals were employed in agriculture, forestry, fishing and hunting, and mining positions, representing 48.6 percent of the total civilian employed population ages 16 and older of 6,979. In comparison, the Kern County average for these economic sectors was 15.4 percent.<sup>2</sup> Table 10 shows the occupational distribution of the residents of Arvin in 2012. Almost half (47.7%) of the employed individuals were occupied in the Natural Resources, Construction, and Maintenance Sector, compared to less than twenty percent for Kern County in whole. At the same time, the proportions of Arvin workers in the Management, Business, Science, and Arts categories was less than a third of the Countywide average.

**Table 10**  
**DISTRIBUTION OF EMPLOYED CIVILIAN POPULATION 16+**  
**BY OCCUPATION 2012**

Occupation	Arvin	Kern County
Management, Business, Science, and Arts	8.5%	26.2%
Service	14.1%	19.2%
Sales and Office	12.4%	22.2%
Natural Resources, Construction, & Maintenance	47.7%	19.4%
Production, Transportation, & Material Moving	17.2%	13.1%

*Source: 2008-2012 ACS 5-Yr Est. Table DP03*

<sup>2</sup> 2008-2012 American Community Survey 5-Year Estimates, Table DP03

## E. Housing Characteristics

### Housing Growth Trends

Kern County experienced a prolonged housing boom between 2000 and 2006; however, the U.S. economy went into one of the greatest recessions in history in 2007. Through 2007 and 2008, the U.S. housing bubble burst as housing prices dropped dramatically. Nationally, the median price for resale homes declined more than 12 percent in 2008. It was the largest year-over-year drop for records going back to 1979.

In Kern County, the median housing price plummeted by approximately 14 percent. Though the number of units sold in 2008 was 1,011 more than in 2007, there was a decrease in housing value. Along with these staggering sales and the drop in housing prices, the number of permits issued for construction of new privately owned dwelling units fell in 2008.

This housing crisis could be attributed to the soaring rate of unemployment and large number of foreclosures. Of the Kern homeowners receiving default notices, 1,512 lost their homes. Similarly, 6,960 more workers were unemployed in 2008 than in 2007—raising the unemployment rate by 1.5 percent. The level of unemployment had a direct effect on housing values. The unprecedented housing crisis at the local and national level, which continued through about 2012, was a multifaceted problem of falling housing prices, loss of equity, high foreclosure activity, and lack of refinancing opportunity. Despite the housing slump during this period, the County continues to experience a growth in population.

**Table 11** presents the continual housing growth trends in Arvin and the neighboring cities. Arvin has experienced approximately 46 percent growth in housing, similar to that in Bakersfield and McFarland, and significantly larger than Kern County (26.4%). However, the percentage growth of housing is lagging behind the percentage of growth in population. This suggests that there is overcrowding or shortage of housing in the City of Arvin.

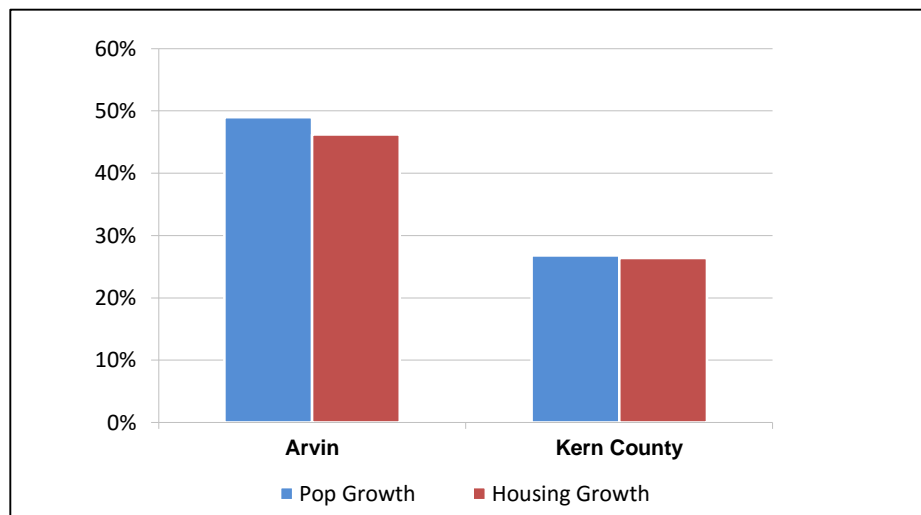
**Figure 6** shows the percentage of population growth and housing growth for both Arvin and the County between 2000 and 2015. The City of Arvin had a population growth percentage of 49.0 percent and housing growth percentage of 46.2 percent. Kern County had 26.8 percent in population growth and 26.4 percent in housing growth.

**Table 11**  
**HOUSING GROWTH**  
**2000-2015**

<b>Jurisdiction</b>	<b>2000</b>	<b>2015</b>	<b>Growth 2000-2015</b>	<b>Percent Change</b>
Arvin	3,145	4,598	1,453	46.2%
Bakersfield	88,266	126,154	37,888	42.9%
Delano	8,832	10,875	2,043	23.1%
McFarland	2,030	2,916	886	43.6%
Shafter	3,623	4,707	1,084	29.9%
Taft	2,478	2,521	43	1.7%
Wasco	4,256	5,786	1,530	35.9%
<b>Kern County</b>	<b>231,567</b>	<b>292,774</b>	<b>61,207</b>	<b>26.4%</b>

*Source: U.S. Census 2000, DOF series E-5 2015 Estimates*

**Figure 6**  
**PERCENTAGE OF POPULATION GROWTH**  
**AND HOUSING GROWTH 2000-2015**



*Source: U.S. Census 2000. DOF series E-5 2000- 2015 Estimates*

## Type and Size of Units

As presented in **Table 12**, DOF estimated that of the 4,568 total housing units in the City of Arvin in 2012, three-quarters were single-family dwelling units – both detached and attached units, which is similar to the countywide proportion of single-family units (73.5%). A clear difference between Arvin and the County occurs when comparing mobile homes and multiple dwelling units with five or more units. According to the estimates, there were 143 mobile homes in Arvin and 22,935 in the whole of Kern County. These numbers represent approximately three percent of Arvin’s total housing stock, and 8 percent countywide. About 13 percent of Arvin’s housing stock were multi-family dwelling units with over five units; In Kern County, this category represented 8.5 percent of the total housing stock.

**Table 12**  
**TYPES OF HOUSING UNITS 2012**

Jurisdiction	Total DU	Single DU	Multiple DU		Mobile Homes
			2 to 4 Units	5+ Units	
<b>Arvin</b>					
No. of Units	4,568	3,425	422	578	143
Percent	100.0%	75.0%	9.2%	12.7%	3.1%
<b>Kern County</b>					
No. of Units	288,624	212,209	28,928	24,552	22,935
Percent	100.0%	73.5%	10.0%	8.5%	7.9%

Source: DOF Series E-5, January 2012

## Housing Conditions

The condition of any city’s housing stock is a function of its age and how well the units have been maintained over the years. Arvin’s housing stock can generally be characterized as “aging” and in poor condition. Building age is a significant factor in the deterioration and health and safety risks of structures. In general, homes built over 30 years ago are likely to require structural renovation and maintenance. According to Census data presented in **Table 13**, approximately one-quarter (24.9%) of the homes in Arvin were built prior to 1970. Homes built after 1970, which account for three-quarters (75.1%) of the City’s housing stock, should meet most of the existing building code standards. 1971 was a landmark year because significant changes were made to standard building codes, particularly for those requirements related to seismic safety as a result of the building failures experienced from the Sylmar earthquake.

**Table 13**  
**AGE OF HOUSING STOCK IN 2012**

<b>Housing Built</b>	<b>Percent of Total</b>
2010 or later	0.0%
2000-2009	23.2%
1990-1999	22.2%
1980-1989	10.1%
1970-1979	19.7%
1960-1969	7.8%
1950-1959	6.8%
1940-1949	4.5%
1939 or earlier	5.8%

*Source: 2008-2012 ACS 5-Yr Est. Table DP04*

In fall of 2008, a parcel-by-parcel survey was conducted to assess the exterior condition of the existing housing stock. For the purpose of identifying areas of potential rehabilitation and recycling within the City, the City used the Community Development Block Grant (CDBG) survey form to determine the condition of the buildings. This survey, which is presented in Figure 7, included a scoring system for the foundation, roofing, siding, windows and electrical condition of residential units. Based on the calculated total sum of each score, the structure received a “Sound”, “Minor”, “Moderate”, “Substantial” or “Dilapidated” condition ranking. An example of evaluated residential structure using the CDBG criteria is presented below:

<b><u>Needed Improvements</u></b>	<b><u>Score</u></b>
Needs partial foundation	15
Shingles missing on roof	5
Siding needs patching and repainting	5
Windows need replacement	10
Minor Electrical repair	5
<b>TOTAL SCORE</b>	<b>40</b>



*Example of Arvin Housing in Sound Condition*

**Housing Condition**

**Scoring**

Sound:	9 or less
Minor:	10 – 15
Moderate:	16 – 39
Substantial	40 – 55
Dilapidated:	56 and over



*Example of Arvin Housing in Dilapidated Condition*

In the example shown above, a structure scoring a total of 40 indicates that the structure needs substantial improvements. For the purposes of this study, structures scoring 40-55 points (Substantial) or 56 points and over (Dilapidated) were considered as physical blight and requiring significant rehabilitation or demolition. The result of the survey is illustrated in **Figure 8**, showing the various conditions of building structures throughout the City.

The results of the survey are presented in **Table 14**. It shows that 3,400 parcels zoned are residential. Of these surveyed parcels, 2,158 parcels (63.5%) had housing that was in good condition, 195 parcels (16.8%) exhibit minor to moderate conditions and 308 parcels (9.1%) are in substantially deteriorated conditions. There are also 360 (10.6%) vacant parcels.

**Table 14**

**ARVIN HOUSING SURVEY 2008**

	No. Units	Percent
Sound: 9 or less	2,158	63.5%
Minor: 10 to 15	195	5.7%
Moderate: 16 to 39	379	11.1%
Substantial: 40 to 55	139	4.1%
Dilapidated: 56 and over	169	5.0%
Vacant*	360	10.6%
<b>Total</b>	<b>3,400</b>	<b>100.0%</b>

*Source: GRC Associates Inc. Survey*

*\*Vacant land in all zoning designation*

**Figure 7  
CDBG SURVEY**

**ARVIN REDEVELOPMENT PARCEL SHEET -- HOUSING CONDITIONS**

APN#: _____	Map Page <input type="text"/>
Address: _____	Added Area <input type="text"/>
Mixed-Use _____	Existing Project Areas <input type="text"/>
No. Units: _____	
Garage Attached: _____ Detached: _____ None: _____	Photo Numbers: _____
	Building Age _____

Construction Type:	Wood _____	Frontage Improvements:	Curbs _____
	Masonry _____		Paved Street _____
	Mobile _____		Gutters _____
	Modular _____		Sidewalk _____
			Driveway _____
			Adequate Site Drainage _____

**DILAPIDATED UNIT:** A unit suffering from excessive neglect, where the building appears structurally unsound and maintenance is nonexistent, not fit for human habitation, may be considered for demolition or at a minimum, major rehabilitation required

YES		NO	
-----	--	----	--

FOUNDATION		ROOFING	
Existing foundation in good condition		Good condition	
Repair needed		Shingles missing	
Needs partial foundation		Chimney needs repair	
No foundation or needs complete foundation		Needs re-roofing	
		Roof structure needs replacement or re-roof	

SIDING/STUCCO		WINDOWS	
Good condition		Good condition	
Needs re-painting		Broken window panes	
Needs to patching and re-painting		Needs repair	
Needs replacement and painting		Needs replacement	
Asbestos/Lead-Based			

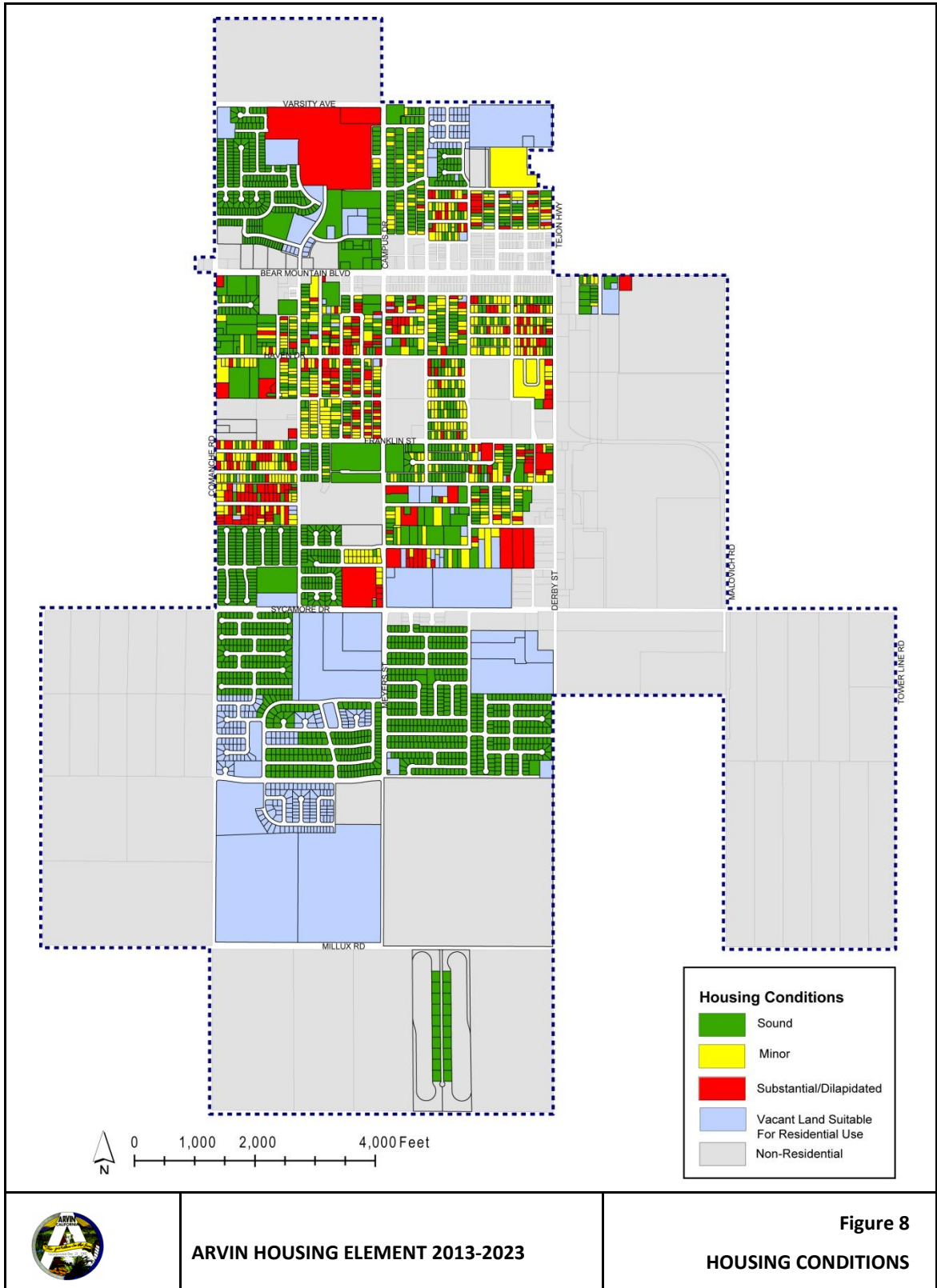
ELECTRICAL		SCORE	
Good condition		Sound: 9 or less	
Minor repair		Minor: 10-15	
Repair main panel		Moderate: 16-39	
		Substantial: 40-55	
		Dilapidated: 56 and over	

ECONOMIC BLIGHT			
Vacancy		Security Bars/Doors/Barbed Wire	
High Crime*		Graffiti	
Evidence of Homeless			

Comments \_\_\_\_\_

For Sale/Rent Phone No.: \_\_\_\_\_ Rent \_\_\_\_\_

Source: HCD: Building Blocks



More recently, the 2012 Housing Conditions Analysis was conducted by Kern Council of Governments for inclusion in the Kern Regional Housing Data Report. Rather than a windshield survey of individual parcels, the 2012 Analysis utilized sampling data, GIS modeling, and existing data sets<sup>3</sup> to determine generalized housing conditions within the cities and unincorporated areas of Kern County. This sampling method creates assumptions about generalized housing conditions on a per-parcel basis based upon the improved value (value of the residential structure only without the land value) of single family residential units within the County. **Table 15** summarizes the five categories of housing conditions designated by the 2012 Analysis, including the range of assessed improved value and the general assumptions made for residential structures within each category.

**Table 15**  
**2012 HOUSING CONDITIONS ANALYSIS OVERVIEW**

Category	Improved Value/SF	Generalized Housing Conditions Assumptions
Standard Condition	\$0-\$11	Residential unit has conforming roof, windows, paint/siding, structure, foundation, and yard.
Minor Rehabilitation	\$11.01-\$28	Residential unit could require repairs to small roof section; broken windows or doors; repairs to mechanical equipment; peeling and chipping paint/siding.
Moderate Rehabilitation	\$28.01-\$45	Replacement of roof, doors, outdated windows, and/or mechanical equipment required; cracked, faulted, or missing exterior surfaces.
Major Rehabilitation	\$45.01-\$55	Residential unit could have sagging roof; missing fascia; broken, missing, or severely damaged windows and doors; faulted, cracked, or missing exterior structures; cracked or sagging foundation.
Demolition Needed	\$55.01+	Roof is missing, severely sagging, or structurally unsound; windows and doors are missing or boarded up; missing or faulted foundation; residential structure is partially missing, tilted, or dilapidated.

Source: KernCOG, Kern County Regional Housing Data Report 2012

<sup>3</sup> The three data sets used were the Kern County Assessor's Integrated Property System (KIPS), the U.S. Census Bureau's Topologically Integrated Geographic Encoding and Referencing (TIGER) file, and a spatially-referenced GIS point file derived by the City of Bakersfield GIS Division from information contained in the Kern County Assessor's parcel shape file.

**Figure 9** displays the results of the 2012 Analysis by Split Block Group. Housing conditions within the southern half of Arvin are noticeably better, with over three-fourths of residential units deemed standard conditions and the remainder deemed mostly in need of minor rehabilitation. The northwest portion also had majority standard or minor rehabilitation results. Housing issues were found to be most prevalent within central and northeast Arvin.

**Table 16** contains the results of the 2012 ACS information for the City of Arvin. Of the 2,726 single-family residential parcels surveyed, 42.9 percent were found to be in standard condition. Roughly half of the studied units were designated as minor or moderate rehabilitation, 6.9 percent were designated as major rehabilitation, and 32 units (1.2%) were considered likely to require demolition. Of the units designated as demolition needed, the vast majority (87.5%) were constructed prior to 1950. For residential units found to require major rehabilitation, 86.8 percent were constructed prior to 1970.

**Table 16**  
**ARVIN HOUSING CONDITIONS BY DECADE BUILT**

Decade Built	Demolition Needed		Major Rehab		Moderate Rehab		Minor Rehab		Standard Condition		Total Houses	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
1910	1	33.3%	2	66.7%	0	0.0%	0	0.0%	0	0.0%	3	100.0%
1920	2	4.0%	14	28.0%	26	52.0%	5	10.0%	3	6.0%	50	100.0%
1930	9	8.3%	36	33.3%	44	40.7%	16	14.8%	3	2.8%	108	100.0%
1940	16	4.8%	73	21.7%	193	57.4%	43	12.8%	11	3.3%	336	100.0%
1950	0	0.0%	28	11.9%	117	49.6%	79	33.5%	12	5.1%	236	100.0%
1960	0	0.0%	11	7.8%	57	40.4%	61	43.3%	12	8.5%	141	100.0%
1970	2	0.9%	15	6.4%	77	33.0%	120	51.5%	19	8.2%	233	100.0%
1980	2	1.4%	3	2.1%	32	22.1%	83	57.2%	25	17.2%	145	100.0%
1990	0	0.0%	5	0.9%	18	3.3%	109	20.0%	414	75.8%	546	100.0%
2000	0	0.0%	1	0.1%	15	1.7%	238	27.3%	617	70.8%	871	100.0%
2010	0	0.0%	1	1.8%	2	3.5%	0	0.0%	54	94.7%	57	100.0%
<b>Total</b>	<b>32</b>	<b>1.2%</b>	<b>189</b>	<b>6.9%</b>	<b>581</b>	<b>21.3%</b>	<b>754</b>	<b>27.7%</b>	<b>1,170</b>	<b>42.9%</b>	<b>2,726</b>	<b>100.0%</b>

Source: 2008-2012 ACS 5-Yr Est.



## Housing Tenure

An examination of household tenure in Arvin in recent decades shows the City’s homeownership rate fluctuated over time. **Table 17** presents Arvin’s household tenure between 1990 and 2012. The approximately 49 percent homeownership rate in 1990 increased to 55.5 percent by 2000, then decreased considerably to the 2012 rate of 43.3 percent. In 2012, renter-occupied households were the majority type by tenure, accounting for 56.7 percent of the Arvin total. In comparison, tenure in Kern County was divided approximately 59 percent owner-occupied to 41 percent renters. There is a need for quality rental housing that is affordable to all economic segments of the community.

**Table 17**  
**ARVIN HOUSEHOLD TENURE 1990-2012**

Tenure	1990		2000		2012	
	Number	Percent	Number	Percent	Number	Percent
Owner	1,167	48.9%	1,660	55.5%	1,922	43.3%
Renter	1,218	51.1%	1,331	44.5%	2,518	56.7%
Total	2,385	100.0%	2,991	100.0%	4,440	100.0%

Source: U.S. Census 1990, 2000, ACS 2008-2012 5-Yr Est. Table DP04

## Home Prices and Rents

During the 2000-2008 period, the price of single-family homes increased by 43 percent in the City of Arvin and countywide single-family home prices increased by 48 percent. According to **Table 18**, a comparison of the sales price of homes in Arvin during the month of September 2014 was September 2015 increased from \$135,000 to \$188,000, an increase of 39.3 percent. During the same period, Countywide home sale prices increased for \$190,750 to \$203,000, an increase of 6.4 percent. The table also shows Arvin’s median sales price was lower than the County’s by \$15,000 or eight percent. This compares with a difference of almost \$56,000 or 41 percent a year before. While prices are increasing, it is still we below the average sale price of a home of \$231,000 in 2007, just before the market downturn.

**Table 18**  
**HOME SALES PRICES**  
**(September 2014 and 2015)**

	2014 Median Sales Price	2015 Median Sales Price	Percent Change
Arvin	\$135,000	\$188,000	39.3%
Kern County	\$190,750	\$203,000	6.4%

Source: Corelogic, Nov. 2015

The median monthly rents in Arvin were \$668 in 2012. This compares with a countywide median of \$738, which was approximately 110 percent of Arvin’s rent or 10 percent higher. In comparison, Bakersfield's rent was 125 percent of the median rent in Arvin, and the city with the lowest median rent in Kern County was Wasco, which was 82 percent of Arvin's rent. **Table 19** summarizes the median monthly rents in all the cities in Kern County and countywide.

**Table 19**  
**MEDIAN MONTHLY CONTRACT RENT, 2012**

	Median Rent	Percent of Arvin Rent
Arvin	\$668	--
Bakersfield	\$834	125%
California City	\$751	112%
Delano	\$655	98%
Maricopa	\$620	93%
McFarland	\$642	96%
Ridgecrest	\$702	105%
Shafter	\$615	92%
Taft	\$600	90%
Tehachapi	\$706	106%
Wasco	\$549	82%
Kern County	\$738	110%

Source: ACS 2009-2013 5-Yr. Estimates, Table B25058

## F. Special Needs

There are certain categories of households that, because of their physical or economic condition, need for particular space or support services requirements, or other factors, are “special needs households”, which may have some difficulties in finding affordable housing. These households include disabled persons, elderly, large families, farm workers, families with female heads of household and homeless or families with persons in need of emergency shelter. The City of Arvin has entrusted the Kern County and the Housing Authority of Kern County (HACK) to administer most housing programs for the City. Many of these services and facilities may not be located in the City of Arvin, but are nearby.

### Disabled Persons

A disabled individual is defined as a person who has been determined to have some kind of impairment to their ability to function in a manner consistent with the general population. The 1990 Census defines three types of disabilities: work, mobility, and self-care limitations.

Disabilities are defined as mental, physical or health conditions that last over six months. The Census tracks the following disabilities.

- **Work disability** - Refers to a condition lasting more than six months that restricts a person’s choice of work and prevents that person from working full-time.
- **Mobility limitation** - Refers to a physical or mental condition lasting more than six months that makes it difficult for a person to go outside the home alone.
- **Self-care limitation** - Refers to a physical or mental condition lasting more than six months that makes it difficult to take care of one’s personal needs. This impairment is expected to be of definite duration and is of such a nature that the person’s ability to live independently could be improved by more suitable housing conditions.

In 2012, according to the American Community Survey presented in **Table 20**, an estimated 10 percent of Arvin’s population between the ages of 18 and 64 were classified as having a disability. Close to half of the population age 65 and older were found to have one or more forms of disability, the most prevalent being ambulatory difficulties (30.7% of the senior population). The mobility limitation does not necessarily indicate a need for special need/supportive housing and statistics on the total number of disabled persons needing supportive housing in the City is not available. Using the national standard of one to three percent of the total disabled population needing supportive housing, it can be estimated that the City has approximately 15 to 45 disabled individuals in need of supportive housing.

To assist disabled individuals in providing adequate housing to meet their needs, the State of California, in 1984, mandated Title 24, of the Uniform Building Code. Title 24 provides regulations for adaptability and accessibility of apartment units to provide for the safety and welfare of physically handicapped inhabitants and visitors. An adaptable apartment is one that is accessible for entry and circulation and that can at any future point, be adapted to meet the specific needs

of a handicapped person. These improvements would include the installation of wider doors, grab bars, lower cabinets, lower light switches and sidewalk-to-front door ramps.

The living arrangement of disabled persons depends on the severity of the disability. Many live at home independently or with other family members. To maintain independent living, disabled persons may need assistance. This can include special housing design features for the disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions among others. Services are typically provided by both public and private agencies.

**Table 20**  
**PERSONS WITH DISABILITIES 18 AND OLDER**  
**BY DISABILITY TYPE 2012**

Type of Disability	Persons 18-64		Persons 65+	
	Number	Percent of Age Group	Number	Percent of Age Group
Total Disabled Persons	1,106	10.0%	388	48.7%
Total Persons in Age Group	11,016	100.0%	796	100.0%
Disability				
Hearing	261	2.4%	129	16.2%
Vision	378	3.4%	106	13.3%
Cognitive	412	3.7%	51	6.4%
Ambulatory	576	5.2%	244	30.7%
Self-care	221	2.0%	73	9.2%
Independent Living	480	4.4%	133	16.7%

*Source: ACS 2008-2012 5-Yr Est. Table S1810*

For persons with mental illness, the Mental Health Services Department provides a full range of services throughout the County. Services include initial assessment, crisis services, ongoing case coordination, case management, and counseling services, among others. Hospitalization and inpatient treatment and placement programs may be contracted for the Department with private providers.

Several County programs assist persons with physical disabilities. The Community Development Program Department operates the Home Access Program, providing grants for home accessibility improvements. In addition, HACK has made five percent of the affordable public housing stock

accessible to persons with physical disabilities (45 units), and two percent of units adaptable to the sensory impaired (18 units).

For persons with developmental disabilities, the Kern Regional Center located at 3200 North Sillect Avenue, Bakersfield, provides diagnostic, assessment, placement, and case management services. In addition, the Kern Regional Center contracts with various service providers for structured day programming, employment help, residential facilities, placement, evaluation, equipment, and other necessities. Several service providers throughout the County also aid people with disabilities. The National Association for People with Disabilities (NAPD) operates activity centers in Bakersfield with day programs and special services. Haven Counseling Center located at 730 Chester Avenue, Bakersfield, provides a group home for people who are severely handicapped and need 24-hour supervision and care. They also have nine apartment units for persons with developmental disability who are able live independently.

### Elderly Persons

Another population segment that requires special consideration is the elderly -- the population over 65 years of age. Their concerns are related to housing, health care, their fixed-income and transportation. In 2012, 796 residents in Arvin were reported as 65 years or older, comprising 4.4 percent of the total population. As shown in **Table 21**, there were 461 elderly households in the City in 2012 and over two-thirds (68.1%) lived in owner occupied units. This compares to 43.3 percent of the total household in the City residing in owner occupied units. It is also important to note that about 49 percent of the elderly in Arvin are identified as disabled.

**Table 21**  
**ELDERLY HOUSEHOLD TENURE 2012**

	Occupied Housing Units	Occupancy
<b>Elderly Households</b>		
Elderly Owner Occupied*	314	68.1%
Elderly Renter Occupied*	147	31.9%
Total Elderly Households	461	100.0%
<b>Total Households</b>		
Total Owner Occupied	1,922	43.3%
Total Renter Occupied	2,518	56.7%
Total Households	4,440	100.0%

Source: 2008-2012 ACS 5-Yr Est. Table B25007

\* 65 years of age and over

There are many programs to accommodate the special needs of seniors, including but not limited to congregate care, supportive services, rental subsidies, shared housing, and housing rehabilitation assistance. For the elderly, or those with disabilities, housing with functional design features that accommodate disabilities can help ensure continued independent living. Elderly with mobility/self-care limitations also benefit from transportation alternatives. Senior housing with supportive services can be provided for those who require assistance with daily living.

The Senior Citizens Information and Referral Service provides seniors with information on available services in the County, including Social Security, Medicare, Medi-Cal, nutrition sites, discount cards, and transportation information, among other things. The Office on Aging also operates 27 senior nutrition sites at senior and community centers throughout the County. Home delivered meals are also available upon request. In Arvin, the senior nutrition site is located at the Arvin Senior Center located at 800 Walnut Drive.

## Large Families

Large families are defined as households with five or more members. Large families have special housing needs because they typically require larger size units than what the market usually provides. As a result, many large families are often forced to occupy inadequately sized units because housing units that meet their needs are either unavailable or beyond their ability to pay. According to the 2008-2012 American Community Survey, the number of households with five or more persons in the City totaled 1,747 or 39.9 percent of the total (both family and non-family) households of Arvin. Subtracting group quarters and other non-family households, the percentage of family households defined as large families is 45.7 percent. To address overcrowding, communities can provide incentives to facilitate the development of affordable apartments with three or more bedrooms to meet the needs of large households.

The shortage of large rental units can be alleviated through the provision of affordable ownership housing opportunities, such as homeownership assistance and self-help housing (through Habitat for Humanity and other organizations). In addition, Section 8 rental assistance provided by HACK can enable large families to rent units they otherwise cannot afford. HACK currently operates 941 public housing units, of which 123 are single-family units that can accommodate larger families. The County has also contributed CDBG and HOME funds to assist in the development of housing for large families.

## Farm Workers

The agricultural employment and farm worker population continues to be a significant economic activity in Kern County, and particularly in Arvin. Farm workers are defined as persons whose primary source of income is derived from seasonal agricultural labor. Between 2008 and 2012, 48.6 percent of the workforce was employed in agricultural industries<sup>4</sup>, over three times the Kern County average of 15.4 percent.

---

<sup>4</sup> Includes farming, forestry, fishing and hunting, and mining.

Farm workers are typically categorized into three groups: 1) permanent, 2) seasonal and 3) migrant. Permanent farm workers are typically employed year round by the same employer. A seasonal farm worker works on average less than 150 days per year and earns at least half of their earned income from farm work. Migrant farm workers are seasonal farm workers who have to travel to do the farm work. They are unable to return to their permanent residence within the same day. As presented in **Table 22**, there were 1,004 farms located in Kern County according to the USDA 2012 Census of Agriculture, of which 41.0 percent of the farms employed permanent farmworkers (working 150 days or more per year), 26.6 percent of farms employed workers solely on a seasonal basis, and 32.4 percent employed both permanent and seasonal farmworkers. Additionally, 21.1 percent of the farms were employed by a single farmworker, 50.6 percent employed between two and nine workers, and 32.4 percent were larger farms employing ten or more workers. **Table 22** also indicates that the total number of farmworkers in Kern County was 34,501 – 47.1 percent classified as permanent and 52.9 percent classified as seasonal employees. Migrant workers totaled 7,438, representing 21.6 percent of total farmworkers and 40.7 percent of the subset population of seasonal farmworkers.

**Table 22**  
**KERN COUNTY FARM WORKERS**  
**2012**

	Number	Percent
<b>Farms</b>		
Permanent Workers only	412	41.0%
Seasonal Workers only	267	26.6%
Both	325	32.4%
Total Number of Farms	1,004	100.0%
Farms with 1 worker	212	21.1%
Farms with 2-4 workers	349	34.7%
Farms with 5-9 workers	160	15.9%
Farms with 10+ workers	325	32.4%
Total Number of Farms	1,004	100.0%
<b>Farmworkers</b>		
Permanent	16,235	47.1%
Seasonal	18,266	52.9%
Total Number of Farmworkers	34,501	100.0%

*Source: USDA 2012 Census of Agriculture*

**Privately-Owned Farm Workers Housing.** Table 23 identifies 18 camps, 12 of which are year round camps and six of which are seasonal, and provide housing for 474 farm workers. The County of Environmental Health Services Department indicates that the demand for lettuce, and that most agricultural workers in the County are full-time residents. seasonal

**Table 23**

**PRIVATELY OWNED FARM WORKER HOUSING KERN COUNTY**

<b>Name</b>	<b>Number of Farm Workers</b>	<b>Months of Occupation/Year</b>
Bonanza Farms	16	12
Wheeler Highway 99	9	12
Wheeler Adobe	7	12
Paramount 27	5	12
Paramount Belridge	28	12
Opal Frye	15	12
Westfarmers	8	12
Cauzza	7	12
Jimmie Icardo	7	12
Spring Farms	6	12
Belridge Drilling	8	12
San Emigdio	5	12
GVC 37	72	7-10
GVC 23B	120	7-10
GVC 10A	11	7-10
GVC 10B	90	7-10
Kovacevich Clark	15	6-8
Kovacevich Hildebrand	45	6-8
<b>Total</b>	<b>474</b>	

*Source: Kern County Regional Housing Allocation Plan, May 2001*

**Publicly-Owned Year-Round Farm Worker Housing.** Public housing for farm workers has been subsidized by the U.S. Department of Agriculture-Rural Development (USDA-RD) and was developed to provide housing for persons with a minimum annual income of \$5,753 from farm labor. HACK owns and/or manages eight year-round developments of this type, located in Delano, Shafter, Arvin, Bakersfield, Wasco and Lamont/Weedpatch. The 48-unit Sun Garden Village located at 701 Meyer Street is the only farm worker housing currently in Arvin. Others in the vicinity of Arvin include Lamont H.R. Olson Homes and Ruben J. Blunt Village in the communities of Lamont and Weedpatch, which are located approximately six miles to the northeast of Arvin.



*Sun Garden Village*

As presented in **Table 24** there are eight year-round farm worker housing developments with 398 units and two seasonal housing developments with 172 units.

**Table 24**  
**PUBLICLY OWNED FARM WORKER**  
**HOUSING KERN COUNTY**

Name	Location	Number of Units
<b>Year Round Housing</b>		
Sun Garden Village	Arvin	48
International Village	Delano	50
Shafter	Shafter	99
Beckes Street Apartments	Wasco	57
Lamont H.R. Olson Homes	Lamont	50
Ruben J. Blunt Village	Lamont/Weedpatch	50
Casa del Valle	Delano	35
Greenfield Homes	Bakersfield	35
<b>Migrant Seasonal Housing</b>		
North Shafter Farm Labor Center #5	Shafter	84
Arvin Farm Labor Center #26	Lamont/Weedpatch	88

Source: <http://kernha.org/wp/affordable-housing/find-housing/farm-worker-housing/farm-worker-housing-locations/>

**Migrant Seasonal Farm Worker Housing (Labor Centers).** Under contract with HCD, HACK operates a total of 172 seasonal farm labor units in two migrant housing centers. The centers are open for approximately six months each year, from April to October. Residents must be seasonal farm laborers whose permanent residence is at least 50 miles away from the centers. The North Shafter Farm Labor Center #5 is located in the City of Shafter and includes 84 units. The Arvin Farm Labor Center #26 is located approximately five miles west of Arvin and has 88 units available for migrant farm workers.

## Female Heads-of-Household

As previously shown in **Table 6**, of the 4,440 (85.4%) of total households in Arvin, 3,792 or 85.4 percent were classified as family households. **Table 25** includes details of family household composition in the City. According to the 2012 ACS data, 2,572 households in Arvin were comprised of domestic couples (either married, or residing together); 70.8 percent of these households included one or more children under the age of 18. Domestic couple-headed households represent 67.8 percent of family households and 57.9 percent of total households in the City. Family households with a single female head of household totaled 847, representing 22.4 percent of family households and 19.1 percent of total Arvin households. 681 out of 847 (80.4%) female-headed households included dependent children under 18 years of age, comprising 15.3 percent of total Arvin households. Families with female heads of household typically display a need for housing assistance due to the demand for day care services and lower wages earned, and is therefore identified as a special needs group.

Single individuals with dependent children face a variety of housing problems. Single parent renters often have difficulty finding suitable housing due to the high cost of rent compared to income, as well as discriminatory housing practices. These problems are of particular concern for family households with a single female householder. Though the majority of female households were in the labor force, this segment of the community generally represents one of the lowest categories of wage earners as compared to other householders.

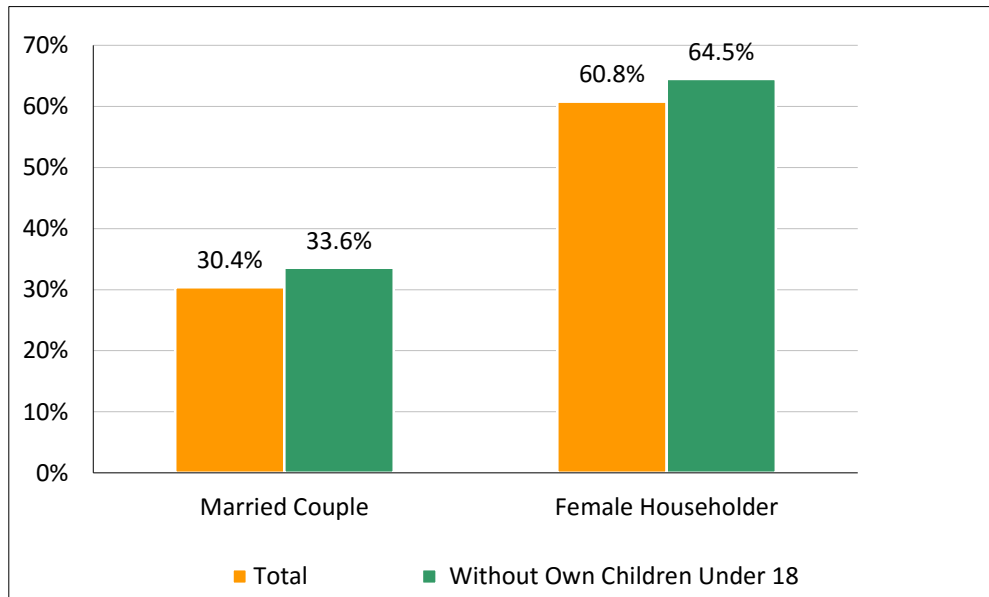
In comparison to married couples that are below the poverty line, **Figure 10** illustrates that female householder population have twice the percentage of households below the poverty line. Over 60 percent of the single female head of households were below the poverty level, compared to approximately 30 percent of married-couple family households. For female-headed households with related children under 18 years, the percentage below the poverty level rises to 64.5 percent.

**Table 25  
FAMILY HOUSEHOLD COMPOSITION 2012**

	Number	Percent
Married-Couple Family	2,572	67.8%
With Children under 18 yrs.	1,821	48.0%
Without Children under 18 yrs.	751	19.8%
Single Female Householder	847	22.4%
With Children under 18 yrs.	681	18.0%
Without Children under 18 yrs.	166	4.4%
Single Male Householder	373	9.8%
With Children under 18 yrs.	246	6.5%
Without Children under 18 yrs.	127	3.3%
<b>Total Families</b>	<b>3,792</b>	<b>100.0%</b>

Source: 2008-2012 ACS 5-Yr Est. Table DP02

**Figure 10  
PERCENTAGE OF FAMILY HOUSEHOLDS BELOW POVERTY LEVEL**



Source: 2008-2012 ACS 5-Yr Est. Table DP03

## Homeless

Over the last several decades, the homeless population and its attendant social problems have become issues of national significance. Lack of affordable housing can exacerbate homelessness and its negative impacts, and hinders a community's ability to effectively address these challenges. A homeless family or individual as defined by federal regulations is a person or family that lacks a fixed and regular nighttime residence. The homeless population can be divided into two major groups, the sheltered and the unsheltered homeless. Sheltered homeless are those families or individuals whose primary residence is an emergency shelter, transitional housing, a domestic violence shelter, a shelter for runaway children, or people living in a motel/hotel under a voucher arrangement. Unsheltered homeless are those individuals whose primary residence is a place not designated for sleeping. Unsheltered homeless are typically chronically transient homeless persons, usually de-institutionalized mental health patients. They are often alcohol/substance abusers, although mental illness, respiratory infections and malnutrition are common contributors to the general poor health of these individuals. They are predominantly male and usually know how to utilize available charitable and government services.

Families become homeless for different reasons than transient persons do. A certain percentage of homeless families come from other areas seeking employment. Their efforts are hampered, in part, by outdated skills. They are usually able to find employment in minimum wage jobs; however, they rarely make enough money to support their families. In other situations, medical illness has depleted a family's savings and other assets. Commonly, these families are living on the "economic edge." Rent payments for shelter in some of these cases are two thirds of a family's monthly income, leaving insufficient amounts for food and other necessities, such as medical care. If a wage earner in this type of situation loses his/her job, the family cannot pay their rent and are evicted. They resort to living in their cars and depend upon community service programs and churches for food and shelter.

Arvin has been largely untouched by homelessness. Transients are not as likely to stop in Arvin because of the lack of direct freeway access, and its relatively small population. According to the 2015 Homeless Census conducted by the Kern County Homeless Collaborative (designated Continuum of Care) there were seven homeless individuals counted in the City of Arvin. This is an increase from two homeless individual counted in 2014. This homeless count was conducted during the 24-hour period of January 22 through January 23, 2015.

Though the City of Arvin does not have homeless programs, the County does provide aid for the homeless. Formed in 1999, the Kern County Homeless Collaborative was formed to combat the problem of homelessness. Under the Collaborative, eight committees contribute to alleviating homelessness. The committees include needs assessment, resource assessment, evaluation, service integration, sustainability and development, advocacy/public relations, rural issues, and continuum of care. The chairs of each committee meet as a steering committee to exchange information and set direction for the collaborative, while the collaborative meets quarterly.

Three types of facilities provide shelter for homeless individuals and families: emergency shelters, transitional housing, and permanent housing. These facilities are defined below and presented in **Table 26**:

**Table 26**  
**FACILITIES FOR SPECIAL NEEDS**

Facilities	Address	Service Provided
Bakersfield Homeless Center	1600 E. Truxtun Avenue Bakersfield, CA 93305	Healthcare, Counseling, Food, Shelter, Job placement, emergency services, child care, Home Assistance
Bakersfield Rescue Mission	724 E. 21st Street Bakersfield, CA 93305	Case management and referrals to community resources such as Human Services, Mental Health, Disabled Services, and Medical Services
Alliance Against Family Violence and Sexual Assault	1921 19th Street Bakersfield, CA 93301	Shelter Service, Counseling, Education Services, Meal Services, Substance Abuse Counseling
Bethany Services' Transitional Services Center	1600 East Truxtun Bakersfield, CA 93305	Rent, Utilities, Referrals, Food, & Shelter for Women, Children & Families

*Source: Kern County Housing Element*

- Emergency Shelter** – A facility that provides overnight shelter and fulfills a client’s basic needs (i.e. food, clothing, medical care) either on-site or through off-site services. The permitted length of stay can vary from one day at a time to three months. The major providers of emergency shelter in the County are the Bakersfield Homeless Center and the Bakersfield Rescue Mission. The Bakersfield Homeless Center has capacity for 110 beds for men, 9 beds for women, 27 beds for families, and an additional 25 beds for men or women depending on the need. The Bakersfield Rescue Mission has space for approximately 40 women and children, and 80 men. The Mission has capacity for 138 persons per meal, and serves two meals per day.

As previously mentioned, the Alliance Against Family Violence and Sexual Assault and the High Desert Women's center provide shelter for battered women and children.

- Transitional Housing** – A residence that provides housing for up to two years. Residents of transitional housing usually include supportive services designed to assist the homeless in achieving greater economic independence and a permanent, stable living situation. Services may include mental and physical health care interventions, substance abuse treatment, job training and employment services, individual and group counseling and life skills training. Currently, HACK operates the only transitional housing facility in Kern

County. The program includes seven units in the unincorporated area near Bakersfield. Other services exist throughout the County to assist individuals and families with making the transition from emergency shelter to permanent housing. Bethany Services' Transitional Services Center provides support services for residents of supportive housing and homeless persons not in supportive housing. Recreation Community Project, Inc. (RCPI) provides transitional housing and support services targeted toward adult men and women with dependent children in inner-city neighborhoods. In addition, some substance abuse programs offer limited transitional housing services in addition to treatment.

- **Permanent Housing** – Service enriched permanent housing that is linked with on-going supportive services (on-site or off-site) and designed to allow formerly homeless clients to live at the facility on an indefinite basis. Units operated by HACK, as well as the Section 8 program provide some housing. However, the large demand may prevent many residents from gaining access to permanent housing. Other facilities in the County are geared toward homeless populations with special needs. Living Connections, Inc. operates two board and care homes for persons with mental illness, as well as 21-unit and 25-unit apartment complexes.

## G. Assisted Housing Inventory

The Housing Authority of the County of Kern currently provides several housing programs in the City. These programs include Low-Income Public Housing (LIPH), senior housing and farm worker housing. There are also affordable housing projects that are not affiliated with Kern County and HACK.

### Low-Income Public Housing

This federally-funded program is administered at 15 low-income public housing complexes, owned and operated by HACK. **Table 27** presents the names, addresses, and the number of units that are available. Rents are based on 30 percent of the tenant's monthly net adjusted income or ceiling rents, based on the size of the unit – whichever is less. Families must pay a minimum of \$50 for rent each month. There are a total of 941 LIPH units in Kern County. Three of the facilities are located in Arvin and total 114 units. All three are located at 701 Meyer Street. **Table 28** lists the three housing facilities in the City of Arvin.

**Table 27**  
**LOW INCOME PUBLIC HOUSING -- HOUSING AUTHORITY OF THE COUNTY OF KERN**

Name	Location	Number of Units
Adelante Vista	1104 South Robinson St. Bakersfield	142 Units
Baker Street Village	1015 Baker Street, Bakersfield	37 Units
Valle Vista	327 Dover Place, Delano	62 Units
Monte Vista	701 Meyer Street, Arvin	50 Units
Little Village (2 complexes)	714 Smith Street, Bakersfield	155 Units
Terra Vista	300 Terra Vista, Shafter	35 Units
Plaza Towers and Annex	3015 Wilson Road, Bakersfield	200 Units
Parkview	701 Meyer Street, Arvin	28 Units
Homer Harrison	1910 Garces Highway, Delano	50 Units
Haciendas del Sol	701 Meyer Street, Arvin	36 Single-family Homes
Milagro del Valle	106 11th Street, McFarland	46 Single-family Homes
Maganda Park	312 S. Austin, Delano	20 Single-family Homes
Greenfield	403 Boomerang Drive, Bakersfield	4 Units
Park 20th	20th Street, Downtown Bakersfield	55 Units
Almond Village (Under Construction)	Lost Hills	21 Single-family Homes

Source: <http://kernha.org/wp/affordable-housing/find-housing/low-income-public-housing-liph>

**Table 28**  
**ARVIN PUBLIC HOUSING**

Name	Date Built	Total Units	1/BR	2/BR	3/BR	4/BR
Monte Vista	1951	50	10	24	12	4
Parkview	1986	28	28	0	0	0
Haciendas del Sol	1999	36	0	12	14	10
<b>Total</b>		<b>114</b>	<b>38</b>	<b>36</b>	<b>26</b>	<b>14</b>

Source: Housing Authority of Kern County, <http://kernha.org/wp/affordable-housing/>

## Housing for Seniors and the Disabled

There are four housing complexes totaling 299 units available to senior that are operated by HACK countywide. Of the four senior apartments, Village Congregational Community located at 112 Richard Street is located within Arvin. The apartments are owned by HACK and consist of 60 units for seniors and the disabled. There are 25 studios and 35 one-bedroom apartment units.

## Other Housing

The 12-unit Grove Apartments is located at 332 Grove Street, Arvin, is also owned by HACK. It is for very low to moderate-income farm labor families or non-farm labor families. As previously mentioned in Section F (Special Needs), there are also publically-owned farm worker housing for year-round and seasonal workers.

## Non-HACK Affiliated Affordable Housing

There are 11 affordable (income-restricted) rental housing projects in the City that are not affiliated with HACK. These housing projects are listed in **Table 29**. In addition, in 2007 Habitat for Humanity constructed four low-income units located on Arvin Avenue between C Street and Tejon Highway in the City. These projects are not affiliated with HACK.

Table 29

### NON-HACK AFFORDABLE HOUSING PROJECTS IN ARVIN

Projects	Address
Arvin Apartments	1410 Hood Street
Bear Mountain Apartments	128 Monroe Street
Caliente Creek	909 Meyer Street
Casa de Paloma (Arvin Family Apts.)	1301 Haven Drive
4-Units Habitat for Humanity	Arvin Avenue
Hood Street Family Apartments	1400 Hood Street
La Amistad	1001 Walnut Drive
Summer View Apartments	225 Meyer Street
Summerset Apartments	668 Comanche Road
Sycamore Family Apartments I and II	740 Sycamore Road
Walnut Apartments	293 Walnut Street
Villa Del Comanche	1507 Bear Mountain Boulevard

Source: <http://kernha.org/wp/wp-content/uploads/2012/05/AffordableHousingDevelopmentsList-10-28-151.pdf>

## H. Assisted Housing At-Risk Of Conversion

State law requires an analysis of existing assisted rental units that are at risk of conversion to market rate. This includes conversion through termination of a subsidy contract, mortgage prepayment, or expiring use restrictions. The following at-risk analysis covers the period of 2013 through 2023.

According to the California Housing Partnership (CHP), there are four possible affordable housing projects in Arvin (two funded through HUD and two funded through USDA) that may be at-risk of conversion to market rate within the next ten years. The first HUD project is the 60-unit Village Congregational Community (112 Richard Street) senior housing complex owned by HACK. This project was funded by HUD's Section 202 Program. In communication with HACK, the HUD Section 202 fund agreement was extended in 2008 and is not considered at-risk at this time. The second HUD assisted-housing project identified as a possible at-risk candidate is the 57-unit Villa Del Comanche (1501 Bear Mountain Boulevard). The property management company for Villa Del Comanche indicated that the HUD use agreement restricts the units at affordable levels until October 2031. Therefore, Villa Del Comanche is not considered at-risk at this time. The Bear Mountain Apartments (128 Monroe Street) were awarded tax credits in 2012, and therefore, the possible conversion to market rate is far beyond the next ten years. The CHP list indicates that the Walnut Apartment (293 Walnut Street) expired in 2010, however, the 32-unit apartments are being subsidized and the program is still being used.

For Kern County, the State has identified 11 local public agencies, public or private nonprofit corporations, and for-profit organizations with the legal and managerial capacity to acquire and manage at-risk projects. The 11 entities are presented in **Table 30**.

**Table 30**  
**ENTITIES CAPABLE OF ACQUIRING AND MANAGING**  
**AT-RISK DEVELOPMENTS**

Entity	Address		
Abbey Road Inc.	15305 Rayen Street	North Hills	CA
DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA
Golden Empire Affordable Housing, Inc	3600 Chester Ave. Ste. B	Bakersfield	CA
Housing Authority of the County of Kern	601 24th Street	Bakersfield	CA
Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA
Keller & Company	4309 Argos Drive	San Diego	CA
Poker Flats LLC	1726 Webster	Los Angeles	CA
ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA
Self-Help Enterprises	P.O. Box 351	Visalia	CA
Southern California Housing Development Corp	8265 Aspen St, Ste. 100	Rancho Cucamonga	CA
The East Los Angeles Community Union (TELACU)	1248 Goodrich Blvd.	Los Angeles	CA

Source: HCD Website

## Section 8 Housing Choice Voucher Program

The Section 8 Housing Choice Voucher program provides rental subsidies to low-income families that spend more than 30 percent of their gross income on housing costs. The program pays the difference between 30 percent of the recipients' monthly income and the federally approved payment standard. Recipients of Housing Choice Vouchers are able to find their own housing, including single-family homes, townhouses and apartments. Under this program, owners are given favorable tax treatment provided that they preserve the units at rents that are affordable to low-income households. According to HACK, 16 Arvin residents are currently issued Section 8 vouchers. There are approximately 13,000 residents on the HACK waiting list to enter the program.

## Preservation and Replacement Options

Preservation or replacement of at-risk projects can be achieved in several ways: 1) transfer of ownership to non-profit organizations; 2) provision of rental assistance to tenants using other funding sources; 3) replacement or development of new assisted multi-family housing units; 4) purchase of affordability covenants; and/or 5) refinance of mortgage revenue bonds on bond funded units. These options are described below, along with a general cost estimate for each.

### Transfer of Ownership

Cities can make efforts to transfer ownership to other organizations, such as non-profit corporations, in order to help manage and keep from units being at risk.

### Rental Assistance

The future availability of Section 8 funding is uncertain. In the event that Section 8 funding is no longer available, rent subsidies can be used to maintain affordability, by using local, state, or other funding sources. The subsidies can be structured to mirror the Section 8 program, whereby tenants receive the difference between the Fair Market Rent (determined by HUD and the local housing authority) and the maximum affordable rent of the tenant (30% of household income).

The feasibility of this alternative depends on the property owners' willingness to accept rental vouchers. In this case, the owners are likely to accept vouchers given that non-profit corporations own all three projects, and the projects currently maintain rental subsidies.

### Construction of Replacement Units

The construction of new low-income housing units is a means of replacing at-risk units that are converted to market rate. The cost of developing housing depends upon a variety of factors, including density, the size of the units, location, land costs, and the type of construction.

**Table 31** shows the housing cost of replacing and constructing affordable units in the City. If the parcels meet the minimum lot size for its zone, the development standards generally do not

constrain a project from achieving the maximum number of units. The R-4 zone is the most accommodating of housing for lower income households. According to Table 28, the cost of developing an affordable unit in the R-4 zone averages about \$137,500 per unit or a monthly rental cost of \$850.

**Table 31**  
**ESTIMATED CONSTRUCTION COST FOR**  
**AFFORDABLE HOUSING**

Items	Cost
Hard Cost*	\$70,000
Soft Costs*	\$17,500
Financing Cost	\$17,500
Other Cost	\$17,500
Total	\$122,500
Land	\$15,000
Total Cost per Units	\$137,500
Monthly Rental Cost	
Monthly Payment	\$664
Insurance	\$83
Monthly taxes	\$103
Total	\$850

Source: GRC Associates,

\* Estimates taken from sample survey for construction cost

## Purchase of Affordability Covenants

There are various methods that may be used to calculate affordability covenants. One method of preserving at-risk units is to purchase the affordability covenants. The cost of purchasing the covenants is calculated by determining the difference of the market rate rent and the current rent for a comparable unit at Arvin Apartments, and extending the rent differential for 55 years. Currently, the market rent for a two-bedroom apartment unit in Arvin is approximately \$664 per month and the current rental rate for a two-bedroom unit at the Arvin Apartments is \$565 per month, which calculates to a difference of \$99 per month. Assuming rents increase by two percent annually, the total rent differential over a 55-year period is approximately \$117,100. With

an assumed net present value at a discount rate of seven percent, the estimated value of covenant per unit is \$22,050.

Another option that will preserve the affordability of at-risk projects is providing an incentive package to owners to maintain the units as low-income housing. Incentives could include an interest rate write-down on the remaining loan balance, or supplementing the Section 8 subsidy to achieve market rents. The feasibility of this option depends on both the physical and financial condition of the complex. If the complex requires rehabilitation or is too highly leveraged, the cost of affordability covenants goes up. However, by providing lump sum financial incentives, on-going subsidies of rents, or reduced mortgage interest rates, the City can ensure that at-risk units remain affordable.

## Potential Preservation Finance Sources

The City is limited in its economic ability to provide funding for the acquisition, preservation and/or rehabilitation of at-risk projects. The City's current General Fund is balanced to the extent that it provides for mandated and necessary services to the community. However, since redevelopment set-aside funds are no longer available and the City no longer participates in the County CDBG funding, future funding is anticipated through the State CDBG program to help provide for affordable housing and provide alternative rental subsidies for at-risk units if Section 8 contracts are not renewed in the future.

## I. Regional Housing Needs Assessment

State law requires that the community provide an adequate number of sites to allow for and facilitate production of the City's regional share of housing. To determine where the City has sufficient land to accommodate its share of regional housing needs for all income groups, the City must identify "adequate sites." Under the State law (California Government Code section 65583[c][1]), adequate sites are those with appropriate zoning in and development standards, with service and facilities, needed to facilitate and encourage the development of housing for all income levels.

The State Department of Housing and Community Development makes a periodic evaluation of statewide housing needs based on population trends, demographic changes, migration patterns, etc., and the Kern Council of Governments Regional Housing Needs Assessment (KernCOG RHNA) quantifies the housing needs for each jurisdiction between 2013 and 2023. The RHNA does not necessarily encourage or promote growth, but rather allows communities to anticipate growth. The RHNA produces information on number of households and housing units, households paying over 30 percent of income for housing, and projections of future needs. All RHNA estimates are broken down into five income categories, with the County median as a baseline, and according to owner and renter occupancy.

## 2008-2013 Housing Growth

The City of Arvin’s current 2008-2013 Housing Element, that was adopted by the City in 2012, complies with State housing element law. It identifies adequate sites available to accommodate the City’s share of the regional housing need during the 2008-2013 planning period.

The KernCOG 2006-2013 RHNA projected a need of 532 units in the City of Arvin for the previous 2006-2013 planning period. The following shows a breakdown of housing units by income levels.

Extremely Low:	64 units
Very Low:	65 units
Low:	88 units
Moderate and Above:	315 units
Total:	532 units

The 2008-2013 Housing Element indicates that during the 2000-2007 period, there was a shortfall of 62 units available to extremely low-income households. The Arvin City Council addressed the 62-unit shortfall of extremely low-income units by adopting Resolution No. 2011-27 approving General Plan Amendment (GPA) No. 2011-01 and Ordinance No. 396 approving Zone Change (ZC) No. 2011-01 on July 19, 2011. The GPA changed the General Plan land use designation of a 17.9-acre vacant property located at the northwest corner of Sycamore Road and Stockton Street (APN 192-170-06) from Low Density Residential (LDR) to High Density Residential (HDR). The GPA also changed the land use designation of 100 feet of the easterly portion of that property from LDR to Agricultural (A), which will serve as a buffer between the residential uses and the adjacent industrial area to the east. The ZC ordinance rezoned the corresponding zone from Light Agricultural (A-1) to Multiple Family Dwelling (R-4), with 100 feet of eastern portion of the property remaining as A-1. The property includes 16.4 acres of R-4 and 1.5 acres of A-1 zone.

In 2012, the City adopted Resolution No. 2012-34, which updated the various elements of the Arvin General Plan. Two key policies related to housing was the increase of the maximum density permitted in the High Residential Density land use designation from 16 units per acre to 24 units per acre, and the establishment of the Medium Density Residential designation which included a density range of 7 to 15 units per acre.

The following is a summary of the affordable housing projects developed between 2002 through 2012.

- **Casa de Paloma (constructed in 2002):** Casa de Paloma family apartment complex is located at 1301 Haven Drive. The apartment includes 18 very low-income restricted units and 24 low-income restricted units. The project received 9-percent tax credits from the California Tax Credit Allocation Committee (CTCAC) to assist with the construction costs.
- **La Amistad (2003):** La Amistad apartment is located at 1001 Walnut Drive. This 80-unit affordable housing complex includes 51 very low-income units and 29 low-income units. The La Amistad apartment was funded with 9-percent tax credits and a 30-year conventional loan.

- **Hood Street Family Apartments (2004):** Hood Street apartments are located at 1400 Hood Street. The apartments include three extremely low-income units, seven very low-income units and 16 low-income units. This apartment project was developed with 9-percent tax credits and funds from the Affordable Housing Program Grants (AHP).
- **Summerset (2006):** The Summerset multi-family affordable housing complex is located at 669 Comanche Road. It includes 60 rental units for low-income households and one unit for the manager. This project received 9-percent tax credits from CTCAC.
- **Summer View (2006):** The Summer View apartment complex is located at 225 Meyer Street. It consists of 60 low-income units and one manager’s unit. This affordable housing project also received 9-percent tax credits from CTCAC.
- **Habitat for Humanity (2007):** Habitat for Humanity constructed three low income units on Arvin Avenue and one low-income unit at the corner of Arvin Avenue and N. Derby Street in northeast Arvin. The previous Redevelopment Agency provided the land and funded the construction costs for curbs and sidewalks.
- **Sycamore Family Apartments I (2011):** The apartments are located at 740 Sycamore Road, at the northeast intersection of Sycamore Road and Meyer Street. It was developed as a tax-credit project, with a total of 49 affordable units.

As presented in **Table 32**, 139 units were developed during the 2008-2012 period. Of the total increase, 55 units were available to lower-income households.

**Table 32**  
**HOUSING UNITS DEVELOPED IN ARVIN**  
**2008-2012**

Year	Income Levels				Total Units
	Extremely Low	Very Low	Low	Moderate and Above	
2008	0	0	7	24	31
2009	0	0	0	25	25
2010	0	0	0	22	22
2011	0	17 <sup>a</sup>	31 <sup>a</sup>	7 <sup>a</sup>	55
2012	0	0	0	6	6
<b>Total 2008-2012</b>	<b>0</b>	<b>17</b>	<b>38</b>	<b>84</b>	<b>139</b>

Source: City of Arvin

<sup>a</sup> Sycamore Family Apartment with 17 Very Low, 31 Low and 1 Mod.

## RHNA 2013-2023 -- Future Housing Needs

Future housing need in a city is defined as the number of units needed to accommodate future household growth as well as units, which would have to be added to achieve an “ideal” vacancy rate, and to compensate for anticipated attrition of the housing stock. An adjustment is also added to avoid over-concentration of lower income households in any one jurisdiction.

Arvin’s future housing needs as projected in the KernCOG RHNA for the 2013-2023 planning period indicates a need for 1,168 units. As presented in **Table 33**, the total housing needs include 198 units for extremely low-income, 199 units for very low-income, 239 units for low-income, 183 units for moderate-income, and 349 units for above moderate-income. Housing for lower-income households represents 54.5 percent of the total housing needs of the City.

**Table 33**  
**ARVIN’S RHNA 2013-2023 BY INCOME LEVEL**

	Extremely Low*	Very Low	Low	Moderate	Above Moderate	Total
Units	198	199	239	183	349	1,168
Percent	17.0%	17.0%	20.5%	15.6%	29.9%	100.0%

*Source: KernCOG RHNA, 2013-2023 Assessment*

*\* Extremely Low Income represents 50% of the RHNA Very Low- Income allocation*

## Housing Problems

Through the Comprehensive Housing Affordability Strategy (CHAS) database, HUD provides estimates of households with one or more of four types of housing problem. The four housing problems are incomplete kitchen facilities, incomplete plumbing facilities, overcrowding (more than 1 person per room), and overpayment (housing cost burden in excess of 30 percent of household income). **Table 34** depicts housing problems among Arvin households in 2012, detailed by tenure and income level. It is estimated that of a city total of 4,440 households, 2,730 households (61.5%) had housing problems. On the basis of tenure, 67.7 percent of renter households experienced housing problems, compared to 53.4 percent of owner households.

According to ACS estimates, 1.5 percent of total Arvin households lacked complete plumbing facilities in 2012, and 1.3 percent lacked complete kitchen facilities. Overpayment and Overcrowding conditions are examined in detail below.

**Table 34**  
**ARVIN HOUSEHOLDS WITH HOUSING PROBLEMS, 2012**

Tenure	Extremely Low <30% of MIF	Very Low 30-50% of MIF	Low 50-80% of MIF	Moderate 80-100% of MIF	Above Moderate >100% of MIF	Total
Owner Households	160	440	365	295	665	1,920
w/ Hsg. Problem	125	335	225	120	225	1,025
Percent	78.1%	76.1%	61.6%	40.7%	33.8%	53.4%
Renter Households	445	920	670	130	350	2,520
w/ Hsg. Problem	290	830	360	130	95	1,705
Percent	65.2%	90.2%	53.7%	100.0%	27.1%	67.7%
Total Households	605	1,360	1,035	425	1,015	4,440
w/ Hsg. Problem	415	1,165	585	250	320	2,730
Percent	68.6%	85.7%	56.5%	58.8%	31.5%	61.5%

*Source: HUDuser website, CHAS Data Query Tool*

**Housing Overpayment.** To determine existing housing needs, it is necessary to examine the relationship between the cost of home ownership or renting to a household’s ability to pay for housing. The distinction between housing affordability for renters and owner households is important, because while homeowners may overextend themselves financially to purchase a home, they retain the option of selling. Renters, however, are limited to the rental market and are generally required to pay the rent established in that market.

According to U.S. Department of Housing and Urban Development (HUD), housing affordability is the expenditure of no more than 30 percent of gross household income on housing costs. For owner households, this includes mortgage payments, utilities, association fees, insurance, and real estate taxes. For renter households, housing cost is gross rent (contract rent plus utilities). Overpayment occurs when the housing cost burden exceeds 30 percent of gross household income, and a cost burden in excess of 50 percent of gross household income is considered severe overpayment.

**Table 35** depicts overpayment conditions among Arvin households in 2012, detailed by tenure and income level. A total of 2,055 households were overpaying for housing, of which 835 households had housing costs burdens greater than 50 percent.

As a percentage of total households, overpayment occurred in 46.7 percent of cases, and 19.0 percent of Arvin households experienced severe overpayment. Among the 2,055 overpaying households, 780 were owner-occupied and 1,265 were renter-occupied; therefore, the ratio of

overpaying households by tenure was approximately 38 percent owners to 62 percent renters. Severe overpayment conditions were even more skewed – 68.3 percent of severely overpaying households were renter households. Table 32 shows that overpayment is most pronounced in the very low (30-50% MFI) income group, while severe overpayment most pronouncedly affected extremely low income households. The greatest housing costs burden was experienced by very low income renters. Of the 920 renter households at this income level, 815 (88.6%) were overpaying for housing. For severe overpayment, the greatest affected demographic was extremely low income owners, with 46.9 percent of these households having housing cost burdens in excess of 50 percent of gross household income.

**Table 35**  
**ARVIN HOUSEHOLDS OVERPAYING FOR HOUSING**  
**BY INCOME LEVEL 2012**

Household Income	Owner		Renter		Total	
	Number	%	Number	%	Number	%
Less than 30% MFI	160		445		605	
Cost Burden >30%	110	68.8%	240	53.9%	350	57.9%
Cost Burden >50%	75	46.9%	180	40.4%	255	42.1%
30-50% MFI	440		920		1,360	
Cost Burden >30%	305	69.3%	815	88.6%	1,125	82.7%
Cost Burden >50%	145	33.0%	370	40.2%	515	37.9%
50-80% MFI	365		670		1,035	
Cost Burden >30%	190	52.1%	160	23.9%	355	34.3%
Cost Burden >50%	10	2.7%	20	3.0%	30	2.9%
80-100% MFI	295		130		425	
Cost Burden >30%	40	13.6%	50	38.5%	90	21.2%
Cost Burden >50%	10	3.4%	0	0.0%	10	2.4%
More than 100% MFI	665		350		1,015	
Cost Burden >30%	135	20.3%	0	0.0%	135	13.3%
Cost Burden >50%	25	3.8%	0	0.0%	25	2.7%
Total	1,920		2,520		4,400	
Cost Burden >30%	780	40.6%	1,265	50.2%	2,055	46.7%
Cost Burden >50%	265	13.8%	570	22.6%	835	19.0%

Source: HUDuser website, CHAS Data Query Tool

**Housing Overcrowding.** The Census defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens). Units with more than 1.5 persons per room are considered severely overcrowded. Overcrowding can take a variety of forms. Many overcrowded households may include three generations or extended families. More than two families may share the same units, or a family may be renting living space to non-family members. Overcrowding results directly from lack of affordability, as large households find that they are unable to afford units of sufficient size to meet their needs and are forced to economize beyond modern acceptable standard.

In 2012, 1,078 households in Arvin were living in overcrowded and severely overcrowded conditions, as shown in **Table 36**. These households represented 24.3 percent of the total 4,440 households in the City. Renters comprised almost three quarters (74.8 percent) of the overcrowded and severely overcrowded households within the City’s total occupied housing stock. Overcrowding conditions differ significantly by tenure – 14.2 percent of owner-occupied housing units were overcrowded or severely overcrowded, compared to 32.0 percent of renter households. Concerning severely overcrowded households only, 2.6 percent of owner-occupied units and 1.7 percent of renter-occupied units lived in conditions with more than 1.5 persons per room. In total, the 94 severely overcrowded households comprised 8.7 percent of the total number of overcrowded households, and 2.1 percent of the City’s occupied housing stock. With the high percentage of overcrowding and severe overcrowding and the high number of household in low and extremely low-income household, there is a need to provide assistance in to develop programs to address affordability and overcrowding.

**Table 36**  
**OVERCROWDED HOUSEHOLDS IN ARVIN 2012**

	Owners	Renters	Total
Occupied Units	1,922	2,518	4,440
Overcrowded Units (1.01 PPB or more)	272	806	1,078
Severely Overcrowded (1.5 PPB or more)	50	44	94

*Source: 2008-2012 ACS 5-Yr Est. Table B25014*

## III. Housing Constraints

---

As a requirement of the Government Code, the Housing Element must address constraints that are likely to impede the City from reaching its quantified housing goals. There are two sets of constraints that must be addressed. The first set is non-governmental constraints that is largely outside the influence of City officials, but nonetheless contribute to the challenges and obstacles the City faces in meeting the housing needs of its residents. Governmental constraints are generally those which community leaders have a measure of involvement and control.

### A. Non-Governmental Constraints

#### Land Availability

The amount of available land to be developed directly affects a City's ability to meet housing demand. Regardless of how land is zoned or how the General Plan designates it, many cities face decreasing supply of both vacant and underutilized sites, which makes it difficult to meet the communities housing needs. However, analyzed further in the Housing Resource section, Arvin still has a vast amount of vacant land that is designated for residential use. The majority of new dwelling units in Arvin will be added on land designated for LDR development in the southern portion of the City, while HDR development is anticipated to take place in the northwest portion. These vacant sites have potential to exceed the KernCOG RHNA projections.

#### Construction Costs

Construction costs can be a major impediment to the ability of a community to augment its housing stock, and influence rents and sale prices when new units are placed on the market. According to the National Association of Home Builders (NAHB), construction costs (i.e., permit and impact fees, excavation, materials, etc.) for a single-family market-rate home increased from \$151,671 in 2002 to \$222,511 in 2009, and to \$246,453 in 2013<sup>5</sup>. The average share of the home's sales prices which goes to the construction costs jumped from 59 percent in 2009 to 62 percent in 2013. The NAHB construction cost survey indicated that the average single-family home declined from 2,716 square feet in 2009 to 2,607 square feet in 2011, which resulted in the average price per square foot declining from \$82 per square foot in 2009 to \$80 per square foot in 2011. In 2013, the average price per square foot increased to \$95 per square foot.

#### Availability of Financing

Financial constraints affect the decisions of consumers and developers alike. Nearly all homebuyers must obtain a loan to purchase property, and loan variables such as interest rates

---

<sup>5</sup> National Association of Home Builders, *Eye on Housing, Cost of Construction a Single-Family Home in 2013, January 2014*, <http://eyeonhousing.org/2014/01/cost-of-constructing-a-single-family-home-in-2013/>

and insurance costs play an important role in the decisions of homebuyers. Homeowners also give consideration to the initial costs of improvements following the purchase of a home. These costs could be related to making necessary repairs or tailoring a home to meet individual tastes. While the City does not control these costs directly, City activities, such as code enforcement, are related to the maintenance of housing stock.

Mortgage rates also have a strong influence over the affordability of housing. The availability of financing affects a person's ability to purchase or make improvements on a home. Increases in interest rates decrease the number of persons able to afford a home purchase, while decreases result in more potential homebuyers being introduced into the market.

Interest rates are determined by economic conditions and policies developed at the national level. Since local jurisdictions cannot affect interest rates, they can offer interest rate write-downs to extend home purchase opportunities to targeted resident segments, such as lower income households. Local governments may also insure mortgages, which would reduce down payment requirements.

Recent mortgage interest rates for new home purchases are in the four percent range for a 30-year loan. According to the Federal Home Loan Mortgage Corporation's (Freddie Mac) survey of 30-year fixed-rate mortgage presented in **Table 37**, the national annual average interest rate fell from 6.04 percent in 2008 to a low of 3.66 percent in 2012. In 2014 the annual average rose slightly to 4.17 percent. Changes in the national housing and financial markets and economic policies could cause rates to differ significantly from recent trends.

According to the Federal Reserve, "prime" mortgages are offered to persons with excellent credit and employment history and income adequate to support the loan amount. "Subprime" loans are loans to borrowers who have less-than-perfect credit history, poor employment history or other factors such as limited income. By providing loans to those who do not meet the credit standards for borrowers in the prime market, subprime lending can and does serve a critical role in increasing levels of homeownership. Households that are interested in buying a home but have blemishes in their credit record, insufficient credit history or nontraditional credit sources might otherwise be unable to purchase a home. The subprime loan market offers these borrowers opportunities to obtain loans that they would be unable to realize in the prime loan market.

Subprime lenders generally have interest rates that are higher than those in the prime market and often lack the regulatory oversight required for prime lenders because they are not owned by regulated financial institutions. In the past decade, however, many large and well-known banks became involved in the subprime market either through acquisitions of other firms or by initiating loans that were subprime directly.

Most subprime loans provide families with payments for the first few years at a low "teaser" rate. After that, the loans reset every six months or year to a higher, fully indexed rate, which can cost borrowers hundreds of extra dollars each month.<sup>6</sup> This extra expense has increased the housing cost burden of many families and for many has ultimately resulted in foreclosure.

---

<sup>6</sup>Christie, L. (2007, March 22). *Subprime risk: Most vulnerable markets: 2.2 million homeowners are endangered by the subprime crisis. Which markets may be hardest hit?* CNN Money.

**Table 37**  
**NATIONAL ANNUAL AVERAGE**  
**MORTGAGE INTEREST RATES**

Year <sup>a</sup>	Average Interest Rates
2008	6.03%
2009	5.04%
2010	4.69%
2011	4.45%
2012	3.66%
2013	3.98%
2014	4.17%

*Source: Federal Home Loan Mortgage Corporation*

<sup>a</sup> 30-Year Fixed Rate Mortgage

## Environmental Constraints

### Flood Hazard

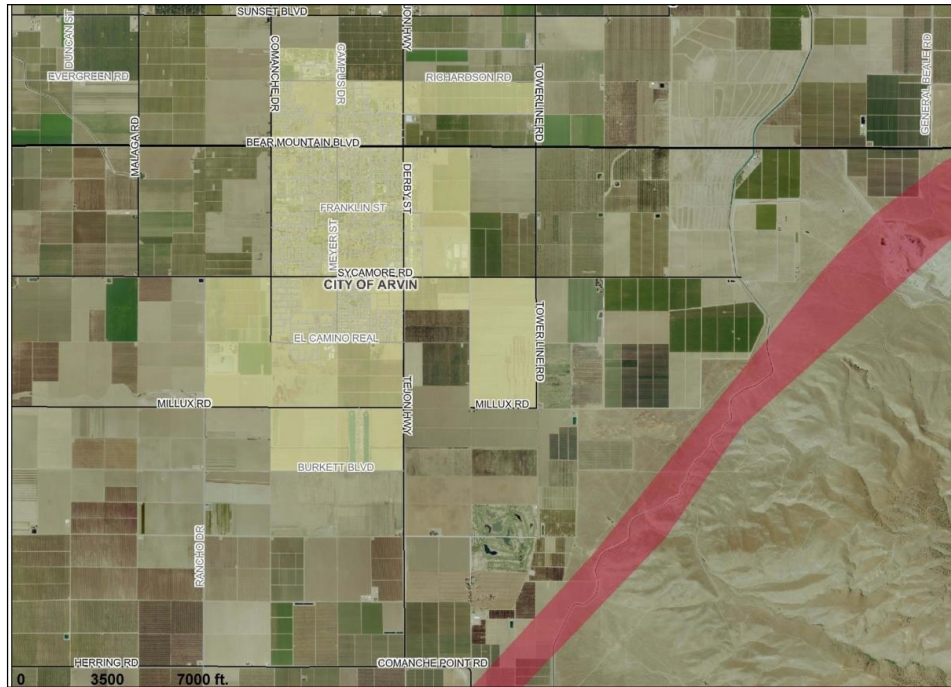
FEMA has defined flood zones according to varying levels of flood risk. According to Figure 12, which shows designated FEMA flood zones, the majority of the developed area of the City falls within the AO flood zone, which is considered to be high-risk areas. The AO zone is defined as “a river or stream flood hazard area, and areas with a one percent or greater chance of shallow flooding each year, usually in the form of sheet flow, with an average depth ranging from one to three feet. These areas have a 26 percent chance of flooding over 30 years. Average flood depths derived from detailed analyses are shown within these zones. The City is also under the A zone and X zone. The A zone also represents areas of 1 percent annual change of flooding, but detailed analyses are not performed and no depths or base flood elevations are available. The X zone represents areas of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods.

In order to minimize any potential flooding impacts and pursuant to FEMA requirements, the Arvin Municipal Code, Chapter 15.32 (Floodplain Management) has established flood-resistant standards for building anchoring, construction materials and methods, storage of materials, utilities and land subdivisions. In addition, the ground floor must be raised at least 24 inches above the highest adjacent grade. With these development standards, any potential flooding risks would be mitigated. According to Arvin’s Building Engineer, grading fill material costs approximately \$5 per square yard. Though grading cost will depend on a site by site basis, in a typical single family home, the cost for grading would be approximately \$5,000 to \$10,000 and less for new housing projects on vacant land.

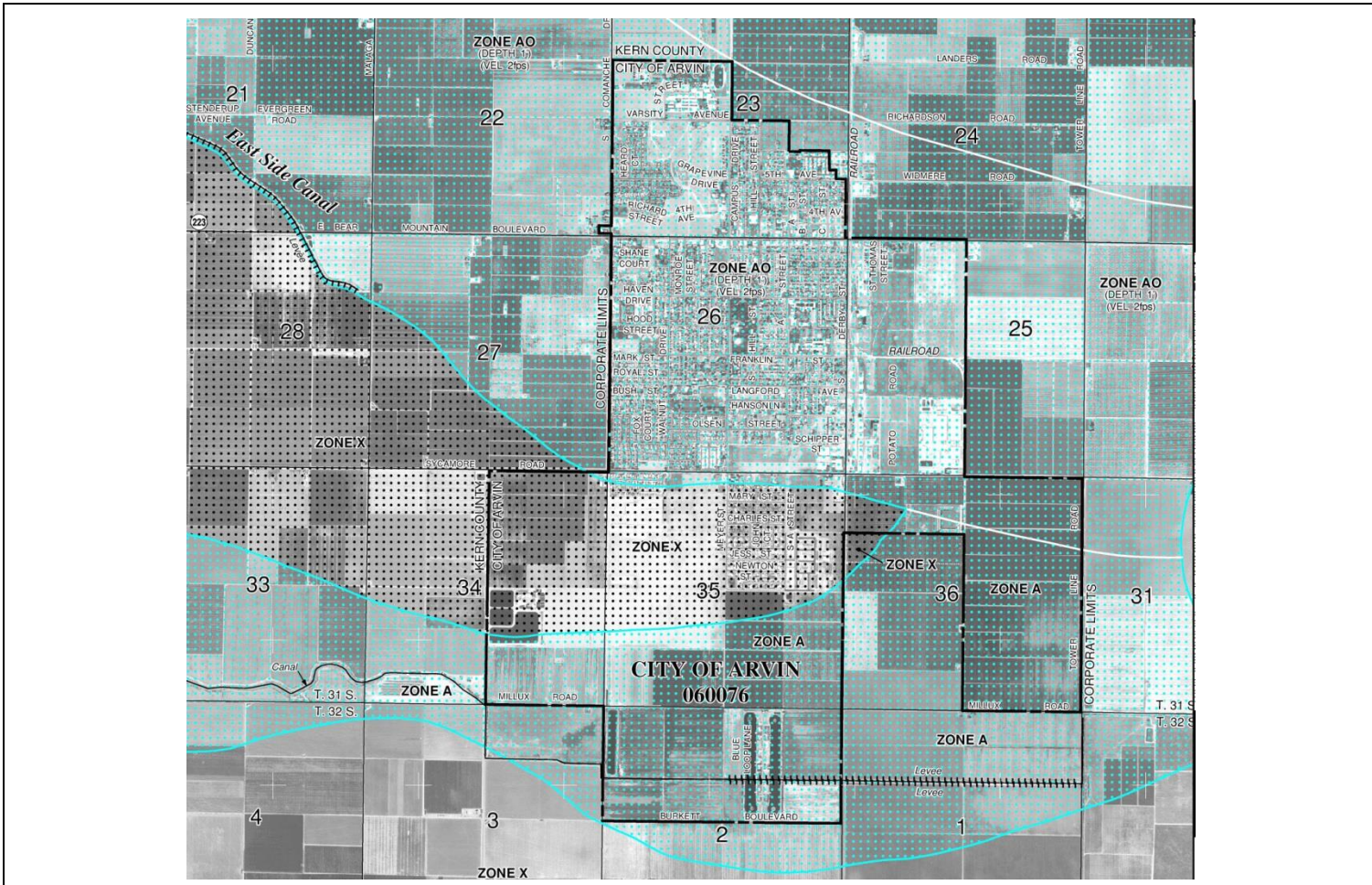
## Seismic Hazard

Earthquake safety is important to all California residents, especially to the residents and workers of the Arvin, which is in a region of active faults. In 1952, an earthquake along the White Wolf Fault, which is located less than three miles east of the City, caused immense and widespread damage to the City and the region. This 7.5 magnitude earthquake resulted in many deaths and damaged buildings beyond repair. The location of the White Wolf Fault is illustrated in **Figure 11**.

**Figure 11**  
**WHITE WOLF FAULT**



Source: Kern County GIS



**ARVIN HOUSING ELEMENT 2013-2023**

**Figure 12  
FEMA FLOOD ZONE**

The age of a building is an important risk consideration when it is in a seismically active area. Older buildings generally require greater maintenance, which results in higher costs to the owner. These older structures often violate building code standards and lack safety features such as fire suppression, home security devices and seismic safety retrofits. In fact, stringent seismic safety codes were not developed until after the 1971 Sylmar earthquake. After that event, many building codes were revised to ensure that structures could withstand seismic activity of similar magnitude. New construction would not be affected because seismic safety is a requirement under the State Building Code.

### *Water Supply and Quality*

The City's water supply comes from the local groundwater wells, operated and maintained by the Arvin Community Service District (ACSD), a privately-owned utility company created in 1957. ACSD provides water service for the residents of Arvin and the surrounding county area and operates five active wells and has two inactive wells.

According to the 2010 Urban Water Master Plan (UWMP), the City's demand for water in 2010 was 2,299 acre-feet. Of this total water demand, 1,940 acre-feet or 84 percent was from residential uses (1,774 acre-feet from single-family uses and 166 acre-feet from multi-family uses). By 2025, total water demand for the City is projected to increase to 4,429 acre-feet or an increase of 93 percent over the 15-year period.

The District is totally dependent on groundwater for its water supply. The District is located in the Kern County sub-basin of the Tulare Lake Basin, within the Kern River Hydrographic Unit. The District's water supply system includes six active water wells and 0.5 million gallons of above-ground water storage with booster pumping plants. The total combined capacity of the wells is 5,300 gpm. The wells can produce at total of approximately 8,500 acre-feet per year. Actual water production is about 3,000 acre-feet per year.

As a water conservation measure, the UWMP states that Arvin is classified as a disadvantaged low-income community. The cost of water is a factor that governs water use. The District is 100 percent metered. Each residence is billed monthly according to its water use. The residents are more aware of their water costs than in more affluent communities, where the monthly water bill is a smaller part of the monthly budget. Therefore, the community is involved in policing itself and residents frequently report to the Board about water waste in the community.

Water from the City of Arvin's sewer treatment facility is recycled for irrigation of forage crops on lands west of the District. This use of the recycled water generated from the District's groundwater is used to replace water that would otherwise be pumped from the groundwater basin. Therefore, the District benefits from the City of Arvin's recycled water, resulting in reduced depletion of the groundwater resource that would otherwise be used by irrigators, and therefore, the benefit is shared by both agriculture and domestic water users. The wastewater has not been considered a candidate for tertiary treatment and reapplication on lands within the District's service area or for human consumption.

The District's old wells contain arsenic at concentrations over the maximum concentration limit of 10 ug/l (which was changed in 2006 from a maximum concentration limit 50 ug/l). The District

applied for and received a grant for studying groundwater conditions in the area around the District. The study involved selection of locations that are thought to have lower concentrations of arsenic, and construction of three test wells to verify that low domestic wells can be drilled that will meet the arsenic standard. In the event that new wells with acceptable water quality cannot be drilled, it is planned to install centralized arsenic treatment to solve the problem.

### ***Sewer System***

Arvin's wastewater system is serviced by Veolia Water. According to Veolia Water, the existing system is adequate to meet the needs of the City. Most of the City has sewer lines connected to the municipal sewer system; however, a few parcels are still dependent on septic tanks for sewer disposal. The majority of the parcels on septic tanks are located in the industrial areas along Derby Street.

### ***Hazardous Material***

United States Environmental Protection Agency's (EPA) National Priorities List (NPL) identifies properties with the highest priority for cleanup and hazardous waste site identified under this list receives priority remediation under the Superfund Program.

In the City of Arvin, the Brown and Bryant site (APN 193-130-11) located on Derby Street is identified on the NPL. This site, which covers approximately five acres, contains formulated liquid agricultural chemicals. As a result of poor handling practices by the company and the contamination of the soil and groundwater with numerous pesticides such as dinoseb, ethylene dibromide and other fumigants, EPA listed the site in the NPL in 1989. This contaminated site is 1,500 feet from the City of Arvin Well #1 and within three miles of other public and private wells, which provide drinking water to 7,200 people and irrigate 19,600 acres of cropland. This site is also identified on the Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS), the California Department of Toxic Substances Control (DTSC) Calsites or Site Mitigation and Brownfields Reuse Programs Database (SMBRPD), and the Hazardous Waste and Substances Site List (Cortese List AB 3750).

The most recent inspection of the remedial systems at the site was by performed by URS on behalf of the California Environmental Protection Agency Department of Toxic Substances Control (DTSC) in June 2015 and maintenance activities were completed in September 2015. Maintenance included fence and cap repairs, and animal burrow mitigations. Inspection of the site is performed annually. Because remediation measures are in place for the Superfund site and its location in the industrial area, this would not constrain housing development in the rest of the City.

## **B. Governmental Constraints**

Housing affordability is affected by factors in both the public and private sectors. Actions by the City can have an impact on the price and availability of housing in the City. Land use controls, building codes, fees, and other local programs intended to improve the overall quality of housing may also serve as a constraint to housing development.

## Land Use Controls

The Land Use Element of the Arvin General Plan sets forth the policies for guiding local development. These policies, together with existing zoning regulations, establish the amount and distribution of land to be allocated for different uses within the City. Housing supply and costs are affected by the amount of land designated for residential use and the density at which development is permitted. The General Plan land use map and zoning ordinance identify those areas of the City that are to be developed with residential uses, and what standards apply to the different types of residential uses. Such standards are a necessary tool in an effort to promote and ensure a healthy, compatible, and high-quality living environment. Over 50 percent of the acreage in Arvin is designated for residential use. The Zoning Ordinance allows for a wide range of residential uses, with densities ranging from a maximum of 6 units per acre in lower density residential areas, up to 24 units per acre in the higher density multi-family and mixed-use overlay zones. With the recent adoption of the density bonus ordinance a developer can request a density bonus of up to 35 percent over the maximum density that is allowed by the zone in which the project is located if the developer agrees to reserve a certain percentage of the units as available to lower income households and/or senior citizens. **Table 38** summarizes the residential land use categories and their corresponding zone designations.

**Table 38**

### RESIDENTIAL LAND USE CATEGORIES

General Plan Land Use Category	Zoning Designation	Maximum Housing Density (du/ac)	Residential Types
Estate Residential	E, E-1 to E-5	1 du/1.25 ac	Single Family
Residential Reserve	R-1	6 du/ac	Single Family
Low Density Residential	R-1, R-S	6 du/ac	Single Family
Medium Density Residential	R-2	7 to 15 du/ac	Duplex or Condominium
High Density Residential	R-3, R-4, MUO	24 du/ac	High Density Multiple-Family and Mixed-Use

*Source: City of Arvin General Plan and Zoning Ordinance*

Each residential land use designation is illustrated in **Figure 13** and defined as follows:

**Estate Residential** – The Estate Residential land use designation is implemented by corresponding E-1, E-2, E-3, E-4, and E-5 zones, which provide development of single-family detached homes. Estate zones are similar to R-1 zone’s development standards, however, in the Estate Residential zone, the minimum lot size is larger than in the R-1 zone. Under this designation the maximum residential density is one unit per 1.25 acres.

**Residential Reserve** – The Residential Reserve land use designation is applied to lands that are being actively farmed, or have the capacity to be, but are within the planning area and proposed to be eventually developed. This designation could also be applied to lands that contain agriculturally-related uses, such as packing houses, cold storage operations or agriculturally-related businesses. The purpose of this designation is to protect agriculture from urban encroachment, maintain land in agriculture until the time is appropriate for conversion to urban uses, and to ensure that conflicts do not arise between agriculture and urban uses. Its corresponding zoning is R-1 with a maximum density of six units per acre.

**Low Density Residential** – The majority of residential areas in Arvin are designated Low Density Residential (LDR), which are less than six units per acre. The LDR designation is implemented by the corresponding R-1 and R-S zones. The LDR provides for the development of conventional single-family detached houses.

**Medium Density Residential** – The Medium Density Residential land use designation is established to allow for quality multi-family living environment. This category typically includes higher density single-family residential developments or lower density multi-family units, such as duplexes and condominium units. This land use designation's corresponding zoning is R-2 with a density range of 7 to 15 units per acre.

**High Density Residential** – The High Density Residential (HDR) designation provides for a high quality, compact, multiple-family living environment. This designation is implemented by the R-3, R-4 and MUO zones and is to be integrated with the City's transportation, community services and commercial development. It has a density range of 16 to 24 units per acre.

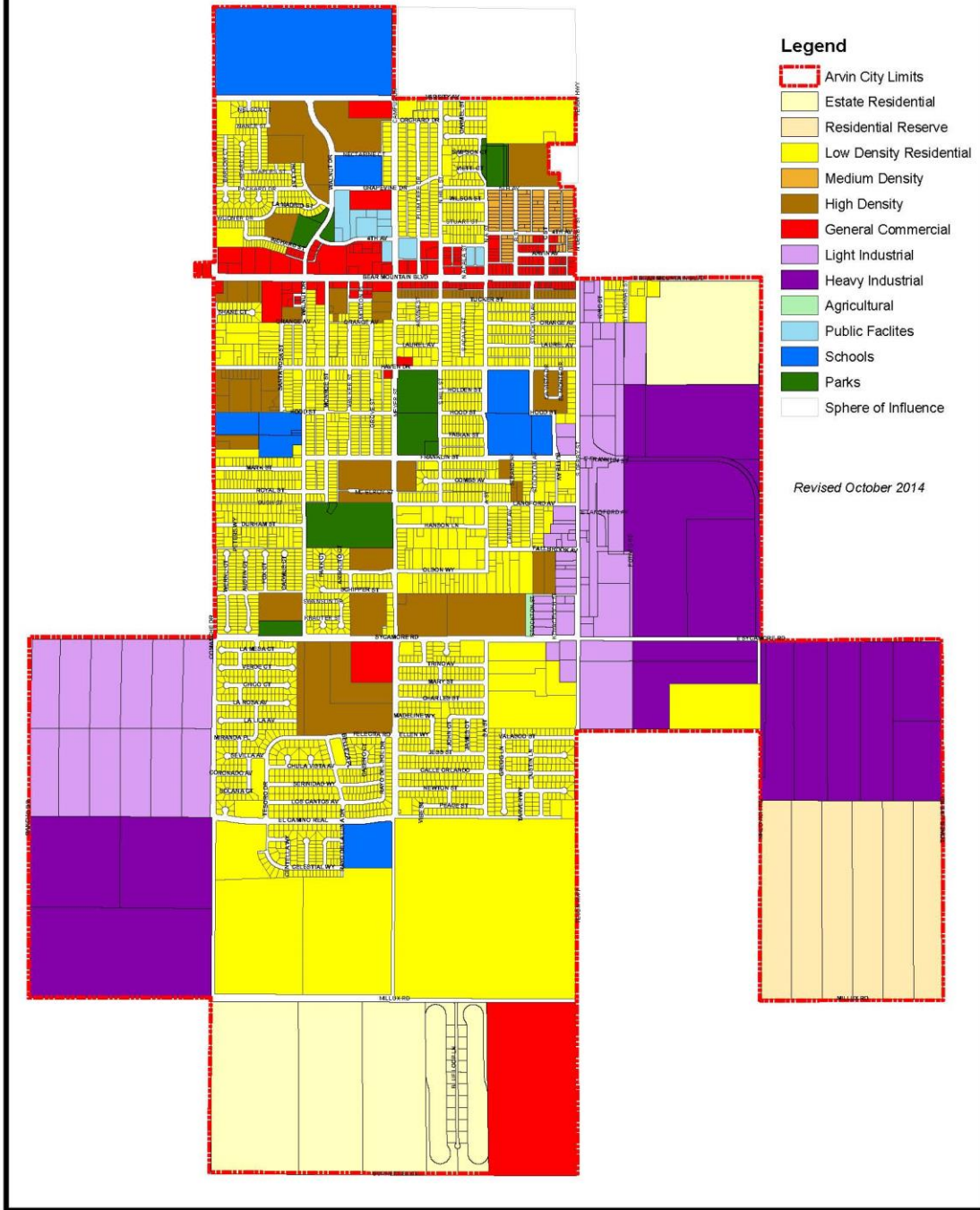
## Residential Development Standards

The City regulates the type, location, density, and scale of residential development primarily through the Zoning Ordinance. Zoning regulations are designed to protect and promote the health, safety and welfare of local residents, as well as implement the policies of the General Plan. The Zoning Ordinance also serves to preserve the character and integrity of existing neighborhoods through development standards that include density, lot area, lot coverage, and parking requirements.

The standards presented in **Table 39** are described in detail below.

- **Site Requirements:** Minimum lot size and maximum density limit the number of units constructed on a given lot. Lot vary for all residential zones, however all residential zones have at least a minimum lot size of 6,000 square feet. With the exception of the R-3 zone, front yard and side yard requirements for residential zones are identical. In most residential zones, front yard has a minimum requirement of 25 feet, except R-3 zone, which has a front yard minimum of 15 feet. All residential zones have a side yard minimum of 5 feet and 10 feet for corner lots.

# City of Arvin General Plan



ARVIN HOUSING ELEMENT 2015-2023

Figure 13  
GENERAL PLAN LAND USE

- **Parking Requirements:** In multiple-family residential zones, one and one-half space per dwelling units are required. For single-family uses two spaces per dwelling units are required. Front lawns cannot be used as parking spaces.
- **Unit Sizes:** The Zoning Ordinance requires a single-family unit, such as R-1 and Estate zones, to have a size of at least 775 square feet. For multi-family units, the minimum will vary in each residential zone. **Table 39** shows that in R-2-7.5 zone a unit must have at least 1,200 square feet, and in all others residential zones there are no minimum of unit size.

Though the development standards for the R-3 and R-4 zones place limitations on the level of development that can take place on any given site, it is in accordance with the goals and objectives of the General Plan’s Land Use Element. They do not, however, prohibitively constrain projects from including the zone’s maximum density, as the development standards and densities are designed concurrently.

It is feasible for R-3 and R-4-zoned projects to include the maximum number of units, due to the higher lot coverage allowance in this zone. An example of a typical multifamily development in the R-3 zone is the 61-unit Summer View apartment complex. This complex is located on a three-acre lot on Meyers Street and Tucker Street. Even with the required setbacks requirements (15 ft. front yard, 5 ft. side yard, and 35 ft. height) and 1.5 parking spaces per unit parking requirement, a maximum density was achieved without a variance. Minimum unit sizes for the R-2, R-3, and R-4 zones are not identified in the Municipal Code.

**Table 39**  
**CURRENT DEVELOPMENT STANDARDS**

Standards	R-1	R-2	R-3	R-4	R-S	E	E-1	E-2	E-3	E-4	E-5	MOU
Min. Lot Size	6,000 sf 8,000 sf (R-1-8) 10,000 sf (R-1-10) Varies (R-1-PUD)	6,000 sf 7,500 sf (R-2-7.5)	6,000 sf	6,000 sf	6,000 sf	10,000 sf	12,000 sf	18,000 sf	24,000 sf	1 Acre	2.5 Acre	6,000 sf
Max. Density	6 du/ac.	15 du/ac.	20 du/ac.	24 du/ac.	6 du/ac.	1 du /1.25 ac.	1 du /1.25 ac.	1 du /1.25 ac.	1 du /1.25 ac.	1 du /1.25 ac.	1 du /1.25 ac.	Underlying Res. Zone or 24 du /ac. Com. Zone
Max. Building Height Stores (Feet)	2.5 (35 ft.)	2.5 (35 ft.)	2.5 (35 ft.)	4 (45 ft.)	2.5 (35 ft.)	2.5 (35 ft.)	2.5 (35 ft.)	2.5 (35 ft.)	2.5 (35 ft.)	2.5 (35 ft.)	2.5 (35 ft.)	4 (45 ft.)
Min. Front Yard	25 ft.	25 ft.	15 ft.	10 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	10 ft.
Min. Side Yard	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
Min. Rear Yard	10 ft.	5 ft.(15ft)	15 ft.	15 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	15 ft.
Min. Unit Size	775 sf 1.251 sf (R-1-8) 1,500 sf (R-1-10) Varies (R-1-PUD)	NA 1,200 sf (R-2.7.5)	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A

Source: Arvin Municipal Code

## On and Off Site Improvements

According to service providers and utility companies, the City’s present infrastructure is adequate to accommodate planned growth. If the City determines that a street dedication or improvement is required, the City shall be in accordance with the width, standards and right of way lines of the City’s General Plan Circulation Element, which are presented in **Table 40**. Costs for dedication are not directly imposed on the housing developed in the neighborhood where the street is located. However, the City’s engineer recently estimated improvement costs for a 10.4-acre, 40-lot single-family subdivision, at approximately \$688,000 for street improvements, \$101,000 for sewer improvements, \$161,000 for water improvements, and miscellaneous cost such as block wall, landscaping, oil well re-abandonment, and totaled \$181,000. The total cost of all improvements for this project was approximately \$1.13 million or \$28,250 per unit.

**Table 40**

**RIGHT-OF-WAY STANDARDS**

<b>Street Classifications</b>	<b>Right-of-Way Width (feet)</b>
Major Street	110
Secondary Street	90
Collector Street	60
Local Street	60
Alley	20

*Source: Arvin General Plan Circulation Element*

## Provisions for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites through appropriate zoning and development standards, to encourage the development of various types of housing. This includes, single-family housing, multi-family housing, mobile homes, emergency shelters, and transitional housing, among others. The various housing types permitted under residential zones in Arvin are summarized in **Table 41**.

Since the 2008-2013 Housing Element, the City has adopted amendments to the Municipal Code to include residential care facilities, emergency shelters, transitional and supportive housing, single-room occupancy (SRO), and employee/farmworker housing as a permitted use under various zones. Please see a description of Ordinance No. 421 in Chapter 1 of this Housing Element.

## Fees and Improvements

The City assesses various development fees in order to cover the costs of permit processing, as well as the costs of providing public services to the developments shown in **Table 42**. Most of the fees charged by the City are flat fees based on the cost of services, with a few fees dependent on the value of the project. Many of the planning and entitlement fees for both single- and multiple-family developments are the same and are calculated for the entire project. Building permit fees are calculated on a valuation of type of construction and on a case by case basis depending on the building square foot valuation. According to the City's calculation for housing valuation, a single-family unit is valued at \$98.99 per square foot, a garage at \$36.91 per square foot and a covered porch at \$15.00 per square foot. For a multiple-family homes, the value is based on \$88.82 per square foot for the unit, with the garage and porch value factors the same as single-family units. Therefore, a typical 2,000-square foot single-family home with a 400 square foot garage and 120-square foot porch would be valued at \$214,464. The City applies a fee factor of 1.9 percent to the total value of the home to determine the building permit fee. Thus, the building permit fee for a typical square foot single-family home is approximately \$4,075 that is paid to the City. As shown in **Table 43**, total development fees for a typical 2,000-square foot single-family unit would be \$35,787.61. From this total fee, \$16,480 of school fees would go to the Arvin Union and Kern High School Districts. For a typical 1,200-square foot multiple-family unit, the total fee would be \$25,016.46, with school fees totaling \$9,888.

On March 3, 2015 the Arvin City Council adopted Resolution No. 2015-12, amending the City's traffic impact fee program to reduce the traffic impact fees for new residential development projects. This amendment was intended to encourage residential development within the City. Any negative economic and fiscal effects of reducing development impact fees would be offset by increased sales tax and property tax revenues to the City's General fund and the creation of new jobs for City residents. New traffic impact fees are \$3,942.84 for a single-family residential unit and \$2,739.80 for a new multi-family unit. These are significant reductions from the previous traffic impact fees of \$7,646 per single-family unit and \$5,313 per multi-family unit.

Fees also are paid to outside agencies include the Indirect Source Rule (ISR) and Dust Control Fees that are charged by the San Joaquin Valley Air Pollution Control District. The purpose of the Air District's ISR Program is to reduce emissions of NOx and PM10 from new development projects for projects 50 units or more. Indirect Source Review fees are not set, but are based on the calculation of the amount of NOx and PM10 emissions. Fees will vary depending on the amount of emissions. Dust Control Plan fees (Rule 3135 and Rule 8021) are for project size of over 50 units or 10 or more acres. In order to mitigate harmful dust because of construction and vehicle movement on unpaved surfaces, the Air District requires a \$367 flat fee.

**Table 41**

**PERMITTED AND CONDITIONALLY PERMITTED USES**

Housing Type	Zone Category																
	R-1	R-2	R-3	R-4	E (1,2,3,4,5)	C-O	N-C	C-1	C-2	M-1	M-2	M-3	A-1	A-2	PUD	PD	MOU
Single-Family	P	P	P	P	P												
Multi-Family	P	P	P	P	P												P
Mobile Homes	P	P	P	P	P												
Second Units	P	P	P	P	P												
Emergency Hospitals (6 or more beds)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Hospitals, Conval. Homes and Sanitariums (all sizes)	C	C	C	P	C	C	C	C	C	C	C	C	C	C	C	C	C
Boarding Schools/Homes	C	C	C	P	C	C	C	C	C	C	C	C	C	C	C	C	C
Family Day Care Homes	C	C	C	P	C	C	C	C	C	C	C	C	C	C	C	C	C
Adult Care Facilities/Assisted Living	C	C	C	P	C	C	C	C	C	C	C	C	C	C	C	C	C
Residential Care Facility	P	C	C	C	P												
Storage Facility Caretaker Quarters	P	P	P	P	P												
Emergency Shelters																	P
Transitional Housing	P																
Supportive Housing	P																
Single Room Occupancy		P	P	P													
Employee/Farmworker Housing	P																

*P=Permitted and C=Conditional Use Permit*

*R-S: All permitted uses and regulations in the R-S zone are the same as those in R-1*

*Source: Arvin Municipal Code*

**Table 42  
FEES AND IMPROVEMENTS**

<b>Service</b>	<b>Single-Family</b>	<b>Multiple-Family</b>
Site Plan Review	\$2,424.50	\$4,425.78
Tentative Parcel Map	\$1,400	\$1,400
Tentative Tract Map	\$2,300	\$2,300
Final Parcel Map	\$750	\$750
Final Tract Map	\$1,500	\$1,500
Lot-Line Adjustment/Parcel Map Merger	\$580	\$580
Conditional Use Permits	\$1,350	\$1,350
Zone Variance	\$1,005	\$1,005
Zone Change	\$1,750	\$1,750
Specific Plan and General Plan Amendment	\$1,100	\$1,100
Building Permit Fee <sup>1</sup>	Building valuation 1.9%	Building valuation 1.9%
Parks impact Fee	\$2,500/unit	\$2,500/unit
Police Service Fee	\$150/unit	\$100/unit
Traffic Impact Fee	\$3,942.84/unit	\$2,739.80/unit
Building Standard Fee	\$1.00/\$25,000 building valuation	\$1.00/\$25,000 building valuation
Strong Motion Instrumentation Fee	Building valuation 0.01%	Building valuation 0.01%
Environmental Impact Report	\$10,000 minimum	\$10,000 minimum
Negative Declaration	\$2,000 minimum	\$2,000 minimum
School Fees (Arvin Union and Kern High School Districts)	\$8.24/SF	\$8.24/SF
Indirect Source Review and Dust Control Fees (Air District)	Based on Emissions valuation and 50 units or more. Dust Control Plan fee \$367	Based on Emissions valuation and 50 units or more. Dust Control Plan fee \$367
Water Connection Fee (Arvin Community Services District)	\$4,160	\$4,160 <sup>2</sup>
Sewer Connection Fee	\$4,400	\$3,960

Source: City of Arvin

<sup>1</sup> Building Valuation Calculations

Single-family unit \$98.99/SF; garage \$36.91/SF; patio/porch \$15.00/SF

<sup>2</sup> May vary depending on the scale of the landscaping plan

Multi-family unit \$88.82/SF; garage \$36.91/SF; patio/porch \$15.00/SF

**Table 43**  
**RESIDENTIAL DEVELOPMENT FEES**

<b>Fees</b>	<b>Single Family Unit (2,000 SF)</b>	<b>Multiple Family Unit<sup>1</sup> (1,200 SF)</b>
Building Plan Permits	\$4,074.82	\$1,597.55
Strong Motion Instrumentation	\$21.45	\$12.61
Permit Issuance Fee	\$23.50	\$23.50
Sewer Permit Fee	\$35.00	\$35.00
Traffic Impact Fee	\$3,942.84	\$2,739.80
Park Fee	\$2,500.00	\$2,500.00
Public Services (Police) Fee	\$150.00	\$100.00
School Fee <sup>2</sup>	\$16,480.00	\$9,888.00
Water Connection Fee (Arvin Community Services District)	\$4,160.00	\$4,160.00 <sup>3</sup>
Sewer Connection Fee	\$4,400.00	\$3,960.00
<b>Total</b>	<b>\$35,787.61</b>	<b>\$25,016.46</b>

<sup>1</sup> Multiple-Family represents 4 units or more

<sup>2</sup> School Fee \$8.24/square foot

<sup>3</sup> May vary depending on the scale of the landscaping plan

Other agency fees include:

- Arvin Community Service District (water connection fee): \$4,160 unit for single-family and \$4,160 for multi-family units (depending on the scale of the landscaping plan).
- Arvin Union and Kern County High School Districts (school impact fee): \$8.25 per square foot.

## Permit and Processing Procedures

Undue delays in processing a development application can increase the developer’s cost, thereby being a potential constraint on development. The City’s development review procedures are relatively uncomplicated. Depending upon the permits requested, approvals may be required by City staff, the Planning Commission, and the City Council. There are no Architectural or Design Review Boards involved in the development review process.

Housing projects that do not require entitlements and are consistent with the zoning code, follow a standard procedure for approval, which includes:

1. Preliminary construction drawings, including site, floor and design plans, and exterior elevations, submitted to Planning Department;
2. Planning staff conducts field review; notes, comments and corrections are transmitted to project applicant;

3. Construction drawings, revised as directed by Planning Staff, re-submitted to Planning Division;
4. Planning Staff reviews revised construction drawings for accuracy and completeness;
5. Approved construction drawings submitted to Building Division for plan check.

These procedures do not require a public hearing or a planning commission approval.

The City requires site plan review for all housing projects requiring entitlements (tract or parcel map approval, general plan amendments, zone change, variance or conditional use permit), as well as all multi-family developments of four units or more. For projects that require entitlements the standard procedure for approval includes:

1. Formal application and fees submitted by project applicant to the City's Planning and Building Department;
2. Preliminary construction drawings, including site, floor and design plans, and exterior elevations, submitted to Planning and Building Department;
3. Planning staff conducts field review, and notes, comments and corrections are transmitted to project applicant;
4. Construction drawings, revised as directed by Planning staff
5. Planning staff reviews revised construction drawings for accuracy and completeness;
6. Planning staff completes environmental review pursuant to applicable CEQA timeline; if project qualifies for categorical exemption -- following review by agencies such as Fire, Sheriff, utility providers, etc. -- then, the Planning Staff reviews agency comments and schedules Planning Commission public hearing; and
7. Public hearing is held; resolution for approval is considered by the Planning Commission.

All proposed multi-family developments costing more than \$25,000 in multi-family zones (R-3, R-4 and PUD) require the review and approval of a site development permit by the Planning and Building Director and the Arvin Planning Commission. Information for the site development permit must include the proposed use, dimensions of the lot; the size, placement and materials of the structures; pedestrian and vehicular access and parking; and exterior elements such as landscaping, lighting, signage and fencing. The information enables the City to determine if the proposed development project complies with the City's General Plan policies, the Municipal Code, and the CEQA requirements. The full application requirements are outlined in Municipal Code Section 17.60.020 and 17.60.030. Decisions by staff and the Planning Commission are appealable to the City Council. Once the complete application and fees have been submitted to the Planning and Building Department, the application is reviewed by the Planning and Building Director and considered for approval by the Planning Commission based on the following:

- Compliance with all General Plan policies and the permitted uses and development standards in the Zoning Ordinance;
- Compliance with all applicable City ordinances duly adopted by a majority vote of the planning commission or the City Council; and

- Conformance to latest accepted planning and engineering standards covering the following are: site layout, building appearance and structural design, landscaping, water and sewer service and other utilities, surface drainage and erosion control, fire protection, access, traffic circulation and parking.

The time schedule for single and multi-family permit and processing is presented in **Table 44**. The precise development plan approval follows the CEQA environmental clearance process. Approval of a precise development plan and accompanying Negative Declaration by the Planning Commission typically requires four months, and a plan with an Environmental Impact Report requires eight to 12 months.

Planning Commission meetings are held on the first Tuesday of each month. Plans must be submitted ten days in advance of each meeting in order to be considered. Meetings are open to the public.

**Table 44**  
**PERMIT AND PROCESSING PROCEDURES**

Process	Required Time Period		Review and Approval
	Single-Family	Multi-Family	
Design Review	1-2 Weeks	1-2 Weeks	Planning and Building Dept.
Check and Building Permit <sup>1</sup>	3 Weeks	3 Weeks	Planning and Building Dept.
Conditional Use Permit	None required	None required	Planning Commission and City Council
Variance	5-9 Weeks	5-9 Weeks	Planning Commission and City Council
Subdivision	4-6 Months	4-6 Months	Planning Commission and City Council
Zone Change w/ EIR and Public Hearing	6-9 Months	8-12 Months	Planning Commission and City Council
General Plan Amendment w/ EIR and Public Hearing	6-9 Months	8-12 Months	Planning Commission and City Council

*Source: Arvin Planning Department*

## Building Codes and Enforcement

In addition to land use controls, the local building codes also affect the cost of housing. The City has adopted the Uniform Building Code (UBC), which establishes the minimum standards for new construction. While the City can impose more stringent standards, the minimum standards must

be the standards of the UBC. The City also has adopted the California Green Buildings Standards Code, and Appendices A4 and A5 (California Code of Regulations Title 24, Part 11).

The City enforces a Property Nuisance Ordinance to maintain neighborhood upkeep. Eligible property owners are informed of assistance available to correct deficiencies under the City's home repair programs. Though most building codes are enforced through inspection by the building inspector and the planning staffs, nuisance issues are often enforced by the local law enforcement agency.

## **Constraints to Housing for Persons with Disabilities**

Housing that accommodates individuals with disabilities can require the incorporation of special features, such as front door ramps, special bath facilities, grab bars, and lower cabinets and light switches. Generally speaking, the uncommon nature of these features makes them potentially expensive and difficult to implement, especially if they are retrofitted into an existing structure.

State law requires that residential care facilities that serve six or fewer residents be considered a residential property and be treated the same as a single-family home. This means that local government can impose on these facilities only those local use restrictions or fees which apply to other single-family residences. In July 2015, the City adopted Ordinance No. 421 amending the Arvin Municipal Code (MC 17.08.020) to comply with State law as it applies to residential care facilities.

The City of Arvin has adopted and currently enforces the 2007 California Building Code, which is based on the 2006 edition of the International Building Code. Arvin has not added any standards or restrictions that substantially differ from those used throughout the State, meaning that all regulations specified in Title 24 regarding the accessibility and adaptability of housing units for person with disabilities currently are applied to all residential development in the City.

## **Request for Reasonable Accommodation**

The City of Arvin adopted Ordinance No. 421 which amended its Municipal Code by adding procedures for requests for reasonable accommodation with respect to zoning, building code compliance or permit processing (MC 17.54.160). Furthermore, all visitors to the Planning and Building Department are informed that they are entitled to request a reasonable accommodation if they feel that they qualify for one under the provisions of the federal Fair Housing Act, and that such requests will be reviewed by City staff. The request will be approved or denied once staff has made determinations that the individual is qualified to make the request, that the accommodation is necessary, and that it will not place an undue financial or administrative burden on the City.

## IV. Housing Resources

---

In accordance with Government Code Section 65583, the Housing Element is to provide “an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” Opportunities for residential development in the City fall into one of two categories: vacant land and sites where there is a potential to recycle. In 2008, Arvin conducted an inventory of its dwelling units to determine the potential for residential growth; all properties were analyzed to determine the maximum number of dwelling units that could be constructed, in light of the development standards for each respective zone. In addition, as part of the Arvin Annually Housing Element Progress Report to HCD, the City updates its land use inventory to determine the availability of vacant land within the City.

### A. Housing Densities

#### General Plan and Zoning

Arvin’s current General Plan includes six residential land use designations: Estate, Residential Reserve, Low Density Residential, Medium Density Residential, High Density Residential, and Planned Unit Development. **Table 45** presents the General Plan land use designations and their corresponding zoning.

**Table 45**  
**GENERAL PLAN RESIDENTIAL LAND USE DESIGNATION**  
**AND CORRESPONDING ZONING**

Land Use Designation	Zoning Districts
Estate Residential	E
Residential Reserve	R-1
Low Density Residential	R-S, R-1
Medium Density Residential	R-2
High Density Residential	R-3, R-4
Planned Unit Development	PUD

*Note: Specific Plans are allowed in all land use categories.*

The General Plan land use allows a density range for the Low Density Residential designation from one to six units per acre. The Medium Density Residential designation allows a density range of 7 to 15 units per acres and the High Density Residential designation allows a density range of 16 to 24 units per acre. The PUD designation accommodates mixed land uses, densities, and various specific zoning regulations.

To promote affordable housing in the City, the General Plan Land Use Element was updated (Resolution No. 2012-34), which established a new Medium Density Residential land use designation with a corresponding zoning of R-2 (maximum density of 15 units per acre). In addition, the permitted maximum densities of both the High Density Residential and Planned Unit Development land use designations were increased from 16 units per acre to 24 units per acre. The maximum densities for the corresponding zones reflect the increases. Multiple-family housing projects on property designated High Density Residential and Plan Unit Development that adhere to specific plans or development standards of the underlying residential zone are permitted by-right without a CUP or any other discretionary action in accordance with Government Code Section 65583.2(h) and (i).

In addition, the recent the Zoning Ordinance was recently amended (Ordinance No. 411) to include a Pedestrian-Oriented Mixed-Use Overlay zone to permit densities up to 24 units per acre, and Ordinance No. 421 established a density bonus ordinance allowing the City to consider granting a bonus or increase in the number of units that a developer can build if a certain number of the units are available to lower-income households and/or senior citizens. Previous Figure 15 presents the General Plan Land Use map.

The City has started the process of updating its General Plan Land Use Element to include the land use amendments mentioned above. The Land Use Element is currently scheduled for adoption in the summer of 2012, with the corresponding Zoning Ordinance subsequently amended within six months.

## Realistic Densities

The realistic density of each zone was calculated based either of two factors: the minimum lot area per dwelling unit specified by the City's Zoning Ordinance or the densities of recent housing developments. The realistic density in the R-1 zone is based on recent Sycamore Estates housing development located south of Sycamore Avenue. The average lot size in this single-family development was about 8,500 square feet, which translates to approximately five units per acre. Therefore, all new future units on R-1 zoned land were calculated based on an assumed realistic density of five units per acre.

In the R-2 zone, the realistic density was determined by a sample of several recently constructed units between Fourth and Fifth Avenues. The average density was approximately 10 units per acre, which is the current maximum density for this zone.

The City also examined multi-family development standards, on-site improvement requirements and recent development densities to calculate realistic densities in R-3 and R-4 zones. An example of a recent multi-family development in an R-3 zone is the 43-unit Summer View apartment located on a three-acre lot at Meyers Street and Tucker Street. The imposition of 15 feet front

yard, 5 feet side yard, 35 feet height requirement, and 1.5 parking spaces per unit parking requirement allowed for a development density of approximately 14 units per acre. The approval of this project did not require a variance or exceptions to achieve the 14 unit per acre density.

With the amendment to the Zoning Ordinance that increased the maximum densities of the R-3 and R-4 zones to 20 units per acre and 24 units per acre, respectively, about 85 to 90 percent of maximum density would be considered feasible and realistic. Thus, 18 units per acre to calculate potential housing growth in R-3 and 22 units per acre to calculate potential housing growth in R-4 was used to determine the number of units that could be accommodated in these zones. In addition, the City established a new Pedestrian-Oriented Mixed-Use Overlay zone that has a maximum residential density of 24 units per acre. **Table 46** presents the realistic densities for each residential zone.

**Table 46**  
**REALISTIC DENSITY**  
**(Units per Acre)**

Zoning	Maximum Density	Assumed Realistic Density
R-1 and R-S	6	5
R-2	15	10
R-3	20	18
R-4	24	22
MUO	24	22

*Source: GRC Associates, Inc.*

## Units Constructed, Under Construction, or Approved

The time frame for the Arvin’s RHNA number is from January 2013 to end of December 2023. Jurisdictions may count toward the RHNA any new units built or approved since January 2013. **Table 47** shows that between January 2013 and August 2015, there were 101 single-family units and 72 apartment units that were issued final building permits (units constructed). There is currently an 81-unit Low-Income Tax Credit apartment project, known as the Jewett Place Apartments, that has been proposed and is currently in negotiation between the City and the developer. This proposed apartment project will construct 80 affordable units and one manager unit in the vacant Jewett Square area of the City. The project is currently under negotiations between the City and the developer. Once the project is awarded tax credits, the project will be considered for approval by the City in 2016. Final project approval by the Planning Commission and City Council will require completion of the City’s entitlement and environmental clearance processes. In total, 254 units are counted towards the City’s 2013-2023 RHNA allocation.

**Table 47**  
**ARVIN HOUSING PROJECTS DEVELOPED AND APPROVED**  
**JANUARY 2013 TO AUGUST 2015**

Housing Projects	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA Units	198	199	239	183	349	1,168
Units Approved or Developed 2013-2015						
Single Family Developments <sup>1</sup>	0	0	21	60		81
Self-Help Affordable Housing			20			20
Sycamore Family Apartment Project Phase II (740 Sycamore Road)			72			72
Proposed Jewett Place Apartments (Grapevine and Walnut) <sup>2</sup>	0	40	40	1	0	81
Total 2013-2015	0	40	153	61	0	254
Remaining RHNA Units	198	159	86	122	349	914

Source: City of Arvin

<sup>1</sup> Final permits issued by Building Department through August 2015

<sup>2</sup> Proposed Jewett Place Apartment to be considered for approval in 2016 once Tax Credits are awarded.

## B. Vacant Land

Based on a recent survey of existing land uses within the City boundaries, there are over 300 parcels totaling over 500 acres of vacant land zoned for residential uses. Many of the parcels include land that are zoned for residential uses but are currently used for agricultural purposes. Of this total, 263 parcels totaling approximately 336 acres were greater than the minimum lot size standard of 6,000 square feet required for residential development. These also include land designated Commercial, but have a Pedestrian-Oriented Mixed-Use Overlay zone, which permits residential uses up to 24 units per acre. **Figure 14** illustrates the locations of vacant land in Arvin suitable for residential development and **Table 48** is a summary of the potential number of units that can be developed on vacant land designated for residential uses. **Appendix B** is a list of all vacant parcels that can accommodate new housing.

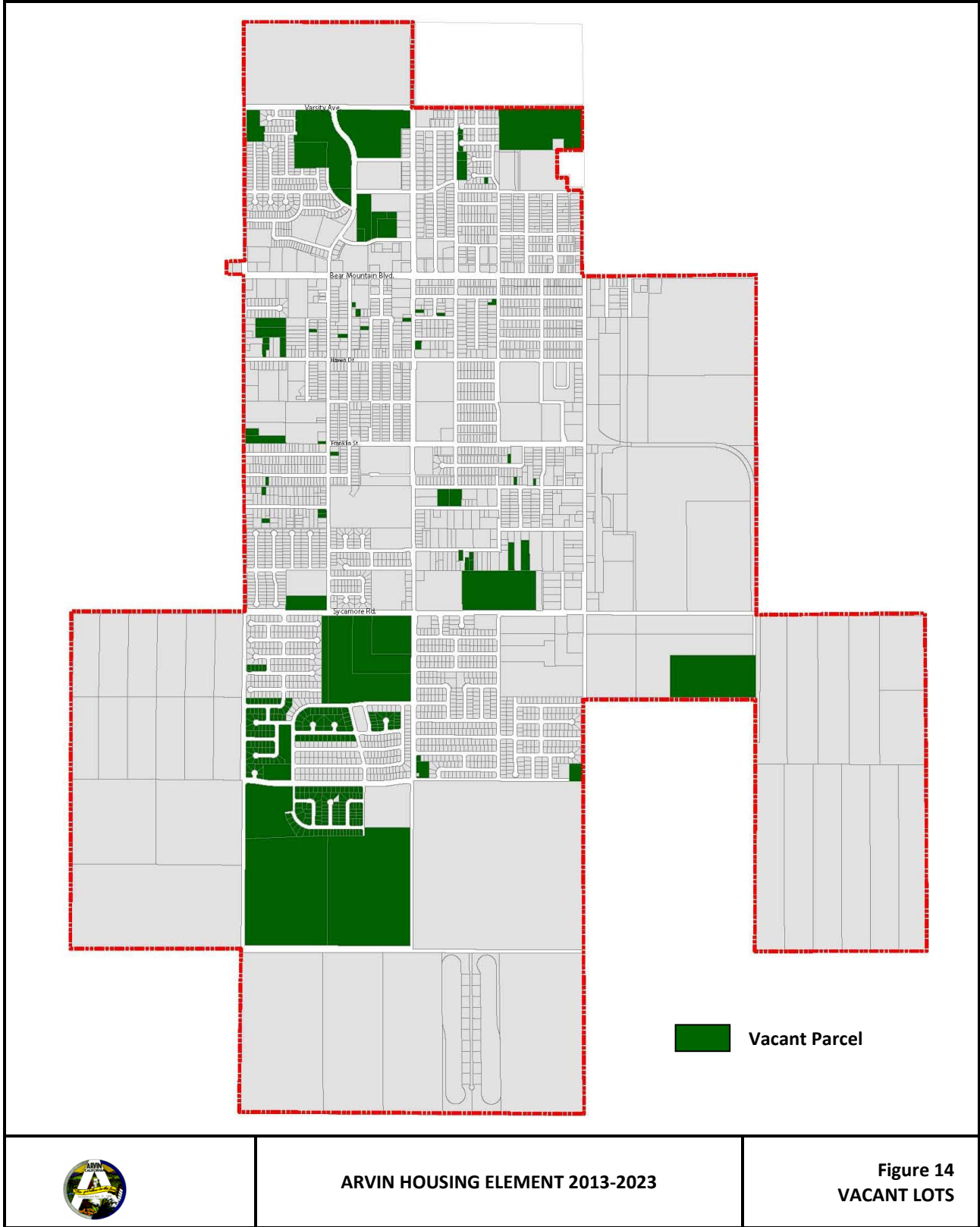
Development of the vacant parcels greater than 6,000 square feet that are designated and zoned for residential uses could potentially increase the City’s housing stock by 3,353 units. Of the total units, 2,265 multi-family units (67.6%) could be available to lower-income households and 1,088 single-family units (32.4%) to moderate and above income households. This assumes realistic residential densities of 10 units per acre in the R-2 zone, 18 units per acre in the R-3 zone and 22 units per acre in the R-4 and MUO zones.

One of the largest vacant parcels within the City is available for the development of high-density affordable housing. This parcel, APN 190-020-48 is located in Jewett Square and totals 28 acres. It is an affordable housing opportunity site owned by the City. This site is designated in the General Plan as a High Density Residential (HDR) with a corresponding zoning of R-3 MUO. This zone permits a maximum residential density of 20 units per acre. Therefore, assuming a realistic density of 18 units per acre on 28 acres, there is a potential for 507 units of affordable housing.

**Table 48**  
**VACANT DEVELOPABLE LAND**

General Plan	Acres	Potential New Units		
		Lower Income	Moderate and Above	Total
LDR	216.1	0	1,088	1,088
MDR	0.6	5	0	5
HDR	105.4	2,145	0	2,145
General Commercial*	12.3	83	0	83
Public Facilities*	1.5	32	0	32
<b>Total</b>	<b>335.9</b>	<b>2,265</b>	<b>1,088</b>	<b>3,353</b>

\* Parcels designated General Commercial and Public Facilities permit residential development if zoned MUO



ARVIN HOUSING ELEMENT 2013-2023

Figure 14  
VACANT LOTS

## C. Recycling

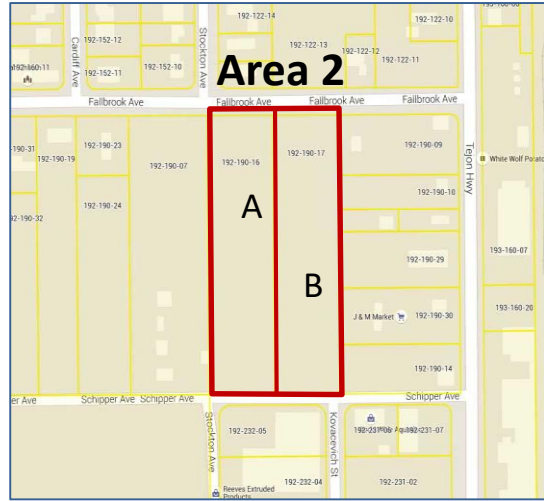
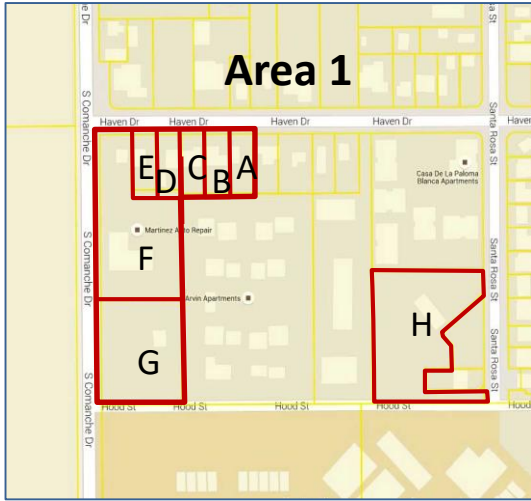
Recycling is the development of land occupied by deteriorated and/or dilapidated buildings in an effort to create a healthy, viable mix of housing for different income groups and household sizes. It can involve the construction of new dwelling units in addition to those that are replaced, since parcels with blighted structures, for a variety of reasons, frequently have not been developed to their maximum potential density. Recycling, then, can have the dual benefit of both augmenting the City’s housing supply and improving the quality of dwelling units and neighborhoods.


Results from Arvin’s housing conditions survey conducted in 2009, was revisited in 2015, and the updated survey indicated that 11 parcels zoned for multi-family uses (R-2 and R-3) were identified as exhibiting conditions of physical blight, and therefore, candidates for recycling. Many of the existing structures on these sites exhibited signs of deterioration and substandard construction and/or were in violation of existing building code standards. With recycling potential, these areas are designated in three study areas illustrated in **Figure 15**. More detailed images can be seen in Figures 18 and 19. As presented in **Table 49**, based on realistic densities, a potential net total of 180 units could be developed on consolidated and recycled residential parcels. All of the units could be available for lower-income households. **Appendix C** presents a full detail of the parcels that could be consolidated and recycled.

**Table 49**  
**POTENTIAL CONSOLIDATION AND RECYCLING**

Study Area	Acres	Existing Recyclable Units	Recycled Units	Potential Net Recycled Units	Income Level
1	5.0	6	81	75	Lower
2	4.9	35	87	52	Lower
3	7.6	83	136	53	Lower
<b>Total</b>	<b>17.5</b>	<b>124</b>	<b>304</b>	<b>180</b>	<b>Lower</b>

Source: GRC Associates 2015



Area 1	Area 2	Area 3
<p>Consists of 8 parcels totaling 5 acres. Lot consolidation and recycling has the potential for a net increase of 75 units</p>	<p>Two large parcels totaling 4.9 acres. One parcel is a mobile home site. Lot consolidation and recycling for a potential net increase of 52 units</p>	<p>One 7.6-acre mobile home site with 83 homes. Potential net increase of 53 units</p>
 <p style="text-align: center;"><b>ARVIN HOUSING ELEMENT 2015-2023</b></p>		<p style="text-align: right;"><b>Figure 15 POTENTIAL RECYCLING</b></p>

The following is a description of Areas 1, 2, and 3 that are depicted in **Figure 15** and listed in **Appendix C**:

- **Area 1** consists of eight parcels located on the west side of Arvin, south of Haven Drive and west of Santa Rosa Street. Parcels A to E located along Haven Drive totals approximately one acre and include single-family unit built approximately 40 to 50 years ago. The parcels are zone R-2. These units have foundation, siding, and roofing problems. Parcel F and G are currently industrial and storage uses on R-3 zones. Together they total approximately 2.5 acres. Parcel H is a single-family home zoned R-3. Assuming realistic densities, there is a potential net increase of 75 affordable units.
- **Area 2** consists of two parcels totaling 4.9 acres, located on the east side of Arvin, south of the intersection of Stockton Street and Fallbrook Avenue. Both parcels are zoned R-3 and one parcel is a mobile home park consisting of 34 homes. The other is a deteriorated single-family unit with outdoor storage. By consolidating both parcels and recycling at a realistic density of 18 units per acre, Area 2 could potentially accommodate 87 affordable units, for a net increase of 52 units.
- **Area 3** consists of one mobile home park located north of Sycamore Road, between Walnut Avenue and Meyer Street. This 7.6-acre parcel zoned R-3 is underutilized and includes many deteriorated mobile homes. Recycling of the parcel could accommodate a net increase of 53 additional units.

## D. Potential Housing Growth

The City's housing stock could grow as a result of new development on existing vacant land, and through the consolidation of property and recycling of blighted properties zoned for multi-family residential uses to higher densities. **Table 50** reflects the total number of units that could be accommodated in the City during the 2013-2023 planning period. It shows that 2,638 lower-income housing units and 1,149 moderate and above-income units could be accommodated within the City by 2023. In total, there is a potential surplus of 2,002 lower-income unit and 617 moderate and above-income units relative to the allocation under the RHNA.

**Table 50**  
**POTENTIAL HOUSING UNITS 2015-2023**

	Lower Income Units	Moderate/Above Income Units	Total Units
RHNA 2013-2023	636	532	1,168
Units Built 2013-2015 (Credit)	193	61	254
New Units on Vacant Land	2,265	1,088	3,353
Net Consolidation/Recycling	180	0	180
Total 2013-2023	2,638	1,149	3,787
<b>Surplus/(Deficit) from RHNA</b>	<b>2,002</b>	<b>617</b>	<b>2,619</b>

*Source: GRC Associates, Housing Survey 2009*

## E. Schools and Churches

Schools and churches are an important part of the City. There are six schools (K through 12) sites that account for approximately 129 acres. Four school sites are zone R-1 and two sites are zoned School with a CUP (SCH-CUP). There are also ten churches zoned for residential uses within the City. The closure of church and school sites are not short-term options for future housing development. These sites could be utilized for housing development if demographic conditions change resulting in fewer students or churches decide to move to other locations.

As presented in **Table 51**, four of the school sites totaling 40.3 acres are zoned R-1. Assuming a realistic density of 5 units per acre, there is a long-term potential for an additional 201 units on existing school land within the City. The other two sites are zoned SCH-CUP, which allows for only educational institutions, but, with a CUP could grant a large-scale neighborhood housing projects on a site with a minimum gross area of 20 acres. The Arvin High School site, which is 75.2 acres, could accommodate a housing development totaling a potential of 376 units. Therefore, if the student population significantly declines in the future or current schools are relocated to other locations and existing sites become available, there could be a potential for some conversion of school land for residential uses.

**Table 51**  
**SCHOOL SITES**

School	Acres	Zoning	Potential Units
Bear Mountain Elementary School	13.9 ac.	School CUP	0
El Camino Real Elementary School	11.0 ac.	R-1	55
Sierra Vista Elementary School	14.0 ac.	R-1	70
Grimmway Academy (Charter)	6.5 ac.	R-1	32
Haven Drive Middle School	8.8 ac.	R-1	44
Arvin High School	75.2 ac.	School CUP	376
<b>Total</b>	<b>129.4 ac.</b>		<b>577</b>

*Source: Arvin Planning Dept.*

## F. Affordable Housing Opportunities in Existing Residential Zones

### Zoning for Lower-Income Households

All residential zones in the City are capable of accommodating low-income housing units, provided that the structures containing the units meet all development standards specified under the zoning ordinance. Currently, the maximum density permitted under the R-3 zone is 20 units per acre and 24 units per acre in the R-4 zone. The recent adoption of the Pedestrian-Oriented Mixed-Use Overlay (MUO) zone allows for mix of residential and non-residential uses, with the maximum density being the underlying residential. If the MUO's underlying zone is commercial, then the maximum density of the residential component is 24 units per acre, a density that would potentially create more affordable housing.

Most lower-income household can only afford rental units. The 2012 market rent for an apartment unit in Arvin was approximately \$668 per month. A family could reasonably expect to pay this amount, plus a slight premium for a new-construction rental unit. Based on HCD county-level income limits for 2014 of \$1,157 for a four-person low-income household (30% of County lower-income limit), this rent would be affordable to low-income households, even if rents have increased slightly since 2012.

To illustrate the ability of the R-3 and R-4 zones to accommodate affordable units, **Table 52** lists examples of affordable housing projects in these two zones. In addition to those presented in the table, the proposed 81-unit Jewett Place Apartments are located in the R-3 zone.

**Table 52**

**AFFORDABLE HOUSING PROJECTS IN MULTI-FAMILY ZONES**

<b>Project Name</b>	<b>Address</b>	<b>Zoning</b>
Arvin Square Apartments	1410 Hood Street	R-3
Bear Mountain Apartments	128 Monroe Street	R-4
Caliente Creek	909 Meyer Street	R-3
Casa de Paloma	1301 Haven Dr	R-3
Haciendas del Sol	701 Meyer Street	R-4
Hood Street Family Apartments	1400 Hood Street	R-3
La Amistad	1001 Walnut Drive	R-3
Monte Vista	701 Meyer Street	R-4
Parkview Senior Building	701 Meyer Street	R-4
Summer View Apartments	225 Meyer Street	R-3
Summerset Apartments	669 Comanche Road	R-4
Sycamore Family Apartment (I and II)	740 Sycamore Road	R-4
Walnut Apartments	293 Walnut Street	R-3
Villa Del Comanche	1507 Bear Mountain Blvd	R-3
Village Congregational	112 Richard Street	R-3

*Source: Housing Authority of County of Kern*

In the 2014 housing market, the average sales price of a newly constructed single-family home was approximately \$176,700. Most of the new homes were located in the newer neighborhoods south of Sycamore Road. The estimated housing affordability by income group is based on the State Income Limits for 2014, which indicates that the area median income for a four-person household in Kern County is \$57,900 and that the income limit for a low-income household of four is \$46,300. According to **Table 50**, a low-income household in 2014 could afford a single-family home priced at approximately \$176,000 and a moderate-income household could afford a home priced at approximately \$313,800. Therefore, the average priced new home in Arvin could be purchased by lower and moderate-income households. This assumes that housing expenses are 30 percent of the income. For a lower-income household, the monthly housing expense, including utilities, property tax, insurance and mortgage payments, would total \$1,158.

Previous **Table 31** showed the financial feasibility of constructing affordable housing in the R-3 and R-4 zones. This table summarizes the various costs associated with construction of an average

1,000-square foot multi-family unit. For example, hard cost, which includes construction materials and labor, is approximately \$70,000 per unit. Soft cost, which includes items such as architectural/engineering and administration averages approximately \$17,500 per unit. Adding land and financing costs, the average cost is approximately \$137,500 per unit. This translates to a monthly rental cost of approximately \$850, which includes monthly payments, insurance costs and taxes.

## Lot Consolidation

Lot consolidation is most feasible on vacant lots and lots that are considered candidates for recycling, as previously discussed in Section C, Recycling. **Appendix C** identifies potential properties for consolidation and recycling and includes properties greater than 6,000 square feet. These sites identified in the **Appendix C** are also sites that exhibit conditions of blight and have the potential for recycling to higher densities. The City could acquire and consolidate property and/or provide financial assistance in the development of affordable housing.

## G. Financial Resources

Most of the housing financial resources for the City of Arvin were administered through the Kern County Community Development Department, Housing Authority of the County of Kern, or the Arvin Community Redevelopment Agency (now dissolved). In June 2015, the City elected not to continue its participation with the Kern County Community Development Department on the Community Development Block Grant (CDBG), Home Investment Partnership Program (HOME) and Emergency Solutions Grant (ESG) programs. Thus, the City no longer receives its funding allocation through the County. However, it is the City's intent to participate in receiving federal funds through the State CDBG, HOME and ESG programs. The City will continue to receive additional funds through USDA programs.

The following section describes the resources and programs that are available to the City in providing housing and supportive services for its residents.

### Former Redevelopment Agency Housing Set-Aside

Until the dissolution of Community Redevelopment Agencies under AB X1 26, Housing Set-Aside funds were one of the primary sources of financing used for preserving, improving and developing affordable housing. As of 2013, Housing Set-Aside funds are no longer available for Agency use, as all tax increment that previously went to the Agency is diverted to the underlying taxing entities under AB X1 26. A portion of this tax increment is deposited in the City of Arvin's general fund. According to the City's Recognized Obligation Payments Schedule (ROPS); no portion of the Housing Set-Aside funds remains dedicated to low- and moderate-income housing activities in the City of Arvin.

Table 53

HOUSING AFFORDABILITY BY 2014 INCOME LEVEL

	Inc. Limit	Hsg. Expend	Mo. Hsg. Expend	Less Utilities	Less Prop. Tax	Less Insurance Cost	Mo. Aval. Mortg. Pay	Mortg. Amount	Buyer Down	Closing cost	Est. Sales Price
Very Low	\$ 28,950	\$ 8,685	\$ 724	140	177	70	\$ 337	72,714	7,299	(7,000)	<b>72,985</b>
Low	\$ 46,300	\$ 13,890	\$ 1,158	140	177	70	\$ 771	166,373	17,601	(7,000)	<b>176,010</b>
Moderate	\$ 69,500	\$ 20,850	\$ 1,738	140	177	70	\$ 1,351	291,612	31,377	(7,000)	<b>313,773</b>

Key Assumptions:

(A) - Utility Allowance Source:	GRC Assoc.	
(B) - Tax Rate:	1.10%	
(C) - Insurance Rate:	0.25%	
(D) - Mort. Rate/Term:	3.75%	30 years
(E) - Down Payment	10.00%	
(F) - Closing Costs	7,000	

Source: GRC Associates Inc.

Based on HUD 2014, Median Income \$57,900

## Community Development Block Grant

The Community Development Block Grant (CDBG) program is a flexible program that provides communities with resources to address a wide range of unique community development needs. The CDBG program works to ensure decent affordable housing, to provide services to the most vulnerable residents and to create jobs through the expansion and retention of businesses. Eligible activities include, but are not limited to, housing programs, public facility improvements, single-family and multi-family home rehabilitation, public services, acquisitions, relocation, and homeownership programs for low- and moderate-income households.

## HOME Investment Partnership Program

The HOME Investment Partnership Program (HOME) is a HUD program designed to expand the supply of affordable housing. HUD allocates the funds by formula to eligible cities and states. HOME funds are required to be matched with 25 percent of non-federal funds from participating cities. HOME funds allow for homebuyer assistance, rehabilitation, new construction, tenant based rental assistance and acquisition.

## Emergency Shelter Grants

The Emergency Shelter Grants (ESG) program provides homeless persons with basic shelter and essential supportive services. It can assist with the operational costs of the shelter facility, and for the administration of the grant. ESG also provides short-term homeless prevention assistance to persons at imminent risk of losing their own housing due to eviction, foreclosure, or utility shutoffs. ESG funds are available for the rehabilitation or remodeling of a building used as a new shelter, operations and maintenance of the facility, essential supportive services (e.g., case management, physical and mental health treatment, substance abuse counseling, childcare, etc.), homeless prevention, and grant administration.

## Section 8 Rental Assistance

The Housing Authority of the County of Kern administers the Section 8 Rental Assistance program throughout Kern County. The Section 8 program provides rental subsidies to low-income families that spend more than 30 percent of their gross income on housing costs. The program pays the difference between 30 percent of the recipients' monthly income and the federally approved payment standard. Recipients of Section 8 vouchers are able to find their own housing, including single-family homes, townhouses and apartments. Participants are free to choose any housing that meets the requirements of the program and are not limited to units located in subsidized housing projects. In 2015, Section 8 voucher were issued to 16 Arvin residents.

## Farm Worker Housing Program

This program is funded by the U.S. Department of Agriculture-Rural Development and was developed to provide housing for persons who derive a minimum of \$5,753 of their annual income from farm labor. HACK owns and/or manages eight developments of this type located in Arvin,

Bakersfield, Delano, Lamont, Shafter, and Wasco. Currently, the Farm Worker Program subsidizes Sun Garden Village, a 48-unit farm worker housing development in Arvin.

## Self-Help Homeownership Opportunity Program

The Self-help Homeownership Opportunity Program (SHOP) awards grant funds to eligible national and regional non-profit organizations and consortia to purchase home sites and develop or improve the infrastructure needed to set the stage for sweat equity and volunteer-based homeownership programs for low-income persons and families. SHOP funds must be used for eligible expenses to develop decent, safe and sanitary non-luxury housing for low-income persons and families who otherwise would not become homeowners. Homebuyers must be willing to contribute significant amounts of their own sweat equity toward the construction or rehabilitation of their homes. Currently, 20 households are participating in a self-help housing program administered through Self-Help Enterprises. Twenty single-family housing permits have been issued by the City under this program. Construction is assumed to be completed in 2016/2017.

## HOPE I Home Ownership Program

Homeownership and Opportunity for People Everywhere (HOPE I) is a HUD program that is administered by HACK to assist low-income individuals buy public housing units. HOPE I provides funds that nonprofit organizations, resident groups, and other eligible grantees can use to develop and implement homeownership programs. This program funds a wide range of homeownership activities that help public housing residents develop the skills, resources, partnerships, and strategies needed to buy homes, including:

- Economic development planning, including job training and other activities that promote economic self-sufficiency for potential homebuyers.
- Financial assistance to homebuyers, including interest rate buy-downs and down payment assistance.
- Rehabilitation of properties.
- Relocation of residents who elect to move.
- Administrative costs; legal fees, and architectural and engineering work.
- Replacement housing and replacement reserves.
- Resident and homebuyer counseling and training.

The overall amount of an implementation grant is not capped, although there are specific cost caps on eligible activities. Implementation grants generally require a \$1 for \$4 match from nonfederal sources.

## Low Income Housing Tax Credit

The Low Income Housing Tax Credit (LIHTC) program is a significant source of equity for rental housing development administered by California Tax Credit Allocation Committee. The credit serves as a valuable income tax benefit to corporate investors. Investors will contribute cash for

the development cost of a low-income project in order to obtain these dollars for dollar tax benefits from the federal government. Over the last two decades, the LIHTC program has funded ten housing projects in the City of Arvin. Those housing projects are listed in **Table 54**.

### Private Resources/Nonprofit Resources

Government resources cannot solve all the City’s affordable housing needs. The City believes that these limited government funds should be used to supplement and, wherever possible, leverage resources provided by the private sector.

**Table 54**  
**LOW INCOME HOUSING TAX CREDIT**  
**AFFORDABLE HOUSING PROJECTS**

Project Name	Address	Construction Type	Housing Type	Low Income Units
Arvin Square Apartments	1410 Hood Street	Rehab.	At-Risk	50
Bear Mountain	128 Monroe Street	Acq./Rehab.	At-Risk	70
Caliente Creek	909 Meyer Street	New Const.	Large Family	45
Casa de Paloma	1301 Haven Drive	New Const.	Large Family	42
Hood Street Family Apt.	1400 Hood Street	New Const.	Large Family	26
La Amistad	1001 Walnut Drive	New Const.	Large Family	79
Summer View Apartments	225 Meyer Street	New Const.	Large Family	60
Summerset Apartments	669 Comanche Road	New Const.	Large Family	60
Sycamore Family Apartments	740 Sycamore Road	New Const.	Large Family	48
Sycamore Family Apartments II	Sycamore and Meyer	New Const.	Large Family	71

*Source: California Tax Credit Allocation Committee <http://www.treasurer.ca.gov/ctcac/projects.asp>*

## H. Energy Conservation

Affordable energy is an essential component to affordable housing. Energy cost to the consumer has increased dramatically to more than 100 percent since the 1970’s. Due to California’s energy conservation standards, houses constructed after 1975 use about half as much energy as homes built prior to 1975. More recent standards and amendments are even stricter in mandating energy-efficient building methods, for new housing; State conservation standards, implemented

as part of the Uniform Building Code, substantially reduce the cost of energy for homeowners. New housing must meet or exceed certain minimum conservation levels.

Arvin is currently developing many new residential units, which are up to code with the State conservation standards. Pacific Gas and Electric Corporation (PG&E), Arvin's utilities provider, has implemented The Residential New Construction Program (RNCP). This program targets new residential housing using both PG&E and third party industry specialists to provide delivery of energy efficiency programs. It will include statewide elements as well as elements specifically targeted to the residential new construction developers and contractors in PG&E's service area.

This program will include both single-family and multi-family new construction homes. PG&E in partnership with third party organizations propose to address barriers and opportunities for energy efficiency building design and construction industry practices in the multi-family new construction market. This program aims to address the market barriers by offering developer rebates, verification rebates, design team rebates, design assistance, sales staff training, engineering analysis of design option paybacks and energy savings. The program will be performance based for which participating multi-family developments will be eligible to receive the California Energy Star New Homes (Energy Star) designation. PG&E will be implementing the single-family program component. Single-family builders will also have the option of participating in the performance based Energy Star program.

According to PG&E, both the single-family and multi-family programs will remain consistent with the statewide Investor-Owned Utility program offering the Energy Star program. Residential structures can be retrofitted with conservation measures that provide the energy savings achieved with new construction. Many can also be retrofitted with passive design measures, such as the addition of solar units and south facing windows. Energy conservation can also be promoted by locating residential developments in proximity to schools, employment centers, public transit and services.

Arvin's Land Use Element and Housing Element policies make concerted efforts to balance residential land uses with accessibility to various amenities and services, which helps to reduce vehicular traffic and greenhouse gas emissions. In 2012, the City updated its General Plan which included land use policies to create high-quality walkable neighborhoods that exemplify sustainability. These policies include:

- Policy LU-2.1 Require new development, wherever possible, to provide convenient, direct and safe bicycle and pedestrian connections.
- Policy LU-2.2 Create active neighborhood districts that cluster jobs, services, goods and cultural and recreational uses within walking distance of residences to create a focus for community activity.
- Policy LU-2.3 Develop the Jewett Square and Meyer/Sycamore opportunity sites as walkable neighborhoods, with assets and amenities that contribute positively to Arvin's quality of life and civic identity.
- Policy LU-4.2 Promote uses that address daily needs within the City and close to neighborhoods, reducing the need for residents to travel long distances to access jobs, goods and services.

- Policy LU-4.3 Coordinate development with existing, planned and potential transportation investments, with new growth oriented toward major streets and transit corridors.
- Policy LU-7.1 Locate new medium and high density residential developments within walking distance of local retail, services and community facilities.
- Policy LU-7.2 Encourage or facilitate the inclusion of complementary land uses not already present within a neighborhood district such as grocery markets, daily services and parks.
- Policy LU-7.3 Incorporate green building practices such as on-site solar energy generation, water conservation and environmentally friendly building materials as part of new residential development.

In 2013, the City adopted a Climate Action Plan which included local strategies for reducing Arvin’s greenhouse gas emissions from municipal operations. The Climate Action Plan was funded through the California Department of Conservation Community Sustainable Communities Planning Grant.

In addition, the City amended its Zoning Ordinance to establish a Pedestrian-Oriented Mixed Use Overlay zone on two key opportunity areas within the City to promote infill walkable residential/commercial neighborhoods.

In addition, the City of Arvin, with the help of Strategic Energy Innovations (SEI), San Joaquin Valley Clean Energy Organization (SJVCEO), the Stockton Chambers of Commerce, the KernCOG, PG&E, the Southern California Gas Company and Valley CAN, is developing and implementing a comprehensive clean energy program known as the Green Arvin program. Green Arvin demonstrates the role that increased use of clean energy can play in improving quality of life and addressing air quality challenges in the City. Part of the goals of the Green Arvin program is to address energy conservation. Some energy conservation activities include:

- Undertake activities with up to 10 businesses in Arvin to “green” their operation. This includes conducting a sustainable energy pilot project within a prominent Arvin small business and providing resources savings assessments in up to 10 businesses. This effort expects to directly reach up to 10 percent of all businesses in the City. For example, Bear Mountain Pizza, a local pizzeria, was selected as a sustainable showcase of both energy efficiency and onsite renewable (solar power) generation.
- Implement specific areas for greening of the General Plan, by implementing policies, programs, and additional project to support greening efforts in the business community.
- Identify and use resources from project partners (state, non-profits, utilities, and Federal agencies) and others.

Another strategy to promote energy conservation is to incorporate the California Air Pollution Control Officers Association’s (CAPCOA) *Model Policies for Greenhouse Gas in General Plans*. CAPCOA is a non-profit association of the air pollution control officers from all 35 local air quality agencies throughout California. The CAPCOA aims to implement principles to reduce greenhouse

gasses. The key opportunities and constraints in the Housing Element related to GHG reduction include:

- Identify sites for higher density housing closer to employment centers, retail and services, and transit facilities
- Identify sites for affordable housing for workers close to employment centers;
- Establish or support programs to assist in the energy-efficient retrofitting of older affordable housing units; and
- Balance additional upfront cost for energy efficiency and affordable housing economic considerations by providing or supporting programs to finance energy-efficient housing.

## I. Kern Regional Transportation Plan

In 2014, the Kern Council of Governments adopted the 2014 Regional Transportation Plan (RTP), which is a 26-year blueprint that establishes a set of regional transportation goals, policies, and actions intended to guide development of the planned multimodal transportation systems in Kern County. It was developed through a continuing, comprehensive, and cooperative planning process, and provides for effective coordination between local, regional, state and federal agencies. New to the 2014 RTP, California’s Sustainable Communities and Climate Protection Act, or Senate Bill (SB) 375, calls for the Kern RTP to include a Sustainable Communities Strategy (SCS) that reduces greenhouse gas (GHG) emissions from passenger vehicles and light-duty trucks. In addition, SB 375 provides for closer integration of the RTP/SCS with the RHNA ensuring consistency between low income housing need and transportation planning. The 2014 RTP exceeds SB 375 reduction targets for the region and is consistent with the RHNA.

- The intent of the SCS is to achieve the state’s emissions reduction targets for automobiles and light trucks. The SCS will also provide opportunities for a stronger economy, healthier environment and improved quality of life for community members in Kern County. The SCS seeks to:
  - Improve economic vitality
  - Improve air quality Improve communities’ health
  - Increase transportation and public safety
  - Promote the conservation of natural resources and undeveloped land
  - Increase access to community services Increase regional and local energy independence.
  - Increase the opportunities to help shape our community’s future

## V. Review and Evaluation of Existing Housing Programs

---

### A. Current Housing Element (2008-2013)

State Housing Element law requires that cities review their housing elements and evaluate the progress and achievements of their adopted housing programs. The City's current Housing Element was adopted in 2012 by the Arvin City Council and certified by HCD. The Housing Element sets forth programs in the areas of new housing, including provision of adequate affordable housing; improvements and conservation of the existing housing stock; and meeting the financial assistance needs of the City's residents.

The City's 2008-2013 Housing Element provides guidelines for the future development and rehabilitation of Arvin's housing stock. The City goals were to provide an adequate supply of sound affordable housing in a safe and satisfying environment for residents and others who wish to live in Arvin.

The 2008-2013 Housing Element identified three key housing goals:

- Goal 1 – To increase the supply of sound housing at prices affordable by all segments of the community through the construction of new units.
- Goal 2 – To increase the supply of sound housing at prices affordable by all segments of the community through the rehabilitation of currently substandard dwelling units.
- Goal 3 – To maintain the supply of sound housing in the City through the conservation of the currently sound housing stock, as well as newly constructed and rehabilitated units.

**Table 55** presents a performance summary of the 2008-2013 Housing Element programs and objectives. From the time the Housing Element was adopted in 2012 through the approval of the Draft 2015-2023 in 2016, all of the housing programs have been implemented. In general, the City met the objectives related to the increase of new affordable housing and the conservation and improvement of the existing housing stock.

Table 55

REVIEW OF THE 2008-2013 HOUSING ELEMENT ACCOMPLISHMENTS

Program	Objectives	Achievements & Effectiveness
<p><b>1. Housing Information Outreach Program</b></p>	<p>Promote property owner awareness and interest in available residential rehabilitation programs through the City website and print media in public buildings.</p>	<p><b>Progress:</b> In October 2015, the City updated its website <a href="http://www.arvin.org/">http://www.arvin.org/</a> to include links to housing programs administered by the Housing Authority of the County of Kern (HACK). In addition, material on HACK housing programs were made available on the City Hall counter.</p> <p><b>Effectiveness:</b> This objective was accomplished.</p> <p><b>Appropriateness:</b> Program implementation remains appropriate for the Housing Element update.</p>
<p><b>2. Home Maintenance Counseling Program</b></p>	<p>The City Hall will conduct one counseling workshop a year on home maintenance.</p>	<p><b>Progress:</b> In October 2015, the City conducted a community clean-up workshop to answer questions regarding code compliance, carports, disabled vehicles, unpermitted structures, storage rooms, and property setbacks. As part of the workshop, the City discussed the type of home improvements requiring permits and City staff was available to answer questions from residents on home improvements.</p> <p><b>Effectiveness:</b> This objective was accomplished.</p> <p><b>Appropriateness:</b> Program implementation remains appropriate for the Housing Element update.</p>
<p><b>3. Neighborhood "Clean-Up"/Fix-Up" Campaigns</b></p>	<p>The City will conduct "neighborhood clean-up/fix-up day" at least once a year.</p>	<p><b>Progress:</b> In October 2015, the City conducted a community clean-up workshop. (Refer to Program 2) Additionally, in August and September 2015, the City promoted a community clean-up day by providing large trash containers at different location in the city at no charge. The City also encouraged residents to have house numbers visible from the street for emergency responders.</p> <p><b>Effectiveness:</b> This objective was accomplished.</p> <p><b>Appropriateness:</b> Program implementation remains appropriate for the Housing Element update.</p>

Table 55 (Cont.)

REVIEW OF THE 2008-2013 HOUSING ELEMENT ACCOMPLISHMENTS

Program	Objectives	Achievements & Effectiveness
<p><b>4. Maintain and Update Inventory of At-Risk Projects</b></p>	<p>Maintain and update at-risk project inventory and aid at-risk project owners</p>	<p><b>Progress:</b> The City maintains a list of at-risk housing projects in the City.</p> <p><b>Effectiveness:</b> Currently, there are two at-risk projects in the City.</p> <p><b>Appropriateness:</b> Program implementation remains appropriate for the Housing Element update.</p>
<p><b>5. Arvin First-Time Home Buyers Loan Program</b></p>	<p>Approximately 15 loans over the five-year period, if funds are available</p>	<p><b>Progress:</b> With the dissolution of the Arvin Redevelopment Agency in 2012, housing-set aside funds are no longer available for this program.</p> <p><b>Effectiveness:</b> Program is no longer available.</p> <p><b>Appropriateness:</b> Program is no longer available.</p>
<p><b>6. Energy Conservation Library</b></p>	<p>Increase energy efficiency of new homes and to reduce housing operating costs</p>	<p><b>Progress:</b> In 2014, the City collected information on energy conservation and efficiency from Hero Program (<a href="http://www.infor@heroprogram.com">www.infor@heroprogram.com</a>) and from the Kern Energy Watch (<a href="http://www.kernenergywatch.com">www.kernenergywatch.com</a>). HERO Financing is available for a wide array of home energy and water efficient products and renewable energy systems. Kern Energy Watch is a joint program of Pacific Gas and Electric Company, Southern California Edison, Southern California Gas Company, the County of Kern, and participating municipalities. It provides residents, businesses and local governments with information about improving the energy efficiency of buildings and facilities.</p> <p><b>Effectiveness:</b> Information was available to the public at the City Hall counter and local library.</p> <p><b>Appropriateness:</b> Program implementation remains appropriate for the Housing Element update.</p>

Table 55 (Cont.)

REVIEW OF THE 2008-2013 HOUSING ELEMENT ACCOMPLISHMENTS

Program	Objectives	Achievements & Effectiveness
<p><b>7. Update and Amend the General Plan and Zoning Ordinance</b></p>	<p>Create opportunities for at least 269 lower income households</p>	<p><b>Progress:</b> In August 2012, the City adopted Resolution 2012-34 adopting the General Plan Update, which included the Land Use, Conservation and Open Space, Air Quality, Circulation, and Community Health Elements. In November 2013, the City adopted Resolution 2013-16 amending the General Plan Land Use Element and Land Use Policy Map. In December 2013, the City adopted Ordinance No. 411 amending the Municipal Code and Zoning Map, which established the Pedestrian-Oriented Mixed-Use Overlay (MUO) Zone and the Open Space Zone.</p> <p><b>Effectiveness:</b> Resolution 2012-34 included new policies such as increasing the maximum density permitted in the High Residential Density land use designation from 16 units per acre to 24 units per acre, and developing Jewett Square and Sycamore/Meyer opportunity sites as walkable neighborhoods, with assets and amenities that contribute positively to Arvin's quality of life and civic identity.</p> <p>Resolution No. 2013-16 changed the land use designations of portions of the Jewett Square in the General Plan Land Use Map from Low Density Residential to High Density Residential, Parks, and General Commercial. As part of the amendment, the it incorporated the principals of SB 375, the Sustainable Communities and Climate Protection Act of 2008.</p> <p>Ordinance 411 introduced the MUO zone which permitted a mixed-use redevelopment with a maximum residential density of 24 units per acre in the Jewett Square and Sycamore/Meyer areas.</p> <p><b>Appropriateness:</b> Since additional affordable units are still needed, program implementation remains appropriate for the Housing Element update</p>

Table 55 (Cont.)

REVIEW OF THE 2008-2013 HOUSING ELEMENT ACCOMPLISHMENTS

Program	Objectives	Achievements & Effectiveness
<p><b>8. Amend Definition of "Family"</b></p>	<p>Amend the City's current definition of family to the State's definition of family</p>	<p><b>Progress:</b> In July 2013 the City adopted Ordinance No. 407 amending the definition of "Family" to comply with State law.</p> <p><b>Effectiveness:</b> While the amendment defined Family in the Municipal Code, it will need to be redefined to remove any reference to numerical limits on unrelated persons and occupancy standards based on familial status.</p> <p><b>Appropriateness:</b> In order to comply with State law, the City will amend the definition of Family to remove any reference to numerical limits on unrelated persons and occupancy standards based on familial status.</p>
<p><b>9. Employee Housing Act</b></p>	<p>Comply with the Employee Housing Act to allow employee housing by-right</p>	<p><b>Progress:</b> In July 2015 the City adopted Ordinance No. 421 amending Chapter 17 of the Municipal Code which permitted specific housing types by right in various zones, including transitional and supportive housing, emergency housing, single room occupancy units, residential care facilities, employee housing, and second dwelling units.</p> <p><b>Effectiveness:</b> This objective was accomplished with the adoption of the Ordinance No. 421.</p> <p><b>Appropriateness:</b> Since the objective was a one-time change to the Municipal Code, it will not be necessary to continue the program as part of the Housing Element update.</p>

**Table 55 (Cont.)  
REVIEW OF THE 2008-2013 HOUSING ELEMENT ACCOMPLISHMENTS**

Program	Objectives	Achievements & Effectiveness
<b>10. Density Bonus Ordinance/Affordable Housing Development Incentives</b>	Adopt a Density Bonus Ordinance to assist in the creation of affordable housing	<p><b>Progress:</b> In July 2015 the City adopted Ordinance No. 421 amending Chapter 17 of the Municipal Code which established a density bonus ordinance.</p> <p><b>Effectiveness:</b> This objective was accomplished with the adoption of the Ordinance No. 421.</p> <p><b>Appropriateness:</b> To further the City’s effort to encourage the development of affordable housing to extremely low-income households, additional incentives will be included in the density bonus ordinance. In addition, new State requirements (AB 2222 and AB 744) to the density bonus ordinances will be updated.</p>
<b>11. Local Plan and Standard Review</b>	Facilitate the production of affordable for-sale and rental housing	<p><b>Progress:</b> Adoption of Resolutions 2012-34 and 2013-16 and Ordinance 411 (See Program 7)</p> <p><b>Effectiveness:</b> See Program 7 for effectiveness.</p> <p><b>Appropriateness:</b> Since additional affordable units are still needed, program implementation remains appropriate for the Housing Element update</p>
<b>12. Kern County Blueprint Program</b>	Adopt Kern County Blueprint guidelines	<p><b>Progress:</b> Adoption of Resolutions 2012-34 and 2013-16 and Ordinance 411 (See Program 7)</p> <p><b>Effectiveness:</b> See Program 7 for effectiveness.</p> <p><b>Appropriateness:</b> Since additional affordable units are still needed, program implementation remains appropriate for the Housing Element update</p>

**Table 55 (Cont.)  
REVIEW OF THE 2008-2013 HOUSING ELEMENT ACCOMPLISHMENTS**

Program	Objectives	Achievements & Effectiveness
<b>13. Chelsea Development Project</b>	Approve and construct 60 affordable units	<p><b>Progress:</b> Formerly the Chelsea Development Project, the City approved the development of the Sycamore Family Apartments located at 740 Sycamore Road. Phase I of the project was completed in 2013, and includes 17 Very Low-Income, 31 Low-Income and 1 Moderate-Income units. Phase II completed in 2014 included 72 Lower-Income units. In total 120 units were available to Lower-Income households.</p> <p><b>Effectiveness:</b> Although the Chelsea Development Project was not developed in Jewett Square as initially planned, the Sycamore Family Apartments provided 60 more affordable units than the initial development of the Chelsea project.</p> <p><b>Appropriateness:</b> The Sycamore Family Apartment project has fulfilled the objectives of Housing Program 13; however, the new fifth-cycle of the RHNA, has allocated 637 Lower-Income units over the 2013-2023 period. Therefore, additional affordable housing projects will be included in the updated Housing Element.</p>

**Table 55 (Cont.)**  
**REVIEW OF THE 2008-2013 HOUSING ELEMENT ACCOMPLISHMENTS**

Program	Objectives	Achievements & Effectiveness
<b>14. Facilitating Large Parcels</b>	Facilitate development of large parcel APN 190-020-45	<p><b>Progress:</b> In 2013 the City adopted Ordinance 411 establishing a Pedestrian-Oriented Mixed Use Overlay zone in the mostly undeveloped Jewett Square and Sycamore/Meyer areas within the City. This ordinance permits mixed-use development with a maximum residential density the same as the underlying residential zoning and a maximum residential density of 24 units per acre if the underlying zoning is commercial.</p> <p><b>Effectiveness:</b> APN 190-020-45 (46) is located within Jewett Square. Ordinance 411 allows greater flexibility in developing this site as well as other large undeveloped parcels within Jewett Square and Sycamore/Meyer areas.</p> <p><b>Appropriateness:</b> Since additional affordable units are still needed, program implementation remains appropriate for the Housing Element update</p>
<b>15. Adequate Sites Monitoring Program</b>	1) Maintain an up-to-date inventory of adequate housing sites for each income category; 2) develop and implement a formal ongoing procedure to evaluate identified capacity and identify additional sites as necessary; and 3) perform an annual evaluation to determine whether sites are being utilized for residential development and monitor the effectiveness of programs and incentives	<p><b>Program Completed.</b> In March 2015, the City surveyed the sites identified in the Housing Element as vacant land and properties for consolidation and recycling. Since the adoption of the current (2008-2013 Housing Element), 72 Lower-Income units have been developed as part of Sycamore Family Apts. Additionally, 101 single-family units have been developed during the three-year period of 2013-2015.</p> <p><b>Effectiveness:</b> A memorandum was prepared that describes the procedure for continuing valuation of affordable housing development opportunities. Each year the City has prepared and submitted the Annual Housing Element Progress Report to HCD and OPR.</p> <p><b>Appropriateness:</b> Since additional affordable units are still needed, program implementation remains appropriate for the Housing Element update</p>

**Table 55 (Cont.)  
REVIEW OF THE 2008-2013 HOUSING ELEMENT ACCOMPLISHMENTS**

Program	Objectives	Achievements & Effectiveness
<b>16. Redevelopment Housing Funds for Lower Income Households</b>	Provide funding for at least five units for extremely low income housing throughout the planning period	<p><b>Progress:</b> Until the dissolution of the Arvin Community Redevelopment Agency under AB X1 26, redevelopment set-aside funds were one of the primary sources of financing used for preserving, improving and developing affordable housing.</p> <p><b>Effectiveness:</b> No redevelopment funds were available after adoption of the 2008-2013 Housing Element.</p> <p><b>Appropriateness:</b> Without redevelopment housing funds, the City will pursue other local, state and federal funds to help develop affordable housing.</p>
<b>17. Equal Housing Opportunity Program</b>	Promote equal housing opportunities for all households in the City. Information will be provided through the City website and print media at public buildings	<p><b>Progress:</b> The City continues to promote equal housing opportunities for Arvin residents by providing fair housing information on the City's website and printed material available at City Hall and library.</p> <p><b>Effectiveness:</b> Fair housing service is provided by the Greater Bakersfield Legal Assistance, Inc. During 2015 there were four (4) cases from Arvin residents.</p> <p><b>Appropriateness:</b> Information will be updated on an annual basis.</p>
<b>18. Residential Care Facilities</b>	Comply with State law regarding residential care facilities	<p><b>Progress:</b> In July 2015 the City adopted Ordinance No. 421 amending Chapter 17 of the Municipal Code in compliance with State law regarding residential care facilities with 6 or fewer in single-family residential zones.</p> <p><b>Effectiveness:</b> This objective was accomplished with the adoption of the Ordinance No. 421.</p> <p><b>Appropriateness:</b> Since the objective was a one-time change to the Municipal Code, it will not be necessary to continue the program as part of the Housing Element update.</p>

**Table 55 (Cont.)  
REVIEW OF THE 2008-2013 HOUSING ELEMENT ACCOMPLISHMENTS**

<b>Program</b>	<b>Objectives</b>	<b>Achievements &amp; Effectiveness</b>
<b>19. Request for Reasonable Accommodation</b>	Revise the Zoning Ordinance to provide reasonable accommodation	<p><b>Progress:</b> In July 2015 the City adopted Ordinance No. 421 amending Chapter 17 of the Municipal Code in compliance with the Fair Housing Act to inform residents that they are entitled to request a reasonable accommodation with respect to zoning, permit processing and building code standards.</p> <p><b>Effectiveness:</b> This objective was accomplished with the adoption of the Ordinance No. 421.</p> <p><b>Appropriateness:</b> Since the objective was a one-time change to the Municipal Code, it will not be necessary to continue the program as part of the Housing Element update.</p>
<b>20. Second Units</b>	Revise the Zoning Ordinance to comply with State law and allow second units by-right	<p><b>Progress:</b> In July 2015 the City adopted Ordinance No. 421 amending Chapter 17 of the Municipal Code in compliance with State law and allow second units by-right.</p> <p><b>Effectiveness:</b> This objective was accomplished with the adoption of the Ordinance No. 421.</p> <p><b>Appropriateness:</b> Since the objective was a one-time change to the Municipal Code, it will not be necessary to continue the program as part of the Housing Element update.</p>

**Table 55 (Cont.)  
REVIEW OF THE 2008-2013 HOUSING ELEMENT ACCOMPLISHMENTS**

Program	Objectives	Achievements & Effectiveness
<b>21. Transitional and Supportive Housing</b>	Revise the Zoning Ordinance to comply with State law and allow transitional and supportive housing with the same development standards as any permitted residential use in that zone by-right	<p><b>Progress:</b> In July 2015 the City adopted Ordinance No. 421 amending Chapter 17 of the Municipal Code in compliance with State law and allow transitional and supportive housing with the same development standard as any permitted residential use in that zone by-right.</p> <p><b>Effectiveness:</b> This objective was partially accomplished with the adoption of the Ordinance No. 421.</p> <p><b>Appropriateness:</b> In order to comply fully with State law, the zoning ordinance will need to explicitly state that both types of housing must be subject to the same permitting and standards as similar residential uses of the same type in the same zone.</p>
<b>22. Single Room Occupancy</b>	Revise the current C-1 and C-2 zones to specifically permit SROs with a Conditional Use Permit	<p><b>Progress:</b> In July 2015 the City adopted Ordinance No. 421 amending Chapter 17 of the Municipal Code in compliance in compliance with State law and allows SROs with a CUP.</p> <p><b>Effectiveness:</b> This objective was accomplished with the adoption of the Ordinance No. 421.</p> <p><b>Appropriateness:</b> Since the objective was a one-time change to the Municipal Code, it will not be necessary to continue the program as part of the Housing Element update.</p>
<b>23. Emergency Homeless Shelter</b>	Revise the Zoning Ordinance to allow emergency shelters by right in the M-2 zone.	<p><b>Progress:</b> In July 2015 the City adopted Ordinance No. 421 amending Chapter 17 of the Municipal Code in compliance with State law and allows emergency shelters by-right in the M-2 zone.</p> <p><b>Effectiveness:</b> This objective was accomplished with the adoption of the Ordinance No. 421.</p> <p><b>Appropriateness:</b> Since the objective was a one-time change to the Municipal Code, it will not be necessary to continue the program as part of the Housing Element update.</p>

## VI. 2015-2023 Housing Plan

---

In accordance with State Housing Element law, this section presents a statement of goals, policies and priorities. The statement is intended to convey to the community at large Arvin's plan to provide a variety of housing types for all economic segments of the community. In addition, the goals, policies and priorities also serve as a framework or foundation for the evolution, initiation and implementation of specific programs and actions to improve the existing housing stock, produce new housing, provide financial assistance and to mitigate the adverse impacts of economic and market constraints.

### A. Housing Element Plan

#### New Housing Construction Policies

To increase the supply of sound housing at prices affordable by all segments of the community through construction of new units.

- Policy 1.1:** Encourage the development of a balanced housing stock in the community, including a variety of housing types, ownership configurations and prices.
- Policy 1.2:** Encourage the development of additional sales and rental housing units for low and moderate-income households.
- Policy 1.3:** Promote the development of additional housing units in areas where residential use is consistent with land use patterns as established by the City's General Plan and other guiding documents.
- Policy 1.4:** Encourage more widespread use of such favorable home purchasing techniques that might become available through public and private agencies and institutions.
- Policy 1.5:** Enforce the State Energy Conservation Standards for both Residential and Commercial uses.
- Policy 1.6:** Encourage in-fill development when possible.
- Policy 1.7:** Promote the construction of additional housing units for moderate and above-moderate income households.

#### Housing Rehabilitation Policies

To increase the supply of sound housing at prices affordable by all segments of the community through the rehabilitation of existing substandard dwelling units.

- Policy 2.1:** Encourage both homeowners and landlords to rehabilitate substandard residential properties throughout the City.
- Policy 2.2:** Aggressively pursue the acquisition of grant monies to finance rehabilitation program activities.
- Policy 2.3:** Make rehabilitation assistance available wherever needed throughout the community.
- Policy 2.4:** Cooperate with county, state, federal, and other appropriate agencies, including lending institutions, in the design, administration and implementation of a rehabilitation program.

## Housing Preservation Policies

To maintain the supply of sound housing in the City through the conservation and preservation of the currently sound housing stock, as well as newly constructed and rehabilitated units.

- Policy 3.1:** Promote increased awareness among property owners and tenants of the importance to long-term housing quality of continuous property maintenance.
- Policy 3.2:** Encourage owners and occupants of sound housing to maintain that housing on a continuous basis in order to prevent deterioration and costly repairs.
- Policy 3.3:** Promote community self-help efforts in support of housing conservation.

## B. Zoning Ordinance Amendments

The 2008-2013 Housing Element contained a number of programs designed to facilitate affordable housing production, remove constraints on housing production, and ensure equal housing opportunities. Several of these programs called for amendments to the Municipal Code to create zoning for certain housing types or to remove obsolete or restrictive provisions. These proposed amendments were assembled into the Zoning Ordinance Amendment Nos. 407 and 421 that were adopted by the City in July 2013 and July 2015, respectively.

The housing programs identified in the 2008-2013 Housing Element and included in the Zoning Ordinance Amendments were:

- **Definition of “Family”:** Amended the Zoning Ordinance to adhere to the State’s definition of “family.”
- **Density Bonus:** Established conditions and procedures for affordable residential development projects to be granted a density bonus of 35 percent more units than permitted by code, in compliance with State law.
- **Reasonable Accommodation Program:** Amended the Zoning Ordinance to allow a disabled person (or developers of housing for the disabled) to request exceptions to certain zoning standards -- that would normally require a Variance. This amendment provided reasonable accommodations according to State and Federal law, including

procedures for notifying applicants of their right to request accommodations and for accommodating requests in a fair and timely manner.

- **Employee Housing:** Amended the R-1 zone to permit Employee Housing in compliance with the Employee Housing Act.
- **Transitional and Supportive Housing:** Amended the Zoning Ordinance to comply with State law and allow transitional and supportive housing with the same development standards as any permitted residential use in that zone.
- **Emergency Shelters:** Amend the Zoning Ordinance to permit emergency shelters by right in the Light Industrial (M-2) zone.
- **Single-Room Occupancy(SRO):** Amend the R-2 zone to specifically permit SROs with a minimum floor area of 150 square feet and a maximum floor area of 400 square feet.
- **Residential Care Facilities:** Permit residential care facilities for six or fewer residents in R-1 zone by right and permit such facilities with seven or more residents in the R-2, R-3 and R-4 zones with a conditional use permit.
- **Second Dwelling Units:** Complies with State law to allow a second dwelling unit on single family-zoned lots.

## C. Housing Element Programs

This section of the Housing Element defines the actions the City will implement to achieve the identified housing policies during the 2013-2023 planning period. Arvin’s housing programs address the following five major areas:

- Maintaining and preserving the existing affordable housing stock;
- Assisting in the provision of housing;
- Removing governmental constraints, as necessary;
- Providing adequate sites to achieve a variety and diversity of housing; and
- Promoting equal housing opportunity.

The housing plan for addressing unmet needs, removing constraints, and achieving quantitative objectives is described in this section according to the above five areas. The housing programs discussed in this section include existing programs as well as new programs that have been added to address the unmet housing needs.

### 1. Housing Information Outreach Program

Residents and organizations that participated in this Housing Element community outreach process indicated that one of the main issues of the need for additional information of housing programs available to Arvin residents. Since the majority of residents speak Spanish, it is important that the information be available in Spanish and English. In response to community input, the information outreach program is intended to inform Arvin residents of all the available

housing-related programs, including local, county, state and federal financial and technical assistance programs. Information on all housing programs administered by HACK, as well as those by the City, will to be available to Arvin residents via the City’s new website at <http://arvin.org/>. Additional information on the programs will also be provided in print at City Hall and other public institutions.

- Objectives:** Promote property owner awareness and interest in available residential rehabilitation through the City website and print media in public buildings.
- Agency:** City of Arvin (Building and Planning Department) and HACK
- Financing:** General Fund
- Time Frame:** Annually 2016-2023

## 2. Home Maintenance Counseling Program

Increased awareness and knowledge of home maintenance needs, warning signs and techniques are important for the conservation of sound housing. This Home Maintenance Counseling program will be a part of the technical assistance component of the City's rehabilitation program to prevent the deterioration of housing.

- Objective:** The City will conduct one counseling workshop a year on home maintenance to answer question on code compliance, home health and safety issue.
- Agency:** City of Arvin (Building Division)
- Financing:** General Fund and State CDBG
- Time Frame:** Annually 2016-2023, as funds are available

## 3. Neighborhood “Clean-Up/Fix-Up” Campaigns

This program promotes neighborhood clean-up and maintenance and stimulates rehabilitation activities. The program will designate a “neighborhood clean-up/fix-up” day. The City will provide neighborhoods special trash pick-ups and similar services.

- Objective:** The City will conduct “neighborhood clean-up/fix-up day” twice a year and announce the event on the City’s website and flyers published in the local newspaper, posted at City Hall and other public facilities. Notices of this event will be distributed to the school district to involve students in this clean-up campaign.
- Agency:** City of Arvin (Building Division) and the Arvin Union School District
- Financing:** General Fund
- Time Frame:** Annually 2016-2023, as funds are available

#### 4. Maintain and Update Inventory of At-Risk Projects

The City will maintain and annually update an inventory of at-risk projects in the City. In coordination with HACK and other public/private entities, the City will contact owners of at-risk projects and determine their interest in selling, prepaying, terminating or continuing participation in subsidy programs. In addition, the City will identify and seek funding sources to assist in the preservation and replacement of at-risk units.

- Objectives:** Maintain and update an at-risk project inventory and aid at-risk project owners
- Agency:** City of Arvin (Planning Division)
- Financing:** General Fund
- Time Frame:** Annually 2016-2023

#### 5. Funding Single-Family Owner Occupied Rehabilitation Program

The City of Arvin recognizes the opportunity to apply for available state and federal funds for housing preservation and improvement. The City will seek State Home Investment Partnership Program (HOME) funds to be used for a new single-family owner-occupied rehabilitation loan/grant programs. This program, if awarded by the State, will provide increased opportunities to maintain housing affordable to Arvin's lower-income and larger households. The City will give priority to projects providing for large households. Through this rehabilitation loan/grant program, funds can be used towards room additions to alleviate overcrowded conditions for lower-income households. The City will apply for State HOME funds as NOFAs become available. The owner occupied rehabilitation programs, if awarded, will be advertised through brochures available at the City's Building and Planning Department and on the City website. Program information will be updated annually.

- Objectives:** Initiate the single-family owner occupied rehabilitation loan/grant program
- Agency:** City of Arvin (Building and Planning Department) and State HCD
- Financing:** General Fund and HOME
- Time Frame:** Annually 2016-2023

#### 6. Section 8 Rental Assistance

The Section 8 Rental Assistance program assists low-income households in paying their monthly rent. Under the program, the tenant contributes 30 percent of their monthly income toward rent, while the Section 8 voucher will pay for the remainder of the monthly rental cost. Housing Authority of Kern County (HACK) currently administers rental assistance on behalf of the City, and provides assistance to 16 Arvin residents.

The City of Arvin will provide information on its website and informational material in English and Spanish at City Hall and at the public library

- Objectives:** Continue participating in the HACK Section 8 program
- Agency:** City of Arvin and HACK
- Financing:** Section 8 Vouchers
- Time Frame:** Annually 2016-2023

## 7. Development of Extremely Low-Income Housing

The City will support the development of housing units for households earning 30 percent or less of the median family income for Kern County. Emphasis shall be placed on providing family housing and non-traditional housing types such as single-resident occupancies, transitional facilities, farmworker housing, and housing units serving temporary needs. The City will encourage development of housing for extremely-low income households through a variety of activities, such as, reaching out and developing a partnership with nonprofit and for-profit housing developers, providing administrative assistance to housing developers, expediting the project entitlement process, and providing incentives and concessions that meet or exceed State density bonus law, as appropriate.

Additionally, the City shall maintain an ongoing conversation with the community and housing developers on the need for affordable housing and the incentives available to affordable housing developers via the City website.

- Objective:** Facilitate construction of 198 extremely-low income housing units during the 2016-2023 Planning Period.
- Agency:** City of Arvin
- Financing:** General Fund
- Time Frame:** Ongoing

## 8. Energy Conservation Library

In efforts to educate the public about energy conservation, the City will provide energy conservation information that will to be integrated into the county library system and the City's website, which will provide developers and individuals the latest available information about design techniques and variety of energy saving features that will educate the public of energy conservation.

- Objective:** Increase energy efficiency of new homes and to reduce housing operating costs
- Agency:** City of Arvin (Building and Planning Department)
- Financing:** General Fund, and other grant funds
- Time Frame:** Annually 2016-2023

## 9. Update and Amend the General Plan and Zoning Ordinance

- a) **Sphere of Influence.** A high priority of the City is to promote economic development in and around its boundaries. To accommodate the anticipated economic growth and the housing and public service/facility needs of the community, the City is currently proposing the expansion of its Sphere of Influence (SOI).

As required by the Kern County Local Agency Formation Commission (LAFCO) and to comply with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH Act), the City will prepare a Municipal Service Review (MSR), which will evaluate the adequacy of existing and future public services provided by the City and other service districts. It is envisioned the SOI will include retail commercial, residential, mixed-use, parks and schools, and industrial uses. The proposed Arvin SOI expansion is anticipated to total as much as 4.75 square miles or 3,040 acres.

With the expansion of the SOI, the enactment of SB 244 requires LAFCO to make determinations regarding disadvantaged unincorporated communities -- a community with an annual median household income of less than 80 percent of the statewide annual median household income. Disadvantaged unincorporated communities are defined as “a territory that constitutes all or a portion of a disadvantage community including 12 or more registered voters or some other standard as determined by the commission.” SB 244 requires LAFCO to include in the MSR a description of the location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence. In addition, the MSR must contain specific written determinations on infrastructure needs or deficiencies related to public facilities and services in any disadvantaged unincorporated communities within or contiguous to the sphere of influence.

SB 244 also requires local governments on or before the next adoption of its housing element to review and update the land use element of its general plan, based on available data, all unincorporated island, fringe (inhabited territory that is within a city’s SOI), or legacy (geographically isolated community that is inhabited and has existed for at least 50 years) communities inside or near its boundaries. Currently, Arvin’s SOI totals approximately five and one-half acres and is located in the northeastern portion of the City along Tejon Highway. There are no unincorporated islands within the existing City boundaries. There are also no fringe or legacy communities within or adjacent to its existing SOI. If the City expands its SOI, the City will update its General Plan and Zoning Map to reflect the expansion.

**Objectives:** Prepare an MSR and expand the SOI to accommodate future economic and housing development.

**Agency:** City of Arvin and LAFCO

**Financing:** General Fund

**Time Frame:** Within five years of adoption of the Housing Element

- b) **Density Bonus.** In July 2015, the City amended its Municipal Code (Ordinance No. 421) to establish a density bonus ordinance to comply with State law. To further the City’s effort to encourage the development of affordable housing to extremely low-income households, the City will amend the density bonus ordinance to provide additional higher density incentives to developers who provide extremely low-income units, consistent with the mandates of law.

With the recent addition of anti-displacement provisions under AB 2222, and modified parking standards for transit-accessible projects under AB 744, Arvin will update their density bonus ordinances to reflect these new State requirements.

AB 2222 (effective January 2015), has made important changes to State density bonus law in an effort to help address potential displacement of existing tenants. Specifically, AB 2222 now prohibits an applicant from receiving a density bonus (and related incentives and waivers) unless the proposed housing development or condominium project would, at a minimum, maintain the number and proportion of affordable housing units within the proposed development, including affordable dwelling units that have been vacated or demolished in the five-year period preceding the application. AB 2222 also increases the required affordability from 30 years or longer to 55 years or longer for all affordable rental units that qualified an applicant for a density bonus, and requires replacement rental units to be subject to a recorded affordability restriction for at least 55 years. If the units that qualified an applicant for a density bonus are affordable ownership units, they must be subject to an equity sharing model rather than a resale restriction.

AB 744, signed into law in October 2015, further amends density bonus law to provide additional by-right reductions in parking for density bonus projects. Specifically, for density bonus projects which include the maximum percentage of low income or very low income units (20% and 11%, respectively) and located within one-half mile of a major transit stop with unobstructed access, upon the request of the developer, the jurisdiction shall not impose a vehicular parking ratio, inclusive of handicapped and guest parking, that exceeds 0.5 spaces per bedroom. Senior rental housing (as defined in Sections 51.2 and 51.3 of the Civil Code) and housing for special needs populations (as defined in Section 51312 of the Health and Safety Code) also qualify for by-right parking reductions when either paratransit service is provided, or unobstructed access to a fixed bus route service that operates at least eight times per day is available within one-half mile. Since there are no major transit stops within Arvin or in its vicinity, this amendment to the density bonus ordinance may not apply to Arvin at this time; however, AB 744 should be included in the City’s density bonus ordinance.

**Objective:** Amend the current density bonus ordinance  
**Agency:** City of Arvin  
**Financing:** General Fund  
**Time Frame:** 2016

- c) **Transitional and Supportive Housing.** The adoption of Ordinance No. 421 in July 2015, also amended Chapter 17 of the Arvin Municipal Code to include provisions for both transitional and supportive housing as required by State Law. Transitional housing is a type of housing for those transitioning from homelessness to permanent housing, and supportive housing is a type of housing for those with medical conditions that prevent them from living independently, and therefore, a certain level of support services is provided.

While Ordinance No. 421 permits both transitional and supportive housing in all residential zones, in order to comply with State law, the City will amend the zoning ordinance to explicitly state that both types of housing be treated as residential uses and subject to the same permitting and standards as similar residential uses of the same type in the same zone.

**Objective:** General Plan Progress Report

**Agency:** City of Arvin

**Financing:** General Fund

**Time Frame:** 2016

- d) **Family.** Currently, the Arvin Municipal Code Section 17.02.260 defines Family to mean an individual, or two or more persons related by blood or marriage or legal adoption, or a group of six or fewer unrelated person, living in a dwelling. In order to comply with State law, the City will amend the definition of Family to remove any reference to numerical limits on unrelated persons and occupancy standards based on familial status.

**Objective:** Redefine “Family”

**Agency:** City of Arvin

**Financing:** General Fund

**Time Frame:** 2016

- e) **General Plan Consistency.** State law requires that all Elements of the General Plan be internally consistent. The City will annually review the Housing Element for consistency with the General Plan as part of the General Plan Progress Report.

**Objective:** Prepare the General Plan Progress Report

**Agency:** City of Arvin

**Financing:** General Fund

**Time Frame:** Annually

## 10. Local Plan and Standard Review

The City supports the use of innovative building techniques, and the use of cost-reducing ownership patterns within the City as a means of facilitating the production of affordable housing. The City will continue to review its General Plan, Zoning Ordinance, and development standards to determine if modifications are needed to accommodate such housing forms.

In addition, the City will review the Municipal Code to determine if its current development application process time hinders the feasibility of developing affordable housing. Should the City find that processing times are a constraint to affordable housing development; the City shall revise discretionary processing and approval procedures, as needed. The City shall also investigate discretionary processes that may be appropriately handled through administrative processing.

**Objectives:** Facilitate the production of affordable for-sale and rental housing.

**Agency:** City of Arvin (Building and Planning)

**Financing:** General Fund

**Time Frame:** Annually 2016-2023

## 11. Facilitating Large Parcels

The City will facilitate land divisions, lot-line adjustments, and specific plans resulting in parcel sizes that encourage affordable multiple-family housing development projects. The City will work with property owners and non-profit developers to target and mark the availability of sites with the best potential for development. In addition, the City will offer the following incentives for the development of affordable housing, including but not limited to:

- Streamlining and expediting the approval process for land division for projects that include affordable housing units, with priority given to those projects with units available to extremely low-income households, farmworkers, and large households (3 and 4-bedroom units);
- Deferral or waiver of fees related to the subdivision for projects affordable to lower-income households, with priority given to those projects with units available to extremely low-income households, farmworkers, and large households (3 and 4-bedroom units), subject to availability of funds as determined by the City;
- Provide technical assistance to acquire funding; and
- Modification of development requirements.

Currently, the City is negotiating the development of the proposed 81-unit Jewett Place Apartments that will be available to lower-income households. The proposed project site, which is located at the southeast corner of Walnut Street and Grapevine Street, includes two City-owned parcels totaling approximately seven acres. A portion of the property is already dedicated for a public park. The units, as proposed, will include 1, 2 and 3 bedrooms. The project will also include a community building. The project is anticipated for approval in 2016 with development initiated in 2016/2017.

The City is in need of apartment units for all income levels, including household that demand market-rate units. There is currently a shortage of apartment units that are not income-restricted in Arvin. The need for market-rate apartments units in Arvin is important in order to retain younger working-aged residents in Arvin. This need for apartment units in Arvin was pointed out at the Housing Element community meeting and meetings with City staff.

As part of this program, the City will also facilitate the future development of the 58-acre Jewett Square and the 45-acre Sycamore/Meyer sites for higher density residential mixed-use development.

- Objectives:** Approve and construct 81 affordable units (Jewett Place Apartments) and facilitate development of Jewett Square and Sycamore/Meyer sites.
- Agency:** City of Arvin (City Manager and Building and Planning Department)
- Financing:** Low Income Tax Credit (Jewett Place Apartments), Public/Private Partnerships
- Time Frame:** 2016/2017 (Jewett Place Apartments) and on-going for the development of market-rate apartments and mixed-use development

## 12. Promote Variety of Housing

Since the adoption of the 2008-2013 Housing Element, the City has adopted ordinances to promote the development housing for all residents. In 2013, the City adopted Ordinance No. 41i, which introduced the Pedestrian-Oriented Mixed-Use Overlay in two key opportunity areas of the City (Jewett Square and Sycamore/Meyer areas). The ordinance helps to promote higher density housing and sustainable neighborhoods. In 2015, the City adopted Ordinance No. 421 to implement the action plan contained in the 2008-2013 Housing Element. It included permitting specific housing types in various zones, as required by State law. The special housing types included transitional and supportive housing, emergency shelters, residential care facilities, single-room occupancy units (SRO), employee housing, and second dwelling units. It also established a density bonus ordinance and a reasonable accommodation ordinance.

To inform the public of the ordinances, the City shall provide information on the website a development guide highlighting the ordinances and development process.

- Objectives:** Provide development process information on the City's website.
- Agency:** City of Arvin (City Manager and Planning Division)
- Financing:** General Fund
- Time Frame:** 2016, and on-going updates

## 13. Adequate Sites Monitoring Program

To ensure that the net future housing capacity is maintained to accommodate the City's RHNA figures, the City will continue to maintain an inventory of adequate housing sites for each income category, especially those properties identified in Appendices B and C of this Housing Element. This inventory will detail the amount, type, size and location of vacant land, recyclable properties and parcels that are candidates for consolidation to assist developers in identifying land suitable for residential development. In addition, the City will continuously and at least annually monitor the sites inventory and the number of net units constructed in each income category. If the inventory indicates a shortage of adequate sites to accommodate the remaining

regional housing need, the City will identify alternative sites so that there is “no net loss” of residential capacity pursuant to Government Code Section 65863.

To facilitate annual evaluation, the City will continue to implement a formal ongoing project-by-project procedure pursuant to Government Code Section 65863 which will evaluate identified capacity in the sites inventory relative to projects or other actions potentially reducing density and identify additional sites as necessary. This procedure and annual evaluation will address land zoned for non-residential or mixed use to determine whether these sites are being developed for uses other than residential. If the City finds non-residential uses occurring on mixed use or non-residentially zoned sites, the City will identify and establish additional sites and/or incentives within six (6) months following the annual evaluation to promote residential development, particularly on sites zoned higher density.

Further, as part of the annual evaluation, the City will monitor and evaluate the effectiveness of programs and incentives to encourage lot consolidation and residential development on non-vacant sites sufficient to accommodate the regional housing need. The evaluation will consider criteria such as interest in development, project proposals and approvals, lot consolidations, proposed and approved densities, impacts on development costs and the development of housing affordable to lower income households. If these programs are not effective in encouraging and facilitating the redevelopment of identified sites to provide sufficient opportunities to accommodate the City’s share of the regional housing need, the alternative strategies and sites will be identified and established within six months following the annual evaluation.

**Objectives:** 1) Maintain an up-to-date inventory of adequate housing sites for each income category; and 2) perform an annual evaluation to determine whether sites are being utilized for residential development and monitor the effectiveness of programs and incentives

**Agency:** City of Arvin

**Financing:** General Fund

**Time Frame:** Annually 2016-2023

## 14. Reasonable Accommodation

Under the federal Fair Housing Act, the City is required to make reasonable accommodations in rules, policies, practices, and services when such accommodations may be necessary to afford a person with a disability the equal opportunity to use and enjoy a dwelling. Such accommodations may include the relaxation of parking standards and structural modifications such as wheelchair ramps. In 2015, the City adopted the Reasonable Accommodation Ordinance to comply with State law.

The City will provide information to the public on the Reasonable Accommodation Ordinance in both English and Spanish. Literature on reasonable accommodation will be available on at City Hall and at the Building and Planning counter.

- Objectives:** Provide information on the reasonable accommodation ordinance on the City's website and at City Hall and at the Building and Planning counter.
- Agency:** City of Arvin (City Manager and Building and Planning Department)
- Financing:** General Fund
- Time Frame:** On-going.

## 15. Equal Housing Opportunity Program

The City will continue to work with Greater Bakersfield Legal Assistance (GBLA) in providing assistance to the general public relating to housing discrimination. The GBLA will document the incidences of housing discrimination and the availability of services to address the problems. In addition, the City and GBLA will identify consultation strategies with fair housing and counseling organizations in the City. Information on the programs will be available through print and the City's website.

- Objectives:** Promote equal housing opportunities for all households in the City. Information will be provided through City website and print media at public buildings
- Agency:** City of Arvin and GBLA
- Financing:** General Fund
- Time Frame:** Annually 2016-2023

## D. Summary of Quantified Objectives

According to Government Code Section 65583 (b), local governments housing elements are required to establish quantified objectives for the maximum number of housing units that can be constructed, rehabilitated, and conserved over a five-year time frame. The objective for units to be conserved should include a subtotal for the number of at-risk units developed pursuant to Government Code Section 65583 (a)(8)(A).

The City has sufficient vacant and recyclable land to accommodate the affordable and moderate and above-income housing allocated by the KernCOG RHNA for the City of Arvin.

**Table 56** presents the Housing Element's quantified housing objectives for the 2015-2023 planning period:

**Table 56**  
**QUANTIFIED OBJECTIVES 2015-2023**

	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
KernCOG RHNA Units	198 <sup>a</sup>	199	239	183	349	1,168
Constructed 2013-2015	0	0	113	60	0	173
Proposed for Development (Jewett Place Apartments)	0	40	40	1	0	81
New Construction	198	78	86	122	349	833
Units At Risk	0	0	0	0	0	0

Source: KernCOG RHNA, 2013-2023 Assessment

<sup>a</sup> Extremely Low Income was determined by 50 percent of Very Low Income Category

## APPENDIX A

# Arvin Housing Element Community Workshop



The need for decent, affordable housing is an issue of concern in Arvin, as well as in communities throughout California. To address this need, the City of Arvin is updating its Housing Element. The City invites residents and community organizations to attend a community workshop to learn more about the Housing Element and its process, and to openly discuss their concerns and housing needs.

During this workshop, participants will learn about the City's current housing programs, receive an update on the City's accomplishments since the previous Housing Element was adopted, and be encouraged to help shape the new 2015-2023 Housing Element. Participants will be asked to provide ideas for increasing the supply of affordable housing, and preserving and improving Arvin's existing housing for all residents.

The workshop will be held on the evening of **Thursday, May 7, 2015 from 6:00 p.m. to 8:00 p.m., at the Arvin Veterans Hall.**

*Please Join Us!*

**Thursday,  
May 7, 2015  
6:00 p.m. — 8:00 p.m.**

Location:  
**Arvin Veterans Hall  
414 Fourth Street, Arvin**

***Food will be provided, and the workshop will be conducted in both English and Spanish.***

*For more information about the Housing Element workshop, please contact the City Hall at (661) 854-3134.*



# Elemento de Viviendas de Arvin Taller de la Comunidad



La necesidad de viviendas dignas y asequibles es un tema de preocupación en Arvin, así como en otras comunidades a través de California. Para hacer frente a esta necesidad, la Ciudad de Arvin está actualizando su Elemento de Viviendas. La Ciudad invita a los residentes y representantes de organizaciones comunitarias para asistir a un taller de la comunidad para aprender más sobre el Elemento de Viviendas, su proceso, y para tratar abiertamente sus preocupaciones y necesidades de viviendas.

Durante este taller, los participantes aprenderán acerca de los programas actuales de viviendas de la Ciudad, recibirán información actualizada sobre los logros de la Ciudad desde que se adoptó el anterior Elemento de Viviendas, y se animará a ayudar a formar el nuevo Elemento de Viviendas 2015-2023. Se les pedirá a los participantes a proveer ideas para aumentar viviendas asequibles, preservar y mejorar las viviendas existentes en Arvin para todos los residentes.

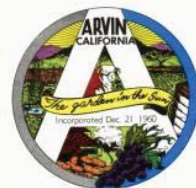
El taller se llevará a cabo en la tarde del **Jueves, 7 de mayo 2015, 6:00PM – 8:00PM,** en el **Arvin Veterans Hall.**

*¡Por Favor Únase  
Con Nosotros!*  
**Jueves,  
7 de Mayo 2015  
6:00 p.m. — 8:00 p.m.**

Local:  
**Arvin Veterans Hall  
414 Fourth Street, Arvin**

***Comida será proporcionada, y el taller se llevará a cabo en Inglés y Español.***

*Para obtener más información sobre el taller Elemento de Viviendas, por favor póngase en contacto con el City Hall en (661) 854-3134.*



**City of Arvin Housing Element Workshop**  
**May 7, 2015 -- 6:00 to 8:00 PM**  
**Notes and Comments**

---

**A. Attendance:**

1. Jose Flores, Mayor
2. Jose Gurrola, Jr., Mayor Pro Tem
3. Jess Ortiz, City Council Member
4. Alfonso Noyola, City Manager
5. Sarah Rios, Resident/UCSB Student
6. Stephanie Canales, Leadership Council
7. Cesar Aguirre, Committee for a Better Arvin
8. Mark Roy, GBLA Fair Housing
9. Celida B. Miramontes, GBLA
10. Katrina Reyco, GBLA
11. John Oshimo, GRC Associates, Inc.
12. Robert G. Vasquez, GRC Associates, Inc.

**B. Housing Element Public Presentation by John Oshimo (Robert Vasquez Spanish Interpreter)**

Presentation attached.

**C. Key Contributions/Questions/Comments During Workshop:**

- Question: What is an appropriate percentage of income to pay for housing cost? It should be a maximum of 30%, anything over is considered overpayment.
- Question: Reason for housing overcrowded conditions? Primarily because costs are too high, doubling-up and extended families.
- GBLA Contribution: Mark Roy described GBLA's services, introduced two GBLA staff members and went over some key housing issues. Described how language barriers in South Bakersfield are a big problem. There is a need to have housing documents translated into Spanish, and not have residents sign documents they do not understand or sign documents after the fact.
- GBLA Attorney – Celida Miramontes described legal options to help people with housing discrimination issues. She described how there was an oppressive property manager that was discriminating against disabled renters, using abusive language, and other disturbing practices. The legal process worked in removing this property manager.

- Property Owners/Manager – Typically they deny there are problems. Cities could increase the number of meetings with families, assist in reviewing agreements, and help when there are forged documents. There were issues at the Arvin Sycamore Apartments that have been addressed in the past.
- City Website – More information regarding what to do when there are oppressive property managers or owners.
- City Hall – Informational materials should be available at City Hall and distributed to residents to let them know of their rights and steps to take when they experience housing discrimination or other bad practices by property managers or owners.
- Law Enforcement – City staff can help law enforcement assist residents when there are problems, instead of law enforcement taking the side of property managers/owners.
- Police Department Language Barrier – Sometimes the police do not know Spanish and renters cannot communicate their problems. Ironically, the property manager sometimes translates for the renter. So, it is easy for the renter's issues to be "lost in translation" because of the conflict of interest of the translator(property manager).
- Other Language Barriers – Some families used kids to translate. Others speak a dialect other than Spanish and it is difficult to translate this other language. Arvin has some residents that speak other languages than English or Spanish.
- Trailer Park Housing Issues – An oppressive manager used gun at mobile home park. Discussion about how mobile homes have various types of agencies responsible (HCD, City, Code Enforcement, Owners, etc.) It is not easy for City staff to oversee this type of housing.
- Housing Element Policies – Adopt policies to provide more information to residents via different types of methods.
- Un-habitable Housing Conditions – Some units are in bad shape, very old and not habitable. Question arose if Housing Element addressed this issue. Answer: YES.
- Issue about how to educate people about their housing rights. Answers included, providing them more information, and having the City Council address the issue more often.
- New Affordable Housing Development Management – Not to have managers from outside the area (who would not be accountable locally) and have an ordinance to require new housing developers to have a local property manager. Require Federal HUD posters in the residential manager's office that presents resident's rights and lists contacts in case there is housing discrimination. City Council should consider requiring all apartments to have

this poster visible to all residents.

- Multi-Approach – It is probably best to use many approaches to tackle housing discrimination.
- Local Schools – Disseminating housing rights information through schools, or have schools available for public meetings to increase the public awareness of housing rights and remedies to housing problems.
- Health Service Clinics – Local clinics are also good places that can disseminate housing rights information, since they are widely used by public.
- New City Ordinances can be adopted to address housing rights issues.
- Environment Issues – Discussion on air, water, Valley Fever, security, green issues. What to do with families living in Arvin that are at risk right now? What to do about old housing that is deteriorating fast? Why invest in housing if the housing might not last past the mortgage period? Environmental issues are addressed through the CEQA process and also in other elements of the General Plan.
- General Plan – All Elements are supposed to be consistent with each other. So, there would not be a conflict between housing and other key issues.
- Smoking Ban – Arvin has been very diligent in regards to health issues of the community. The City has adopted a Community Health Element. Example, banning smoking through City Ordinance from parks and limiting it to parking lots.
- Mitigation Measures – Any project that contributes to causing health problems will need to provide mitigation measures. This can be addressed through the CEQA process and project review with the General Plan policies.
- Energy Efficient Homes – New units are more efficient than older homes. As Arvin's older housing is replaced, energy usage/need should decrease. New homes and new appliances use much less energy than older models.
- Arvin has had a 10% drop in energy usage within the past year.
- Air quality was identified as one of the biggest issues in Arvin.
- Climate Action Plan adopted by City.
- Housing Water Filters – Water filters do not last long. City needs better water cleaning alternatives.
- Solar Panels – Discussed options to finance solar panels on residential roofs.
- New Housing Construction Quality – Newer homes have more bedrooms, but are generally smaller. City could consider options to assure that new housing has certain quality thresholds to meet, prior to being permitted.
- Vandal-Renters – Question about what owners could do when they have

renters that leave the home in a “mess” -- broken windows, roach problems, and other property damage. How to protect the beauty of Arvin. Answers included more contact with City Hall and the Public Health Dept, more use of Code Enforcement, encouraging neighbors to report to the city when homes are being vandalized.

- Building Inspectors – Comments about better use of building officials to check for overcrowding, use of propane to heat unpermitted rooms, bad use of power cords (to steal power from neighbors), etc.
- Require property managers to post Health Dept contact information in their offices.
- Reporting Problem – Many people suffering through bad housing conditions do not report problem because they are scared of getting evicted (or have other fears). Sometimes they will live with terrible conditions because they have no other options.

MEETING CONCLUDED AT 8:00 PM

City of Arvin

# HOUSING ELEMENT UPDATE



Community Workshop  
May 7, 2015

# Purpose of the Housing Element

- One of the 7 mandated elements of the General Plan
- Identifies the City's housing needs and priorities
- Identifies the City's resources and constraints
- Reviews past objectives and accomplishments
- Identifies new objectives, policies, programs and projects

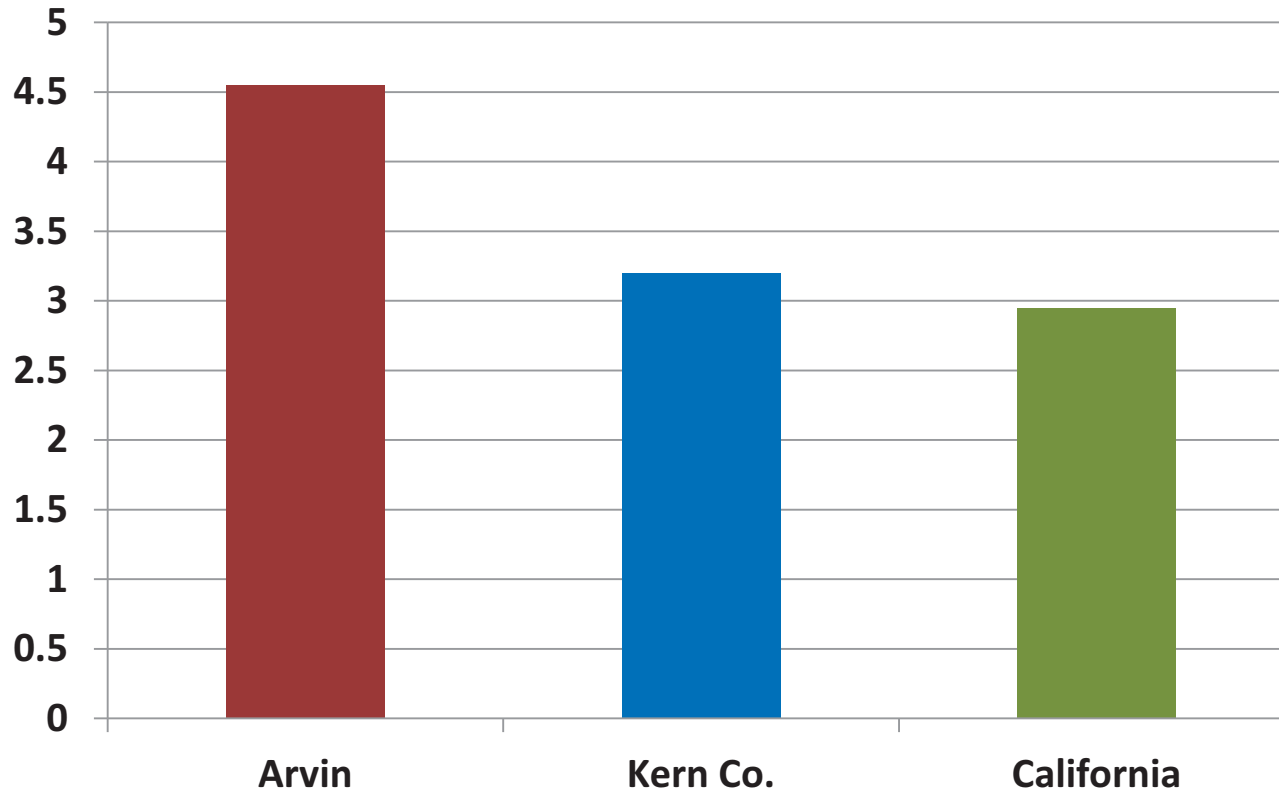
# Why Arvin should update the Housing Element

- State Law requires Kern County cities to update their Housing Elements by December 31, 2015
- Advantages to adopting an updated Housing Element and having State certification:
  - ✓ Access to grants and other funding sources
  - ✓ Protection from legal challenges on development issues

# Arvin's Profile

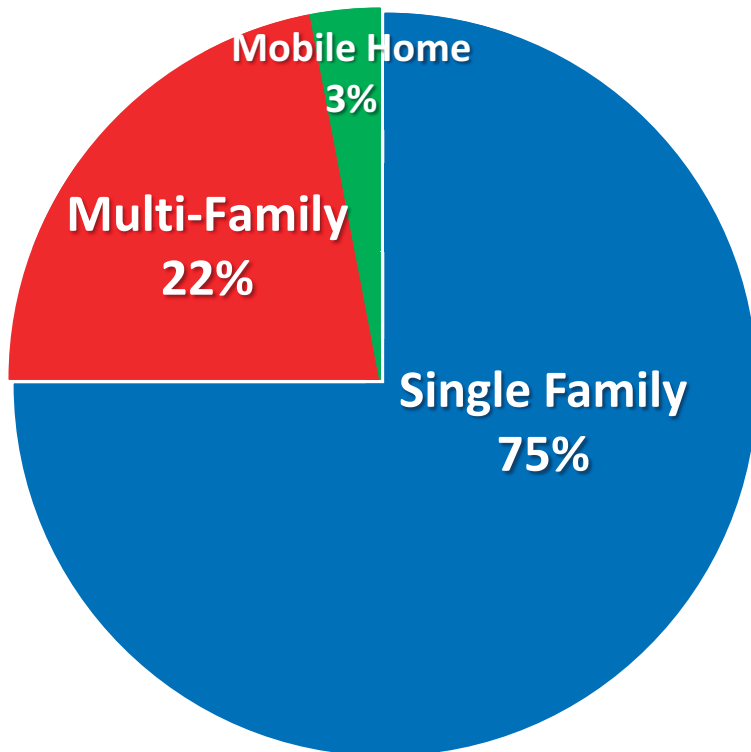
- Population: 20,100 (year 2015) and 26,600 (year 2023)
- Median HH Income: Arvin (\$30,700), Kern Co. (\$47,700)
- Median Housing Costs
  - ✓ Housing Value: \$100,000
  - ✓ Rent: \$650
- Unemployment Rate: 11% countywide
- Jobs-Housing Balance: Arvin (0.80 housing-rich/jobs-poor)

# Arvin's Household Characteristics

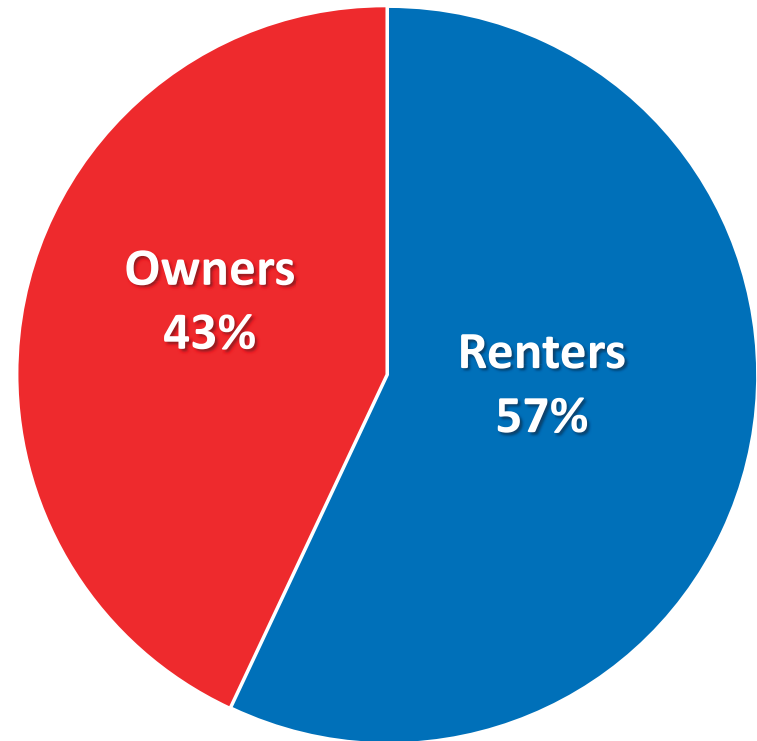


Household Size 2015

# Arvin's Existing Housing Characteristics



Housing Type



Housing Tenure

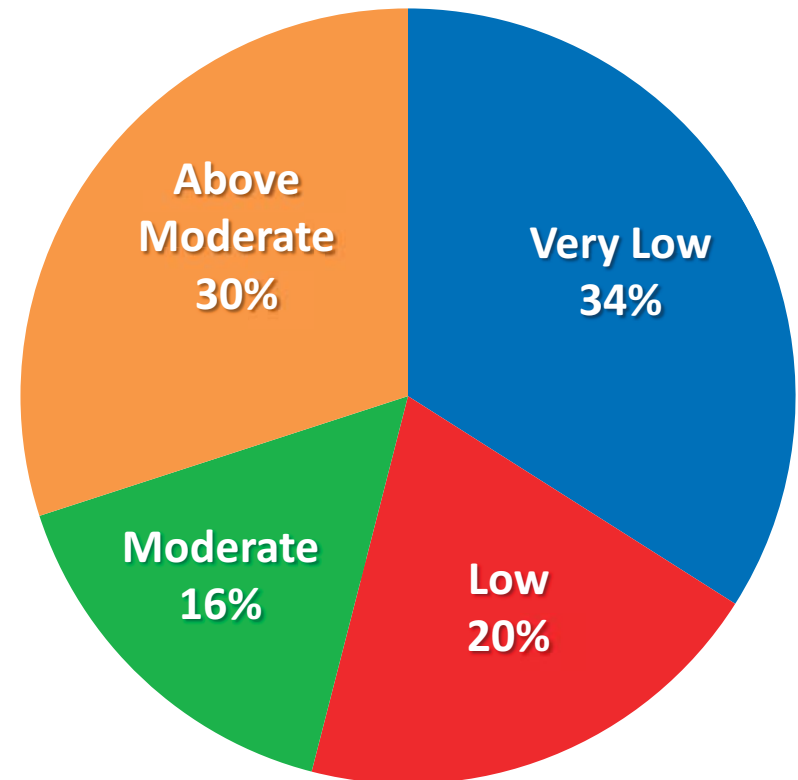
# Arvin's Housing Needs

- One-quarter (24%) of households living in overcrowded conditions (more than 1.0 persons per room)
- One-half (48%) of households overpay for housing (spending 30% or more of household income)
- 10% of households have elderly person as head of household
- 29% of existing units need moderate to major rehabilitation

# Affordable Housing Needs

- Arvin's RHNA allocation 2013-2023 = 1,168 units
- Housing Needs by Household Income:

Household Income	Units	%
Very Low (< 50% MFI)	398	34%
Low (51% to 80% MFI)	239	20%
Moderate (81% to 120% MFI)	183	16%
Above Moderate (> 120% MFI)	349	30%
<b>Total</b>	<b>1,168</b>	<b>100%</b>



# Arvin Housing Programs

- Accomplished:
  - ✓ Amended General Plan and Zoning Ordinance to permit mixed-use development at higher densities – Jewett Square and Sycamore/Meyer
  - ✓ Developed Sycamore Family Apartments
- To do in 2015:
  - ✓ Amend Zoning Ordinance to permit special housing types (transitional/supportive, emergency, single room occupancy, employee housing, second units)
  - ✓ Adopt Density Bonus Ordinance and Reasonable Accommodation Ordinance

# Housing Element Adoption Process



# The 2<sup>nd</sup> Community Workshop

## Arvin Housing Element

**When: Wednesday, January 13, 2016**

**Time: 6:00 to 8:00 p.m.**

**Where: Arvin Veterans Hall, 414 Fourth Street, Arvin**

The City of Arvin is inviting residents and community organizations to participate in learning more about the upcoming Arvin Housing Element. This workshop will discuss:

- **Arvin's current housing programs available to residents**
- **Recent accomplishments by the City in promoting decent housing**
- **Recommendations on new housing programs**

Participants are encouraged to provide ideas to help the City create new affordable housing and improve and preserve the City's existing homes.

The workshop will be held on the evening of **Wednesday, January 13, 2016 from 6:00 to 8:00 p.m., at the Arvin Veterans Hall.**

***Food will be provided, and the workshop will be conducted in both English and Spanish.***

*For more information about the Housing Element workshop, please contact the City Hall at (661) 854-3134.*



# El Segundo Taller de la Comunidad Elemento de Viviendas de Arvin

**Cuando: Miércoles, 13 de enero 2016**

**Hora: 6:00 – 8:00 p.m.**

**Donde: Arvin Veterans Hall, 414 Fourth Street, Arvin**

La ciudad de Arvin está invitando a los residentes y organizaciones de la comunidad para aprender más acerca del próximo Elemento de Viviendas de Arvin. Este taller discutirá:

- **Programas de viviendas actuales disponibles para los residentes de Arvin**
- **Logros recientes de la Ciudad que promueven viviendas dignas**
- **Recomendaciones sobre nuevos programas de viviendas**

Se anima a los participantes a proveer sus ideas para ayudar a la Ciudad crear nuevas viviendas asequibles y mejorar y preservar las viviendas existentes de la Ciudad.

El taller se llevará a cabo en la tarde del **Miércoles, 13 de enero 2016 6:00-8:00 p.m.**, en el **Arvin Veterans Hall**.

**Comida será proporcionada, y el taller se llevará a cabo en Inglés y Español.**

*Para obtener más información sobre el taller Elemento de Viviendas,  
por favor póngase en contacto con el City Hall en  
(661) 854-3134.*



**City of Arvin Housing Element Workshop**  
**January 13, 2016 -- 6:00 to 8:00 PM**  
**Notes and Comments**

---

**A. Attendance:**

1. Erika Madrigal, City Council Member
2. Martha Morales, Resident
3. Antonio Perez, Resident
4. Magdalena Escutia, Resident
5. Rufino Escutia, Resident
6. Al Hernández, C.R.L.A
7. Jessica Davila, Resident
8. Edwin Juvenal Calderon, Resident
9. Salvador Partida, CBA
10. Roberto Garcia, CBA
11. Laura Torres, Resident
12. Blanca Flores, Lideres Campecinas
13. Maria Gloria Uloa, Lideres Campecinas
14. Merced Barrera, J.D., Leadership Council for Justice & Accountability
15. Rodrigo Alatraste-Diaz, Cornell University
16. John Oshimo, GRC Associates, Inc.
17. Robert G. Vasquez, GRC Associates, Inc.

**B. Housing Element Public Presentation by John Oshimo in English and Robert G. Vasquez in Spanish**

Presentation attached.

**C. Key Contributions/Questions/Comments During Workshop:**

- *Why is there high overpayment of housing in Arvin, given that Arvin has low housing prices?* Relatively low income of Arvin residents, results in higher proportion of their income going to rent, or overpayment of rent (over 30% of income going to housing---rent or mortgage payments.)
- *Was is the source of data regarding tenure and ownership?* Census.
- *Arvin has 10% senior head of households---is that percentage normal?* About the same as other areas. Arvin has a relatively young population.
- *Does Arvin have home ownership and energy efficiency programs?* No, though City is working on obtaining CDBG funds for these types of programs.

- *What is Arvin's median household income compared to Kern County?* Arvin's income is lower (\$31,500 for Arvin and \$46,700 Kern Co.)
- *Does the County Housing Authority have home ownership programs?* Yes. The City is working on ways of getting this information more known to
- *County Housing Authority and Arvin should work together on housing programs for Arvin residents.*
- *Regarding the 1,168 new housing units allocated to Arvin through the RHNA; do they have to be build?* City needs to be able to accommodate the level of housing needs through planning, zoning and available land.
- *Does Arvin have sufficient water to accommodate the new housing?* Yes, but water quality is an issue facing the City.
- *What is Arvin's average household size?* Approximately 4.5 people per household, one of the highest in the state.
- *How was the 2,265 low income housing unit figure calculated?* Estimated figure using R2, R3 and R4-zoned land.
- *Is there a zoning map available showing the R2, R3 and R4 areas?* Yes. Discussion of where various zoning designations were in Arvin.
- *Are all affordable units concentrated in one section of Arvin?* No, there are different areas in city where lower income units or high density multiple-family units are allowed. Area designated for higher density units are the vacant land at Sycamore/Meyer and in Jewett Square north of Bear Mountain Road.
- *Need reasonable accommodation for wheelchair access.* City has a need to accommodate more people with wheelchairs. In some sections of Arvin, there are dirt areas where sidewalks end and wheelchairs cannot be used in these places. Reasonable accommodation was discussed in detail -- examples when it applies. For example, the City would be flexible in allowing construction of wheelchair ramp at homes.
- *Density Bonus Ordinance.* Was passed by City Council as an incentive for affordable housing. This is required by state law.
- *How are City residents informed about programs, ordinances and made aware of other key information?* Primarily through the City website plus information at City Hall. Subsequently, residents stated that communication needs to improve and the City website needs to be updated. More information in Spanish.
- *ADA Compliance.* Issue was addressed and need to comply with ADA was addressed by residents. Lack of funding was the reason given why there were various areas that did not comply with ADA. Redevelopment was a source of funds that ended a few years ago and other sources need to be investigated.
- *Roads.* City Council does not have enough funds to pay for all road improvements needed in Arvin. Priorities are set based on available funds.
- *Senate Bill 107 – Governor signed into law creation of Business Improvement Districts*

*for public improvements.* City is aware of these Districts and they are being considered by the City Council.

- Recommendation: Neighborhood Clean Up program needed twice a year
- Recommendation: Dumpster could be made available to avoid sofas being thrown on all sorts of streets
- Recommendations to Improve Public Awareness: 1) Flyers, 2) Go to the Community with information, 3) Better explanations regarding what the public meetings are about, their purpose and goals to improve understanding and subsequently level of public participation, 4) Schools could be a good mediator between City and residents, 5) Non-Profits/Community Groups could activate more people/raise awareness, 6) Need a new Community Center in Arvin
- Attendees were asked how they became aware of tonight's public meeting. Answers: 1) Kids brought information from school, 2) Economic Development Committee, 3) Flyers, 4) Letter from Chamber of Commerce, 5) Newspaper Ad
- General Comment: City staff needs to be more responsive to public inquiries a need to increase planning staff.
- General Comment: The Planning Commission information (Public hearings, meetings) are not regularly held and the public is not invited to attend adequately. The Planning Commission could be a good platform for residents to let decision makers know their priorities/needs.
- General Comment: Improve the City website by showing a monthly calendar of City events, including Planning Commission and City Council dates.
- *There were sphere of influence?* Areas outside the City limits at may be considered for future annexation. City is currently looking at expanding the Sphere of Influence.
- *What State programs has City applied for recently?* City will apply for CDBG funds through the State for public improvements.

**MEETING CONCLUDED AT 8:00 PM**

## **APPENDIX B**

## Appendix B Arvin Vacant Parcels

### Vacant Parcels over 6,000 Square Feet for Residential Uses

APN	General Plan	Zone	Lot Size (Acres)	Income Level	Potential New Units	Constraints
189-351-54	LDR	R-1	3.40	Moderate	17	X
189-351-55	LDR	R-1	3.43	Moderate	17	X
189-351-56	LDR	R-1	5.58	Moderate	28	X
189-351-57	LDR	R-1	15.48	Moderate	77	X
189-351-71	LDR	R-1	50.61	Moderate	253	A
189-351-73	LDR	R-1	53.86	Moderate	269	A
189-351-74	LDR	R-1	1.35	Moderate	7	A
189-351-81	LDR	R-1	13.74	Moderate	69	A
189-514-04	LDR	R-1	0.15	Moderate	1	X
189-514-05	LDR	R-1	1.15	Moderate	6	X
189-613-19	LDR	R-1	0.15	Moderate	1	X
189-613-20	LDR	R-1	0.14	Moderate	1	X
189-613-21	LDR	R-1	0.18	Moderate	1	X
189-613-22	LDR	R-1	0.18	Moderate	1	X
189-613-23	LDR	R-1	0.23	Moderate	1	X
189-613-24	LDR	R-1	0.23	Moderate	1	X
189-614-01	LDR	R-1	1.54	Moderate	8	X
189-641-20	LDR	R-1	0.18	Moderate	1	X
189-641-21	LDR	R-1	0.18	Moderate	1	X
189-641-22	LDR	R-1	0.18	Moderate	1	X
189-641-23	LDR	R-1	0.21	Moderate	1	X
189-641-24	LDR	R-1	0.25	Moderate	1	X
189-641-25	LDR	R-1	0.28	Moderate	1	X
189-641-26	LDR	R-1	0.27	Moderate	1	X
189-641-27	LDR	R-1	0.28	Moderate	1	X
189-641-28	LDR	R-1	0.35	Moderate	2	X
189-641-29	LDR	R-1	0.23	Moderate	1	X
189-642-01	LDR	R-1	0.20	Moderate	1	X
189-642-02	LDR	R-1	0.16	Moderate	1	X
189-642-03	LDR	R-1	0.16	Moderate	1	X
189-642-04	LDR	R-1	0.16	Moderate	1	X
189-642-05	LDR	R-1	0.16	Moderate	1	X
189-642-06	LDR	R-1	0.16	Moderate	1	X
189-642-07	LDR	R-1	0.16	Moderate	1	X
189-642-08	LDR	R-1	0.16	Moderate	1	X
189-642-09	LDR	R-1	0.16	Moderate	1	X
189-642-10	LDR	R-1	0.16	Moderate	1	X
189-642-11	LDR	R-1	0.16	Moderate	1	X
189-642-12	LDR	R-1	0.20	Moderate	1	X
189-642-13	LDR	R-1	0.16	Moderate	1	X
189-642-26	LDR	R-1	0.16	Moderate	1	X
189-671-01	LDR	R-1	0.16	Moderate	1	X
189-671-02	LDR	R-1	0.14	Moderate	1	X
189-671-03	LDR	R-1	0.14	Moderate	1	X
189-671-04	LDR	R-1	0.14	Moderate	1	X
189-671-05	LDR	R-1	0.14	Moderate	1	X
189-671-06	LDR	R-1	0.14	Moderate	1	X
189-671-07	LDR	R-1	0.14	Moderate	1	X
189-671-08	LDR	R-1	0.14	Moderate	1	X
189-671-09	LDR	R-1	0.14	Moderate	1	X
189-672-01	LDR	R-1	0.16	Moderate	1	X
189-672-02	LDR	R-1	0.20	Moderate	1	X
189-672-03	LDR	R-1	0.22	Moderate	1	X
189-672-04	LDR	R-1	0.19	Moderate	1	X
189-672-05	LDR	R-1	0.15	Moderate	1	X
189-672-06	LDR	R-1	0.16	Moderate	1	X

## Appendix B Arvin Vacant Parcels

189-672-17	LDR	R-1	0.14	Moderate	1	X
189-672-18	LDR	R-1	0.16	Moderate	1	X
189-672-19	LDR	R-1	0.14	Moderate	1	X
189-672-20	LDR	R-1	0.14	Moderate	1	X
189-673-02	LDR	R-1	0.14	Moderate	1	X
189-673-03	LDR	R-1	0.14	Moderate	1	X
189-673-04	LDR	R-1	0.14	Moderate	1	X
189-673-05	LDR	R-1	0.16	Moderate	1	X
189-673-07	LDR	R-1	0.14	Moderate	1	X
189-673-09	LDR	R-1	0.25	Moderate	1	X
189-673-10	LDR	R-1	0.22	Moderate	1	X
189-673-11	LDR	R-1	0.25	Moderate	1	X
189-673-12	LDR	R-1	0.14	Moderate	1	X
189-673-13	LDR	R-1	0.14	Moderate	1	X
189-673-14	LDR	R-1	0.14	Moderate	1	X
189-673-15	LDR	R-1	0.14	Moderate	1	X
189-673-16	LDR	R-1	0.17	Moderate	1	X
189-673-17	LDR	R-1	0.17	Moderate	1	X
189-673-18	LDR	R-1	0.14	Moderate	1	X
189-673-19	LDR	R-1	0.14	Moderate	1	X
189-673-20	LDR	R-1	0.14	Moderate	1	X
189-673-21	LDR	R-1	0.14	Moderate	1	X
189-673-22	LDR	R-1	0.14	Moderate	1	X
189-673-23	LDR	R-1	0.17	Moderate	1	X
189-680-01	LDR	R-1	0.17	Moderate	1	X
189-680-02	LDR	R-1	0.14	Moderate	1	X
189-680-03	LDR	R-1	0.14	Moderate	1	X
189-680-04	LDR	R-1	0.14	Moderate	1	X
189-680-05	LDR	R-1	0.14	Moderate	1	X
189-680-06	LDR	R-1	0.14	Moderate	1	X
189-680-07	LDR	R-1	0.17	Moderate	1	X
189-680-08	LDR	R-1	0.17	Moderate	1	X
189-680-09	LDR	R-1	0.14	Moderate	1	X
189-680-10	LDR	R-1	0.14	Moderate	1	X
189-680-11	LDR	R-1	0.14	Moderate	1	X
189-680-12	LDR	R-1	0.15	Moderate	1	X
189-680-13	LDR	R-1	0.25	Moderate	1	X
189-680-14	LDR	R-1	0.22	Moderate	1	X
189-680-15	LDR	R-1	0.25	Moderate	1	X
189-680-16	LDR	R-1	0.15	Moderate	1	X
189-680-17	LDR	R-1	0.14	Moderate	1	X
189-680-18	LDR	R-1	0.14	Moderate	1	X
189-680-19	LDR	R-1	0.14	Moderate	1	X
189-680-21	LDR	R-1	0.17	Moderate	1	X
189-680-22	LDR	R-1	0.25	Moderate	1	X
189-680-23	LDR	R-1	0.17	Moderate	1	X
189-680-24	LDR	R-1	0.20	Moderate	1	X
189-680-25	LDR	R-1	0.21	Moderate	1	X
189-680-26	LDR	R-1	0.27	Moderate	1	X
189-680-27	LDR	R-1	0.18	Moderate	1	X
189-680-28	LDR	R-1	0.16	Moderate	1	X
189-680-29	LDR	R-1	2.57	Moderate	13	X
189-680-30	LDR	R-1	2.58	Moderate	13	X
189-691-01	LDR	R-1	0.16	Moderate	1	A
189-691-02	LDR	R-1	0.16	Moderate	1	A
189-691-03	LDR	R-1	0.16	Moderate	1	A
189-691-04	LDR	R-1	0.16	Moderate	1	A
189-691-05	LDR	R-1	0.16	Moderate	1	A
189-691-06	LDR	R-1	0.16	Moderate	1	A
189-691-07	LDR	R-1	0.19	Moderate	1	A
189-691-08	LDR	R-1	0.19	Moderate	1	A

## Appendix B Arvin Vacant Parcels

189-691-09	LDR	R-1	0.16	Moderate	1	A
189-691-10	LDR	R-1	0.16	Moderate	1	A
189-691-11	LDR	R-1	0.20	Moderate	1	A
189-691-12	LDR	R-1	0.34	Moderate	2	A
189-691-13	LDR	R-1	0.21	Moderate	1	A
189-691-14	LDR	R-1	0.17	Moderate	1	A
189-691-15	LDR	R-1	0.17	Moderate	1	A
189-691-16	LDR	R-1	0.17	Moderate	1	A
189-691-17	LDR	R-1	0.20	Moderate	1	A
189-691-18	LDR	R-1	0.15	Moderate	1	A
189-691-25	LDR	R-1	0.17	Moderate	1	A
189-691-26	LDR	R-1	0.24	Moderate	1	A
189-691-27	LDR	R-1	0.24	Moderate	1	A
189-691-28	LDR	R-1	0.17	Moderate	1	A
189-691-35	LDR	R-1	0.15	Moderate	1	A
189-691-36	LDR	R-1	0.15	Moderate	1	A
189-691-43	LDR	R-1	0.30	Moderate	2	A
189-691-44	LDR	R-1	0.22	Moderate	1	A
189-691-49	LDR	R-1	0.17	Moderate	1	A
189-691-50	LDR	R-1	0.16	Moderate	1	A
189-691-51	LDR	R-1	0.16	Moderate	1	A
189-691-52	LDR	R-1	0.16	Moderate	1	A
189-691-53	LDR	R-1	0.16	Moderate	1	A
189-691-54	LDR	R-1	0.16	Moderate	1	A
189-691-55	LDR	R-1	0.16	Moderate	1	A
189-691-56	LDR	R-1	0.16	Moderate	1	A
189-692-01	LDR	R-1	0.30	Moderate	2	A
189-692-02	LDR	R-1	0.16	Moderate	1	A
189-692-03	LDR	R-1	0.20	Moderate	1	A
189-692-04	LDR	R-1	0.17	Moderate	1	A
189-692-05	LDR	R-1	0.17	Moderate	1	A
189-692-06	LDR	R-1	0.22	Moderate	1	A
189-692-07	LDR	R-1	0.23	Moderate	1	A
189-692-08	LDR	R-1	0.33	Moderate	2	A
189-693-01	LDR	R-1	0.19	Moderate	1	A
189-693-02	LDR	R-1	0.18	Moderate	1	A
189-693-03	LDR	R-1	0.20	Moderate	1	A
189-693-04	LDR	R-1	0.25	Moderate	1	A
189-693-05	LDR	R-1	0.29	Moderate	1	A
189-693-06	LDR	R-1	0.25	Moderate	1	A
189-693-07	LDR	R-1	0.18	Moderate	1	A
189-693-08	LDR	R-1	0.17	Moderate	1	A
189-693-09	LDR	R-1	0.17	Moderate	1	A
189-693-10	LDR	R-1	0.16	Moderate	1	A
189-693-21	LDR	R-1	0.14	Moderate	1	A
190-030-03	LDR	R-1	1.08	Moderate	5	AO
190-030-06	LDR	R-1	0.70	Moderate	4	AO
190-030-22	LDR	R-1	0.50	Moderate	3	AO
190-330-27	LDR	R-1	0.16	Moderate	1	AO
190-341-01	LDR	R-1	0.20	Moderate	1	AO
190-341-02	LDR	R-1	0.16	Moderate	1	AO
190-341-03	LDR	R-1	0.16	Moderate	1	AO
190-341-04	LDR	R-1	0.17	Moderate	1	AO
190-341-05	LDR	R-1	0.15	Moderate	1	AO
190-341-06	LDR	R-1	0.14	Moderate	1	AO
190-341-07	LDR	R-1	0.14	Moderate	1	AO
190-341-08	LDR	R-1	0.17	Moderate	1	AO
190-341-09	LDR	R-1	0.17	Moderate	1	AO
190-341-10	LDR	R-1	0.14	Moderate	1	AO
190-341-11	LDR	R-1	0.14	Moderate	1	AO
190-341-12	LDR	R-1	0.15	Moderate	1	AO

## Appendix B Arvin Vacant Parcels

190-341-13	LDR	R-1	0.15	Moderate	1	AO
190-341-14	LDR	R-1	0.14	Moderate	1	AO
190-341-15	LDR	R-1	0.14	Moderate	1	AO
190-341-16	LDR	R-1	0.17	Moderate	1	AO
190-341-17	LDR	R-1	0.17	Moderate	1	AO
190-341-18	LDR	R-1	0.14	Moderate	1	AO
190-341-19	LDR	R-1	0.14	Moderate	1	AO
190-341-20	LDR	R-1	0.15	Moderate	1	AO
190-341-21	LDR	R-1	0.14	Moderate	1	AO
190-341-22	LDR	R-1	0.14	Moderate	1	AO
190-341-23	LDR	R-1	0.14	Moderate	1	AO
190-341-24	LDR	R-1	0.17	Moderate	1	AO
190-342-01	LDR	R-1	0.16	Moderate	1	AO
190-343-01	LDR	R-1	0.15	Moderate	1	AO
190-343-02	LDR	R-1	0.14	Moderate	1	AO
190-343-03	LDR	R-1	0.15	Moderate	1	AO
190-343-04	LDR	R-1	0.14	Moderate	1	AO
190-343-05	LDR	R-1	0.16	Moderate	1	AO
190-343-06	LDR	R-1	0.16	Moderate	1	AO
190-343-07	LDR	R-1	0.14	Moderate	1	AO
190-343-08	LDR	R-1	0.15	Moderate	1	AO
190-343-09	LDR	R-1	0.14	Moderate	1	AO
190-343-10	LDR	R-1	0.15	Moderate	1	AO
190-344-01	LDR	R-1	0.15	Moderate	1	AO
190-344-02	LDR	R-1	0.14	Moderate	1	AO
190-344-03	LDR	R-1	0.15	Moderate	1	AO
190-344-04	LDR	R-1	0.14	Moderate	1	AO
190-344-05	LDR	R-1	0.16	Moderate	1	AO
190-344-06	LDR	R-1	0.18	Moderate	1	AO
190-344-07	LDR	R-1	0.16	Moderate	1	AO
190-344-08	LDR	R-1	0.17	Moderate	1	AO
190-344-09	LDR	R-1	0.16	Moderate	1	AO
190-344-10	LDR	R-1	0.16	Moderate	1	AO
191-020-02	LDR	R-1	1.72	Moderate	9	AO
191-020-03	LDR	R-1	1.74	Moderate	9	AO
191-020-04	LDR	R-1	0.69	Moderate	3	AO
191-020-07	LDR	R-1	0.24	Moderate	1	AO
191-020-09	LDR	R-1	1.12	Moderate	6	AO
191-020-24	LDR	R-1	0.37	Moderate	2	AO
191-030-21	LDR	R-1	0.14	Moderate	1	AO
191-060-07	LDR	R-1	1.81	Moderate	9	AO
191-060-16	LDR	R-1	0.55	Moderate	3	AO
191-182-12	LDR	R-1	0.23	Moderate	1	AO
192-032-06	LDR	R-1	0.15	Moderate	1	AO
192-041-04	LDR	R-1	0.20	Moderate	1	AO
192-042-15	LDR	R-1	0.22	Moderate	1	AO
192-052-24	LDR	R-1	0.22	Moderate	1	AO
192-052-25	LDR	R-1	0.21	Moderate	1	AO
192-070-03	LDR	R-1	3.25	Moderate	16	AO
192-081-15	LDR	R-1	0.19	Moderate	1	AO
192-121-05	LDR	R-S	1.10	Above Moderate	6	AO
192-121-06	LDR	R-S	1.23	Above Moderate	6	AO
192-121-46	LDR	R-S	0.18	Above Moderate	1	AO
192-130-20	LDR	R-1	0.16	Moderate	1	AO
192-130-42	LDR	R-1	0.17	Moderate	1	AO
192-170-01	LDR	R-S	0.47	Above Moderate	2	AO
192-180-10	LDR	R-S	0.21	Above Moderate	1	AO
192-180-13	LDR	R-S	0.27	Above Moderate	1	AO
192-180-23	LDR	R-S	0.58	Above Moderate	3	AO
192-180-31	LDR	R-S	0.34	Above Moderate	2	AO
192-180-47	LDR	R-S	0.25	Above Moderate	1	AO

## Appendix B Arvin Vacant Parcels

192-180-51	LDR	R-S	0.41	Above Moderate	2	AO
191-091-28	LDR	R-1	0.23	Above Moderate	4	AO
191-092-03	LDR	R-1	0.20	Above Moderate	3	AO
191-093-25	LDR	R-1	0.21	Above Moderate	4	AO
192-190-24	LDR	R-1	1.56	Moderate	8	AO
190-020-38	LDR	R-1	2.84	Moderate	14	AO
192-190-32	LDR	R-1	1.05	Moderate	5	AO
<b>Total: LDR</b>			<b>216.11</b>		<b>1,088</b>	
191-152-06	MDR	R-2	0.16	Very Low to Low	1	AO
191-153-08	MDR	R-2	0.16	Very Low to Low	1	AO
191-162-01	MDR	R-2	0.32	Very Low to Low	3	AO
<b>Total: MDR</b>			<b>0.64</b>		<b>5</b>	
190-030-09	HDR	R-3	0.23	Very Low to Low	4	AO
189-351-37	HDR	R-4	10.70	Very Low to Low	235	X
189-351-58	HDR	R-4	21.32	Very Low to Low	469	X
189-351-67	HDR	R-4	3.40	Very Low to Low	74	X
190-020-48	HDR	R-3	28.20	Very Low to Low	507	X
192-170-06	HDR	R-4	18.00	Very Low to Low	396	X
190-020-46	HDR	R-3	4.92	Very Low to Low	77	AO
190-240-04**	HDR	R-3	2.07	Very Low to Low	18	AO
191-070-08	HDR	R-4	0.20	Very Low to Low	4	AO
192-170-06	HDR	R-4	16.40	Very Low to Low	361	AO
<b>Total:HDR</b>			<b>105.44</b>		<b>2,145</b>	
189-351-36	Gen. Com.	C-2 MUO*	8.55	Very Low to Low	43	AO
190-020-14	Gen. Com.	C-2 MUO*	3.71	Very Low to Low	40	AO
<b>Total: Gen. Com.</b>			<b>12.26</b>		<b>83</b>	
190-260-01	Pub Fac.	C-O MUO*	0.33	Very Low to Low	7	AO
190-260-02	Pub Fac.	C-O MUO*	1.14	Very Low to Low	25	AO
<b>Total: Pub. Fac.</b>			<b>1.47</b>		<b>32</b>	
<b>TOTAL VERY LOW TO LOW</b>			<b>119.8</b>		<b>2,265</b>	
<b>TOTAL MODERATE AND ABOVE MODERATE</b>			<b>216.1</b>		<b>1,088</b>	
<b>TOTAL</b>			<b>335.9</b>		<b>3,353</b>	

\* Ordinance No. 411 (adopted December 3, 2013) amended the Municipal Code and Zoning Map to establish a Pedestrian-Oriented Mixed-Use Overlay Zone (MUO) which permits a mix of residential, commercial, school and public facility uses as part of a pedestrian-oriented community. The maximum residential density of the MUO zone is the same as the underlying residential zoning. If the underlying zone is commercial, the residential density shall be 24 units per acre. Potential new units are based on the assumption that 50% of the parcel will be for residential use.

\*\* One-half of the parcel is designated for park use and the other half for residential use.

#### Constraints: FEMA Flood Zones:

AO represents areas of flood hazard areas with a 1% or greater chance of shallow flooding each year averaging 1-3 feet in

X represents areas of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods.

A represents areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage.

## **APPENDIX C**

## Appendix C

### Potential Properties for Consolidation and Recycling

	APN	General Plan	Existing Uses	Zone	Lot Size (Acres)	Required Action	Density (per Acre)	Existing Units	Potential	Net	Income Level	Constraints
<b>Area 1</b>												
A	191-040-35	HDR	SFR	R-2	0.19	Lot Consolidation & Recycle to Higher Density	10	5	9	4	Lower	AO
B	191-040-36	HDR	SFR	R-2	0.19							
C	191-040-37	HDR	SFR	R-2	0.19							
D	191-310-01	HDR	SFR	R-2	0.18							
E	191-310-02	HDR	SFR	R-2	0.18							
F	191-040-40	HDR	Ind.	R-3	1.42	Lot Consolidation & Recycle to Higher Density	18	0	45	45	Lower	AO
G	191-040-33	HDR	Ind.	R-3	1.13	Recycle to Higher Density	18	1	27	26	Lower	AO
H	191-040-42	HDR	SFR	R-3	1.54	Recycle to Higher Density	18	1	27	26	Lower	AO
<b>Total</b>					<b>5.02</b>			<b>6</b>	<b>81</b>	<b>75</b>	<b>Lower</b>	<b>AO</b>
<b>Area 2</b>												
A	192-190-16	HDR	SFR	R-3	2.46	Lot Consolidation & Recycle to Higher Density	18	35	87	52	Lower	AO
B	192-190-17	HDR	Mobile	R-3	2.42							
<b>Total</b>					<b>4.88</b>		<b>18</b>	<b>35</b>	<b>87</b>	<b>52</b>	<b>Lower</b>	<b>AO</b>
<b>Area 3</b>												
A	192-110-02	HDR	Mobile	R-3	7.59	Recycle to Higher Density	18	83	136	53	Lower	AO
<b>TOTAL</b>					<b>17.49</b>		<b>36</b>	<b>124</b>	<b>304</b>	<b>180</b>		

FEMA AO zone: One percent or greater chance of shallow flooding each year, usually in the form of sheet flows, with an average depth ranging from one to three feet.