

CITY OF MCFARLAND HOUSING ELEMENT

2015-2023



Adopted December 10, 2015



City of McFarland City Council

Mayor Manuel Cantu, Jr.
Vice Mayor Steven McFarland
Council Member Rafael Melendez
Council Member Russell Coker
Council Member Vidal Santillano

City of McFarland Planning Commission

Chairman Dave Borcky
Vice Chairman Pete Perezchica
Commissioner Lettie Blanchard
Commissioner Alicia Puentes
Commissioner Eve Henderson

City of McFarland Planning Commission

John Wooner, City Manager
Dennis McNamara, Planning Director
Mario Gonzales, Public Works Director
Rocio Mosqueda, Finance Director
Scot E. Kimble, Chief of Police
Maria Lara, Director of Grants

RESOLUTION NO. 2015-0253

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCFARLAND ADOPTING THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND APPROVING GENERAL PLAN AMENDMENT 2015-01 (2015-2023 HOUSING ELEMENT)

WHEREAS, the City of McFarland desires to maintain a General Plan that complies with the mandatory requirements of the California Government Code (Section 65300 (et. seq.); and

WHEREAS, State Law requires that cities in Kern County to adopt or revise their Housing Elements by 120 days after January 2, 2015 to be responsive to changing conditions, new laws, State law requirements and updated regional fair share housing needs determination; and

WHEREAS, the purpose of the proposed Housing Element is to ensure compliance with State law by addressing the City's fair share of regional housing needs through the year 2023 and to comply with other State law requirements; and

WHEREAS, the City conducted two (2) public workshops, one on September 23, 2015 and the other on October 15, 2015 and made available a survey to determine the housing needs of the citizens of McFarland; and

WHEREAS, staff forwarded the proposed Housing Element to the State for their mandated review; and

WHEREAS, staff made the necessary changes and forwarded them to the Department of Housing and Community Development; and

WHEREAS, on November 23, 2105 the Department of Housing and Community Development issued a letter indicating that the Draft Housing Element is in compliance with State law ; and

WHEREAS, comments were received from the Department of Housing and Community Development stating that certain changes are needed for the proposed Element to be considered consistent with State Law; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) an Initial Study/Mitigated Negative Declaration was prepared for the Housing Element; and

WHEREAS, said Initial Study/Negative Declaration made available for review and comment on November 3, 2015; and

WHEREAS, a Notice of Public Hearing was given in a manner provided in Title 17 of the McFarland Municipal Code and said public hearing was duly and timely conducted, during which the proposal was explained by a representative of the Planning Department and all persons desiring were duly heard; and

WHEREAS, the City Council received both written and oral testimony on the General Plan Amendment; and

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of McFarland that it hereby finds and determines as follows:

- 1) The foregoing recitals are true and correct.
- 2) It is in the public interest in that the General Plan of the City of McFarland keeps current and complies with the requirements of State Law and regulations.
- 3) The proposed Housing Element is consistent with the other elements of the City of McFarland General Plan.
- 4) The proposed Housing Element provides updated background information on housing.
- 5) The proposed Housing Element ensures that the City of McFarland has the available land to satisfy the Regional Housing Needs Allocation of 311 homes over the eight (8) year planning period.

6) Any potential impacts to the environment will be mitigated to a level less than significant.

I hereby certify that the foregoing is a full, true and correct copy of the resolution of the City Council of the City of McFarland at a meeting held on Thursday, December 10, 2015, moved by Councilmember Coker and seconded by Councilmember Melendez, duly adopted and passed by the following vote:

AYES: McFarland, (Mayor Pro-Tem), Coker, Melendez, Santillano

NOES: None

ABSENT: Cantu (Mayor)

ABSTAIN: None

BY ORDER OF THE CITY COUNCIL OF THE CITY OF MCFARLAND.



Blanca Reyes-Garza
City Clerk



Stephen McFarland,
Mayor Pro-Tem



Housing Element Update Guidance



Attachment 1: Implementation Review

Implementation Review

Jurisdiction Name:			
	Implementation Status	Program Number (If Applicable)	Page(s) Where Found
If the local government's previous housing element included a rezone program pursuant to GC Sections 65583(c), 65583.2 and 65584.09 to address a shortfall of adequate sites, has the program(s) to rezone been completed?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		
Does zoning permit emergency shelters without discretionary action or has a multijurisdictional agreement pursuant to Section 65583(d) been approved? ¹	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		35-36, Table 32
Does zoning permit transitional and supportive housing as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone? ²	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		35-37, Table 32
Are policies, ordinances or procedures established to allow reasonable accommodation for persons with disabilities in the application of zoning and land use policies, ordinances or procedures?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		38
Has a density bonus ordinance been adopted pursuant to Government Code Section 65915 (since January 1, 2005)?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		

¹ These are not required where agencies adopted housing elements in the fourth cycle before the effective date of SB 2 (January 1, 2008). These agencies are primarily in San Diego County. Agencies should note "Housing Element Adopted Prior to SB 2" if this is the case.

Housing Element Update Guidance



Attachment 2: Completeness Checklist

Housing Needs Assessment (Section 65583(a)(1 and 2))

(See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/HN_home.php)

Public Participation (Section 65583(c)(8))

(See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/GS_publicparticipation.php)

	Page(s)	Comments
Description of diligent effort to include all economic segments of the community and/or their representatives in the development and update of the housing element (e.g., types of outreach, meetings, appropriate languages, list of invitees and general comments and how they were incorporated)	3-4 Appendix A	Appendix A includes Notice of Workshop, Survey and Survey Results

Review and Revise (Section 65588)

(See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/GS_reviewandrevise.php)

	Page(s)	Comments
Progress in implementation – A description of the actual results or outcomes of the prior element’s goals (i.e., what happened), objectives, policies, and programs. Include quantification of results where possible (e.g., number of units rehabilitated) and may be qualitative where necessary (e.g., mitigation of governmental constraints)	5-9	
Effectiveness of the element – For each program, include an analysis comparing significant differences between what was projected or planned in the earlier element and what was achieved. Analyze the differences to determine where the previous housing element met, exceeded, or fell short of what was anticipated	5-9	
Appropriateness of goals, objectives, policies and programs – A description of what has been learned based on the analysis of progress and effectiveness of the previous element. A description of how the goals, objectives, policies, and programs in the updated element are being changed or adjusted to incorporate what has been learned from the results of the previous element	5-9	

	Page(s)	Data Source (if not identified in the housing element)	Comments
Quantification and analysis * of existing and projected housing needs			
Populations and employment trends, including documentation of projections	10-13		
Housing and Household characteristics, including: <ul style="list-style-type: none"> • Level of payment compared with ability to pay (overpaying households) • Housing stock conditions • Overcrowded households 	17 24 18		Table 12 Table 23 Table 14
Existing and projected needs for all income levels, including: <ul style="list-style-type: none"> • Regional Housing Need Allocation (RHNA) • Existing housing need for extremely low income households • Projected housing need for extremely low income households based on RHNA or Census (see Section 65583(a)(1)) 	30 17 30		Table 29 Table 13 Table 29
* Analysis is defined as a description and evaluation of specific needs, characteristics and resources available to address identified needs			

Persons with Special Needs (Section 65583(a)(7)) (See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/HN_SHN_home.php)			
	Page(s)	Data Source (if not identified in the element)	Comments
Identification and analysis of any special housing needs including:*			
• Elderly	19		Tables 15 and 16
• Persons with disabilities, including developmental disabilities http://www.hcd.ca.gov/hpd/NoticeCoverLtrSB812.pdf	(See Memo at 19-20)		Tables 15 and 17
• Large households	21		Table 18
• Farmworkers (seasonal and permanent)	21-22		Table 15 and 20
• Female headed households	21		Table 15 and 19
• Homeless (annual and seasonal) **	23		
• Other			
* Analysis is defined as a description and evaluation of specific needs, characteristics and resources available to address identified needs ** See Section 65583(a)(7) for additional information regarding this requirement			

At-risk Units (Section 65583(a)(9)) (See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/EHN_atrisk.php)		
	Page(s)	Comments
Inventory of at-risk units (10 years from the housing element due date) (Section 65583(a)(9)(A))	27	Table 27, No units were at risk
Estimate of replacement versus preservation costs (Section 65583(a)(9)(B))	N/A	No units at risk
Identification of qualified entities Section 65583(a)(9)(C))	27	
Identification of potential funding Section 65583(a)(9)(D))	57	
Note: Section 65583(a)(9) has many detailed requirements. Agencies with at-risk units should review the specific statutory requirements to ensure a complete analysis.		

Potential Governmental and Non-governmental Constraints

(Section 65583(a)(5 and 6))		
(See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/CON_home.php)		
	Page(s)	Comments
<u>Potential Governmental Constraints</u>		
Include an analysis of actual and potential governmental constraints for each of the following:		
Land use controls (e.g., parking, lot coverage, heights, unit sizes, open space requirements, floor area ratios, growth controls (e.g., caps on units or population or voter approval requirements)	31-41	Table 35
Building codes and their enforcement (e.g., current CBC, any local amendments and local code enforcement programs)	37-38	
Site improvement requirements (e.g., street widths, etc.)	39	
Fees and other exactions (e.g., analyze all planning and impact fees and impact on total development costs)	39-40	Table 36
Local processing and permit procedures (e.g., typical processing times, permit types by housing type, decision-making criteria and bodies)	35	Table 33
Housing for persons with disabilities (e.g., definition of family, concentration requirements, reasonable accommodation procedures)	36-38	
Potential and actual constraints on the development of a variety of housing types for all income levels, including multifamily rental housing, factory-built housing, mobiles homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters and transitional housing	35	
Local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need	50	Goal 4
Local efforts to remove governmental constraints that hinder meeting the need for housing for persons with disabilities, supportive housing, transitional housing and emergency shelters	N/A	These uses are already allowed
Transitional housing and supportive housing as a residential use of property and subject only to those restrictions that apply to other residential dwellings of the same type in the same zone	N/A	Use already allowed

<u>Potential Non-governmental Constraints</u> Include an analysis of actual and potential non-governmental constraints for each of the following:		
Availability of financing	41	
Price of land	41	
Cost of construction	41	

Sites Inventory and Analysis (Section 65583(a)(3) and 65583.2)) (See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/SIA_home.php)		
	Page(s)	Comments
Listing of properties by parcel number or other unique, reference showing for each parcel (Section 65583.2(b)(1) – (3): <ul style="list-style-type: none"> • Size • General plan designation • Zoning category • For non-vacant sites, description of existing uses • Number of units that can be accommodated on each site 	Appendix B	
* Sites available for Above Moderate income households and not served by public sewer need not be identified on a site specific basis (Section 65583.2(b)(6))		
General description of environmental constraints to the development of housing (Section 65583.2(b)(4))	43	
General description of infrastructure (planned/available) including water, sewer and other dry utilities, including availability and access to distribution facilities (Section 65583.2(b)(5))	39041	
In determining the number of units on each site, indicate how the number of units was determined. <ul style="list-style-type: none"> • If development is required at minimum density, indicate the number of units at the minimum density. No further analysis is required. • If development is not required at minimum density, demonstrate how the number of units were determined and adjust, if necessary, for local land use controls. 	37	Each zoning district has a maximum lot area pre dwelling unit. The total lot size was divided by the lot area.

	Page(s)	Comments
For Non-vacant sites, specify the additional development potential for each site within the planning period and provide an explanation of the methodology to determine development potential considering factors, including the extent to which existing uses may constitute an impediment to additional residential development, development trends, market conditions and regulatory or other incentives to encourage additional residential development (Section 65583.2(b)(7))	N/A	Non-vacant sites were not considered because there were enough available vacant sites to satisfy the RHNA need
Demonstration of zoning to accommodate the housing need for lower income households (Section 65583.2(c)(3)) and (d) – (f))	31	Table 31
<ul style="list-style-type: none"> • Indicate those sites that can accommodate lower income households • Indicate those sites where the density allowed is at the “deemed appropriate” [default] density (65583.2(c)(3)(B)) • For sites that can accommodate lower income households, but with allowed densities less than the “deemed appropriate” density, provide analysis demonstrating how the adopted densities accommodate the need for lower income housing. The analysis must include: <ul style="list-style-type: none"> ○ Market demand ○ Financial feasibility ○ Project experience within a zone providing housing for lower income households (65583.2(c)(3)(A)) 	Appendix B	
Map of Sites included in the inventory (Section 65583.2(b)(7))	33	Map 3
Number of units built between the start of the projection period and the deadline for adoption of the housing element (Government Code Section 65583.1(d))	59	Table 39
Number of units proposed using alternative provisions such as rehabilitation, conversion, preservation or second units (Section 65583.1). See checklist at http://www.hcd.ca.gov/hpd/housing_element2/examples/655831Checklist.pdf	58	Table 38

	Page(s)	Comments
Identification of zoning for a variety of types:		
Multifamily rental housing	35	Table 32
Factory-built housing	35	Table 32
Mobilehomes	35	Table 32
Housing for agricultural employees	35	Table 32
Emergency shelters (See Section 65583(a)(4) and the Department’s memo at http://www.hcd.ca.gov/hpd/sb2_memo050708.pdf)	35	Table 32
Transitional and supportive housing (See Section 65583(a)(5) and the Department’s memo at http://www.hcd.ca.gov/hpd/sb2_memo050708.pdf)	35	Table 32
Carryover obligation (AB 1233: Section 65584.09 – See memo at http://www.hcd.ca.gov/hpd/hrc/plan/he/ab_1233_final_dt.pdf)	59	Table 39

Quantified Objectives and Housing Programs (Section 65583(b) and (c)(1 through 6)) (See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/PRO_home.php)		
	Page(s)	Comments
Provide statement of quantified objectives (Section 65583(b)):		
Maximum number of units, by income group, including extremely low-income of: <ul style="list-style-type: none"> • new construction; • rehabilitation; and • conservation. 	58	Table 38
Include programs (Section 65583(c) and (c)(7)) with:		
<ul style="list-style-type: none"> • Schedule of specific actions; • Timeline for implementation with a beneficial impact in the planning period; and • Identification of agencies and officials responsible for implementing each program. 	44-54	Included in Housing Program Section
Program(s) providing adequate sites (Section 65583(c)(1)):		
Programs to rezone and any other programs needed to address a shortfall of sites to accommodate the regional housing need, if applicable, and any programs included pursuant to Section 65583.2(h) and (i) or carryover obligation pursuant to Section 65584.09	N/A	There is enough vacant land to accommodate the RHNA as well as the 2008-2013 unsatisfied RHNA.
Programs to rezone and any other programs needed to address a shortfall of capacity for housing for farmworkers that could not be accommodated on sites identified in the inventory, if applicable.	N/A	There is enough vacant land to accommodate the RHNA as well as the 2008-2013 unsatisfied RHNA.
If applicable, programs to facilitate a variety of housing types, including multifamily rental, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single room occupancy, emergency shelters and transitional and supportive housing	N/A	There is enough vacant land to accommodate the RHNA as well as the 2008-2013 unsatisfied RHNA.
	Page(s)	Comments
Programs to assist in the development of housing for extremely low, very low, low and moderate income households (Section 65583(c)(2))	46	Programs 2.1 – 2.6
Program(s) to address governmental constraints (Section 65583(c)(3)):		

Programs to address governmental constraints and where appropriate and legally possible, to remove constraints to the maintenance, improvement and development of housing	50-51	
Program to remove constraints on housing for persons with disabilities and provide reasonable accommodation for housing for persons with disabilities	44-54	
Program(s) to conserve and improve the condition of the existing affordable housing stock (Section 65583(c)(4))	44-54	
Program(s) to promote housing opportunities for all persons (Section 65583(c)(5))	44-54	
Program(s) to preserve at-risk units (Section 65583(c)(6))	N/A	There are no housing units at risk during this Housing Element Cycle

Other Requirements		
(See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/OR_home.php) and http://www.hcd.ca.gov/hpd/housing_element2/SIA_conservation.php)		
	Page(s)	Comments
Description of general plan consistency (Section 65583(c)(7))	4	
Analysis of construction, demolition and conversion of housing for lower income households in the Coastal Zone (Section 65588)	N/A	
Description of opportunities for energy conservation in residential development (Section 65583(a)(8))	42-43	
Water and Sewer Priority (Section 65589.7) See the HCD Memo at http://www.hcd.ca.gov/hpd/memo_sb1087.pdf . *	39-41	
SB 5 and AB 162 (Flood Hazard Land Management) See the HCD Memo at http://www.hcd.ca.gov/hpd/hrc/plan/he/ab_162_stat07.pdf *	42	
SB 244 (Disadvantaged Communities) See Governor’s Office of Planning and Research for technical assistance at http://opr.ca.gov/ *	N/A	
* These are not required for a complete housing element and are not required to be part of the housing element and have been include as an information item to assist local governments in meeting requirements triggered by the housing element update schedule.		

Housing Element Update Guidance



Attachment 3: Streamlined Update Template

Housing Needs Assessment (Section 65583(a)(1 and 2))

(See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/HN_home.php)

	Revised Page(s)	Indicate N/A If No Changes Were Necessary
Update quantification of population, employment, and housing stock needs including:		
<ul style="list-style-type: none"> Population 	10-12	Kern Regional Housing Data Report
<ul style="list-style-type: none"> Employment 	12-13	Kern Regional Housing Data Report
<ul style="list-style-type: none"> Households 	13-16	Kern Regional Housing Data Report
<ul style="list-style-type: none"> Overpayment (including lower-income) 	17	Kern Regional Housing Data Report
<ul style="list-style-type: none"> Overcrowding 	17-18	Kern Regional Housing Data Report
<ul style="list-style-type: none"> Extremely Low Income Households 	18	Kern Regional Housing Data Report
<ul style="list-style-type: none"> Housing conditions 	24	Kern Regional Housing Data Report
<p>Sources of information:</p> <ul style="list-style-type: none"> 2010 Census at http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t American Community Survey at http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t Department of Finance at http://www.dof.ca.gov/research/demographic/ Applicable Federal Consolidated Plan Available local and regional data (e.g., local census of homeless persons or shelter beds) <p>Special Note: If a jurisdiction has utilized a data packet pre-approved by HCD such as in SANDAG, SCAG and SACOG, mark N/A above where appropriate and indicate the data packet has been utilized. The Department will not review the portions noted in the applicable correspondence to the Council of Governments. Contact HCD for more details or questions.</p>		
Update analysis and conclusions as necessary due to changes in population and households characteristics or other dynamics for population, employment, households, overpayment, overcrowding, extremely low income households and housing conditions	10-28	

Update policies and programs as necessary to reflect changes in the analysis and conclusions and other pertinent assessments of need such as the federal Consolidated Plan		
Persons with Special Needs (Section 65583(a)(7)) (See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/HN_SHN_home.php)		
	Revised Page(s)	Indicate N/A If No Changes Were Necessary
Update quantification of special housing needs groups, including:	18-23	Kern Regional Housing Data Report
<ul style="list-style-type: none"> • Persons with disabilities, including developmental 	19-21	Kern Regional Housing Data Report
<ul style="list-style-type: none"> • Elderly 	19	Kern Regional Housing Data Report
<ul style="list-style-type: none"> • Large households 	21	Kern Regional Housing Data Report
<ul style="list-style-type: none"> • Farmworkers (seasonal and permanent) 	22	Kern Regional Housing Data Report
<ul style="list-style-type: none"> • Female headed households 	21	Kern Regional Housing Data Report
<ul style="list-style-type: none"> • Homeless Individuals and Families 	23	
Sources of information: <ul style="list-style-type: none"> • 2010 Census at http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t • American Community Survey at http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t • Department of Finance at www.dof.ca.gov/research/demographic • CA Department of Developmental Services at www.dds.ca.gov • Agricultural Census at http://www.agcensus.usda.gov/Publications/index.php • Applicable Federal Consolidated Plan and local and regional data (e.g., local census of homeless persons or shelter beds) <p>Special Note: If a jurisdiction has utilized a data packet pre-approved by HCD such as in SANDAG, SCAG and SACOG, mark N/A above where appropriate and indicate the data packet has been utilized. The Department will not review the portions noted in the applicable correspondence to the Council of Governments. Contact HCD for more details or questions.</p>		
Update analyses and conclusions, as necessary, due to changes in housing needs or other dynamics, for persons with special needs		

Quantify and analyze persons with developmental disabilities as required by Government Code Section 65583 (e) (See the Department’s memo at http://www.hcd.ca.gov/hpd/NoticeCoverLtrrSB812.pdf)	19-21	Kern Regional Housing Data Report
Revise programs as appropriate including pursuant to Section 65583(e) (Developmental Disabilities) to address need based on revised data/analyses	44-54	
At-risk Units (Section 65583(a)(9)) (See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/EHN_atrisk.php)		
	Revised Page(s)	Indicate N/A If No Changes Were Necessary
Update the inventory of at-risk units , removing units no longer at risk and adding any additional units that are at-risk of conversion within 10 years from the start of the housing element planning period	27-28	Kern Regional Housing Data Report
Special Note: If a jurisdiction has utilized SACOG’s Housing Element Data to update the inventory, mark N/A where appropriate above and indicate the data has been used. The Department will not review the updated inventory. Contact HCD for more details.		
Analyze risk of updated inventory of at-risk units	N/A	No units are at risk
Evaluate the loss of any at-risk units	N/A	No units are at risk
Revise policies and programs as appropriate based on update analysis and conclusions	N/A	No units are at risk
Potential Governmental and Non-governmental Constraints (Section 65583(a)(5 & 6)) (See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/CON_home.php)		
	Revised Page(s)	Indicate N/A If No Changes Were Necessary
<u>Land Use Controls</u>		
<ul style="list-style-type: none"> Update to show changes to land use controls including changes in residential zoning and/or development standards (e.g., heights and lot coverage, parking requirements, minimum unit sizes, floor area ratios, density limits,) 	34-36	
<ul style="list-style-type: none"> Update to describe changes to growth controls or similar measures such as population or unit caps or voter required general plan re-designations or voter required approval of changes in land use laws or regulations 	N/A	

<p><u>Building Codes and Enforcement</u></p> <ul style="list-style-type: none"> Update to describe changes to local building code, amendments and enforcement programs 	<p>37-38</p>	
<p><u>Site Improvements</u></p> <ul style="list-style-type: none"> Describe changes to site improvement requirements 	<p>37</p>	
<p><u>Permitting Processes and Procedures</u></p> <ul style="list-style-type: none"> Update to show revisions to processing and permit procedures for residential development (e.g., design review process, change in level of review (administrative vs. legislative review: ministerial vs. discretionary review)) 	<p>34-35</p>	<p>Table 36</p>
<p><u>Fees and Exactions</u></p> <ul style="list-style-type: none"> Update changes to fee schedules Update changes to other exactions 	<p>38-39</p>	<p>Table 33</p>
<p><u>Housing for Persons with Disabilities</u></p> <p>Update to describe any new restrictions or revisions regarding approval of housing for persons with disabilities such as concentration requirements, limits on the number of unrelated persons or provisions for making reasonable accommodations</p>	<p>38</p>	<p>Table 36</p>
<p><u>Non-governmental Constraints</u></p> <p>Update land costs, financing availability and construction costs as necessary and consider other potential non-governmental constraints, such as resident or business opposition to development, as appropriate</p>	<p>41-42</p>	

	Revised Page(s)	Indicate N/A If No Changes Were Necessary
<p><u>General (Changed Circumstances)</u></p> <p>For each category above, update analyses, as needed, to reflect changes in conditions or circumstances such as market conditions, land costs, financing availability, and construction costs that effect the conclusions of the analyses on potential governmental constraints in the prior element</p>	41-42	
<p><u>Programs to Mitigate Identified Constraints</u></p> <ul style="list-style-type: none"> Describe programs to mitigate identified constraints in the prior housing element Revise policies and programs as appropriate to address identified constraints 	44-45	

<p>Sites Inventory and Analysis (Section 65583(a)(3) and 65583.2)) (See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/SIA_home.php)</p>		
	Revised Page(s)	Indicate N/A If No Changes Were Necessary
Identify any changes to the sites inventory	Appendix B	A GIS and follow-up site survey were performed to amend Appendix B.
Update or include analysis or description as necessary to demonstrate zoning appropriate to accommodate housing for lower income households pursuant to Section 65583.2(c)(3) and (d) – (f)	Appendix B	
Update or include analysis or description as necessary to demonstrate the potential for redevelopment pursuant to Section 65583.2(b)(7)	N/A	The City has enough vacant parcels to accommodate the RHNA.
Analyze any new known environmental constraints or changed conditions and circumstances such as market conditions that affect the suitability of identified sites	42	
Update methodologies as necessary to estimate the residential capacity on identified sites	37	

Revise analysis of existing and/or planned infrastructure capacity (e.g., water and sewer) to accommodate the regional housing need, if needed (e.g., capacity or availability has changed)	39	
Include a summary table of sites included in the inventory by income category in comparison to the RHNA and, if applicable, any carryover obligation (Section 65584.09)	Appendix B	
Add programs to rezone and any other programs needed to address a shortfall of sites to accommodate the regional housing need, if applicable, and any programs included pursuant to Section 65583.2(h) and (i) or carryover obligation pursuant to Section 65584.09	N/A	There is enough available land to accommodate the RHNA
Update analysis as necessary to demonstrate sufficient capacity to accommodate the need for emergency shelters	N/A	There is sufficient land available to accommodate emergency shelters

Other Requirements		
<small>(See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/OR_home.php) and http://www.hcd.ca.gov/hpd/housing_element2/SIA_conservation.php)</small>		
	Revised Page(s)	Indicate N/A If No Changes Were Necessary
Update description to ensure consistency with other elements of the general plan if policies or programs have been adopted in other elements of the general plan affecting internal consistency	4	
Update to describe, as necessary, housing for lower or moderate income households that has been constructed, demolished or converted in the Coastal Zone	N/A	McFarland is not in the Coastal Zone.

TABLE OF CONTENTS

1.0 Introduction

1.1 McFarland Overview	Page 1
1.2 Purpose of the Housing Element	Page 2
1.3 Legislative Authority	Page 2
1.4 Methodology and Sources of Data	Page 3
1.5 Public Participation	Page 3
1.6 Relationship to General Plan	Page 4

2.0 Review of Existing Element

Page 5

3.0 Existing Housing Needs Assessment

3.1 Population Characteristics	Page 10
3.2 Employment Trends	Page 12
3.3 Household Characteristics	Page 13
3.4 Special Needs Households	Page 18
3.5 Housing Characteristics	Page 23

4.0 Future Needs Assessment

4.1 Unaccommodated Needs from the Previous Element	Page 29
4.2 Regional Housing Needs Allocation	Page 30

5.0 Site Inventory Analysis

5.1 Adequate Sites	Page 31
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6.0 Analysis of Constraints

6.1 Governmental Constraints	Page 34
6.2 Market Constraints	Page 41
6.3 Environmental Constraints	Page 42
6.4 Opportunities for Energy Conversion	Page 42

7.0 Site Housing Programs

7.1 2015-2023 Housing Element Goals, Policies and Programs	Page 44
7.2 Financial Resources	Page 56
7.3 Quantified Objectives	Page 57

2.0 Conclusion

TABLES

Table 1:	Population, Housing and Household Size Projections, 2000-2023
Table 2:	McFarland Population Trends, 1990-2023
Table 3:	Population by Age
Table 4:	Population by Race and Hispanic Heritage, 2000-2010
Table 5:	Employment by Industry
Table 6:	Household Growth Trends
Table 7:	Households by Type
Table 8:	Average Household Size
Table 9:	Housing Tenure
Table 10:	Households by Income Class
Table 11:	Housing Problems for All Households
Table 12:	Households Overpaying >30% by Area Median Income Bracket
Table 13:	Housing Needs for Extremely Low Income Households
Table 14:	Persons per Room by Tenure – Overcrowded Households
Table 15:	Special Needs Housing Groups
Table 16:	Senior Headed Households by Tenure
Table 17:	Disabled Population (5 Years and Above)
Table 18:	Households by Family Size and Tenure
Table 19:	Single Parent Households
Table 20:	Farm Workers – Kern County
Table 21:	Occupied Housing Units
Table 22:	Housing Prices
Table 23:	Housing Units by Condition
Table 24:	Housing Units by Bedroom Numbers
Table 25:	Value of Owner Occupied Units
Table 26:	Households by Gross Rent
Table 27:	Assisted Housing Risk Assessment
Table 28:	Progress Towards the Regional Housing Need, 2008-2013
Table 29:	McFarland Fair Share Housing Needs, 2015-2023
Table 30:	Residential Land Demand Based on Housing Need Assessed by KernCOG
Table 31:	Vacant Residential Land
Table 32:	Housing Types Permitted by Zoning District
Table 33:	Processing Procedures
Table 34:	Land Use Categories Permitting Residential Use
Table 35:	Major Residential Development Standards
Table 36:	Fee Comparison
Table 37:	Impact Fees for Single Family Dwelling
Table 38:	Quantified Housing Objectives, 2015-2023
Table 39:	Progress toward the Regional Housing Need, 2008-2013

APPENDICES

- Appendix A: Public Participation
- Appendix B: Vacant Parcels
- Appendix C: Planning and Engineering Fees
- Appendix D: Building Fees
- Appendix E: Kern County Homeless Collaborative, Homeless Census 2015

MAPS

- Map 1: McFarland —Regional Map
- Map 2: Current Zoning Map
- Map 3: Vacant Parcels in McFarland

INTRODUCTION

The attainment of a decent home and suitable living environment for all the residents is the major housing goal established by the State Legislature (Government Code, Section 65580).

Recognizing the important role of local planning programs in the pursuit of this goal, California law requires that all cities and counties prepare a housing element as part of the comprehensive General Plan. California law also sets forth specific components to be contained within a housing element and requires the element to be updated every eight years to reflect a community's changing housing needs.

A key part of the Housing Element is the Regional Housing Needs Allocation (RHNA). Every five years, the RHNA process begins with the State Department of Finance projection of statewide housing need based on expected population and employment growth. The Department of Housing and Community Development (HCD) then apportions the resulting demand among each California's 18 Metropolitan Planning Organizations (MPO), including the Kern County Council of Governments (Kern COG). Kern COG is then responsible for allocating a portion of the region's future housing need to each community.

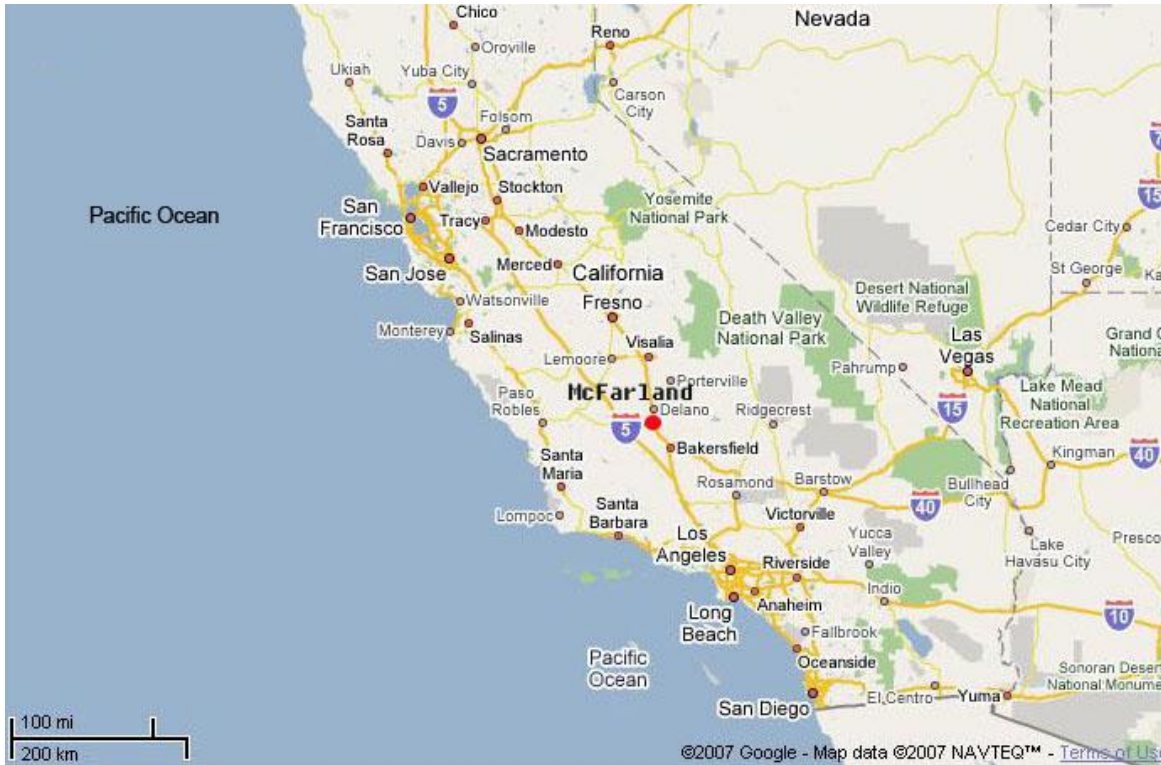
The development and preservation of adequate and affordable housing is important to both the well-being of the residents and the economic prosperity of the City of McFarland. To plan for the development of adequate housing for all income segments, a housing element is updated ~~every five years~~ regularly as part of the General Plan. This document specifically addresses housing needs and resources within the City boundary.

1.1 McFarland Overview

The City of McFarland was incorporated in 1957. It is an agriculture-based city with a population of approximately 12,577 in 2013 (Kern Regional Housing Data Report, 2014). McFarland is surrounded by unincorporated areas of Kern County. Highway 99 and the adjacent Union Pacific Railway divided the City into two geographic communities which are via overpasses and interchanges. Nearby cities include Delano to the north, Wasco to the northwest, Shafter and Bakersfield to the north. Residential development is the predominant land use in the City with the majority of the housing being constructed from the 1950's onward.

The City's population grew rapidly from the 1980s into the 2000s, and it is expected to grow steadily in the future. The Census documents the City's 2000 population as 9,932, which represents a 22% growth between 2000 and 2013. During the same time the average household size increased from 4.40 persons per household in 2000 to 4.48 persons per household in 2013.

Of the 2,693 existing housing units in the City (2010 Census), 86% are single-family homes, 11.5% are multi-family units, and 2.5% are mobile homes. Single family is still the dominating housing type of the community. Since the population becomes more and more diversified and the pressure of low-income housing, there is significant demand for multi-family housing and other housing types to serve the groups with different needs.

Map 1: McFarland - Regional Map

Source: Google Maps, 2008.

1.2 Purpose of the Housing Element

The California State Planning Act requires that every city and county prepare and adopt, and maintain a comprehensive, long-term General Plan. While jurisdictions must review and revise all element of their General Plan regularly to ensure that they remain up to date, State law is more specific about the schedule for updating the Housing Element, requiring an update every eight years. The current planning period of Housing Element for cities within Kern County is 2015-2023.

Pursuant to State law, the geographic area covered by the Housing Element encompasses only the current City limits. Unincorporated areas within the City's planning area are covered by the Kern County Housing Element.

1.3 Legislative Authority

Sections 65580 to 65589 of the Government Code of the State of California contain the legislative mandate for the Housing Element of the General Plan. The law requires that each city provide a detailed program to address the housing needs of its current and anticipated future residents. Specifically, the statutes require the following:

The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, and quantified objectives and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites which will be made available through appropriate zoning and development standards and with services and facilities, to facilitate and encourage

development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobile homes, housing for agricultural employees, emergency shelters and transitional housing in order to meet the community's housing goals relative to the existing and projected needs of all economic segments of the community.

1.4 Methodology and Sources of Data

This Housing Element utilized various sources to update demographic data, housing market data, changes to the City's regulatory system, and recent program accomplishments. The major data sources are noted below:

- Regional Housing Needs Allocation.
- US Census Data
- A Guide to the Preparation of Housing Elements, State of California Department of Housing and Community Development, June 2001.
- Kern Council of Governments Regional Housing Needs Assessment, March 12, 2014
- McFarland General Plan, Land Use Element adopted 2013
- California State Department of Finance (CADO): Demographic, Economic, and Financial Research

1.5 Public Participation

Public participation is an important part of in the preparation of a Housing Element and is required by State law. The public participation process leading to the 2015-2023 Housing Element is summarized below and included in Appendix E:

- The City of McFarland is bisected by State Route 99 and due to the limited overpasses in McFarland and lack of transportation to some citizens the City conducted one (1) workshop on the east side of State Route 99 and one (1) public workshop located on the west side of State Route 99. The east side workshop took place on September 23, 2015 and the west side workshop took place on October 15, 2015. At both workshops a Spanish speaking interpreter was provided.
- A survey was prepared and handed out at both public workshops as well as made available on the City of McFarland's website. The City received 27 completed surveys.
- Issues raised at these meetings along with the survey responses helped shape preparation of the Element.

The Draft 2013-2021 City of McFarland Housing Element was available for public review beginning on October 26, 2015 at the following locations:

- McFarland City Hall
- McFarland Branch, Kern County Library
- City of McFarland website

In addition to the Public Review public hearings will be conducted at the City of McFarland Planning Commission and McFarland City Council. Please see Appendix A for the results of the public workshops and surveys.

The City of McFarland does not have a newspaper of general circulation so the flyers on the Housing Element workshops were provided to the McFarland Unified School District who in turn gave them to every student to take home. In addition to flyers being provided to the School District a flyer was also provided to the McFarland Recreation and Parks District for posting. The City also placed the workshop notices on the City of McFarland website, City Hall and the City of McFarland Council Chambers.

1.6 Relationship to other General Plan Elements

The City of McFarland General Plan consists of the seven (7) elements mandated by State law: Land Use, Circulation, Housing, Safety, Noise, Recreation and Open Space, and Conservation. The Housing Element is consistent with other General Plan Elements such as the Land Use Element which provides residential densities that are included in the Housing Element for the establishment the residential capacity of the City as well as the required available land needed for the City's share of the Regional Housing Needs Allocation.

2.0 REVIEW OF EXISITNG ELEMENT

PROGRAM	PROGRAM OBJECTIVES	ACCOMPLISHMENTS/CONTINUED APPROPRIATENESS
6.3.1 Housing Rehabilitation	The City's goal is to assist 25 households through the 5-year planning period after the funding is available. To market the availability of the program, the City will make brochures available at all relevant public meetings, the planning counter, public libraries etc. and take other necessary actions to ensure effective implementation of the program.	The City of McFarland has an Owner Occupied Housing Rehabilitation program. Through this program the City rehabilitated 6 homes, there are 2 homes under construction and has 4 homes pending approval. The City makes information on the program available through the City's website, the City's quarterly newsletter and by having brochures available at City Hall. The City will continue implementing the Owner Occupied Rehabilitation Program in the 2015-2023 Housing Element. Continue
6.3.2 Public Information on Housing Maintenance	A housing maintenance information brochure will be prepared for distribution by Dec 2008	The City of McFarland has not developed a standard brochure on housing maintenance. The City does provide information on lead based paint and asbestos. The City will develop a series of brochures on simple maintenance tips. Continue
6.3.3 Housing Code Enforcement Program	The City currently administers the Housing Code Enforcement Program which aims to preserve and maintain the livability and quality of the neighborhoods in McFarland. Under this program, code enforcement staff investigates violations of health, safety, and property maintenance standards.	In 2012 the City of McFarland hired a full time Code Enforcement Officer. The Code Enforcement Officer's primary objective is to educate the public on code issues and assist citizens with unsafe housing issues. The City has recently received funding through the State CDBG program to fund the Code Enforcement Officer position for 2 years. Continue
6.3.4 General Plan Update	Re-designation of land use for medium and high-density residential use.	The City of McFarland, in 2013, updated the City's Land Use Element of the General Plan. This update did not re-designate any existing property however per the Kern Council of Governments Sustainable Communities Strategies the allowable residential densities were increased. The City is in the process of updating the General Plan Land Use map for the portion of the unincorporated Planning Area. As a part of this

		<p>update the City is creating a new Mixed Use designation to allow for increased residential opportunities in traditional commercial developments. The City will continue to re-designate land as necessary therefore this program will be continued in the 2015-2023 Housing Element.</p> <p>Continue</p>
6.3.5 Zoning Ordinance Review	Address constraints and provide incentives for the development of a variety of housing types.	<p>The City of McFarland is in the process of establishing a Mixed Use General Plan designation and an accompanying Zone District. Additionally McFarland is considering small lot subdivisions, zero lot lines and other measures to facilitate the development of housing through a modification to the Precise Development process.</p> <p>Continue</p>
6.3.6 Assist the Development of Affordable Housing	The development of housing for low income households and persons with special needs	<p>The City of McFarland received funding through CalHome to provide first time homebuyer assistance to several first time homebuyers. The City continues to look for funding sources to continue this program. Also the City has met and will continue to meet with developers of affordable housing projects to facilitate the construction of affordable housing.</p> <p>Continue</p>
6.3.7 Inclusionary Housing Ordinance	The City will conduct a feasibility study of the Ordinance by 2009.	<p>The City has reviewed the inclusionary Zoning Ordinance and determined that since this ordinance was adopted, 2 tentative tracts have been approved, 1 tract consists of 1 acre lots in the Rural Residential Zone and 1 tract includes detached single family, multifamily and commercial lots. Based on this review the City has determined that the City needs to better implement this ordinance therefore the program will be continued in the 2015-2023 Housing Element.</p> <p>Continue</p>
6.3.8 Density Bonus Ordinance	The City will draft and adopt the Ordinance by 2009.	<p>The City of McFarland adopted a Density Bonus Ordinance. The City will update the ordinance as needed to reflect current State law.</p> <p>Discontinue</p>

6.3.9 Incentives for Higher Density Developments	The City will evaluate various incentive programs to encourage higher density developments by 2010.	The City of McFarland has adopted a Density Bonus and revised the allowable densities to allow for higher intensity developments. The City will continue to research planning law to determine what incentives can be given to developers of high density developments. Continue
6.3.10 Second Unit	Encourage the development of 5-10 second units per year.	The City of McFarland has not traditionally tracked second units however since 2013 the City has permitted 4 secondary residential units. The City will prepare a pamphlet advising people that secondary dwelling units are allowed by right in residential zones. Continue
6.3.11 Self-help Housing	Build two single-family residences (for very-low income, first time homebuyers) by 2013. Participate in the California Self-help program. Contact and contract with organizations able to implement a Self Help program such as Self Help Enterprises and Habitat for Humanity by early 2009 and apply for funding at least twice in the planning period.	The City has not been successful in constructing the self-help single family residences. The City has not been approached by any self-help housing developers nor has the City contacted any self-help builders. The City has not had a full time grant writer until 3 years ago so no funding was applied for. The City, in 2014 increased the Grants Department from 1 employee to 2 employees which will allow the City to pursue funding sources for self-help housing. Continue
6.3.12 Sustainable Design Guidelines	Complete the sustainable design guidelines by 2009.	In 2013 the City amended the Land Use Element of the General Plan to encourage sustainable development. The City, based on staffing has not adopted sustainable design guidelines. Continue
6.3.13 Section 8 Rental Assistance	The City will continue to participate in the Section 8 rental assistance program administered through the Housing Authority of the County of Kern (HACK) and will encourage rental property owners to list available units through the program.	There are currently 46 single family homes that provide Section 8 rental assistance through the Housing Authority of Kern County. None of these 46 houses are at risk of losing their affordability status. Continue
6.3.14 Streamlined Processing Procedures	Complete the planning procedure handouts by 2009; evaluate current planning process and make necessary changes to simplify the process in a continuing basis.	Staff has completed the checklists and applications for planning projects and these are provided to potential applicants via e-mail or in person. Also the City has streamlined the

		<p>review and approval process as shown in Chapter 5 of this Element. Staff will continue to try to streamline the process where possible.</p> <p>Continue</p>
6.3.15 First-Time Home Buyer (FTHB) Program	A First-Time Home Buyer (FTHB) Program will be initiated after the funding is available in 2010.	<p>The City has obtained 2 grants through the CalHome Program for a first time homebuyer program. All grant funds have been expended and the City assisted 57 homebuyers. The City will continue to pursue funding opportunities for other First Time Home Buyer Programs.</p> <p>Continue</p>
6.3.16 Transitional Housing and Emergency Shelters	Continue to encourage a variety of housing types for all incomes and persons with special needs.	<p>In 2015 the City of McFarland City Council adopted Ordinance # 042-2014 allowing emergency shelters by right in the C-2 zone and transitional and supportive housing by right in all residential zones and SRO's in the C-2 zone subject to the issuance of a conditional use permit.</p> <p>Discontinue</p>
6.3.17 Non-traditional Housing	Revise the Zoning Ordinance to provide development standards to facilitate the development of non-traditional housing types by 2009.	<p>The City has not revised the Zoning Ordinance to include non-traditional development standards.</p> <p>Continue</p>
6.3.18 Renters Assistance	Set aside a portion of housing grant to assist a minimum of 10 extreme low-income rental households with utility bills payment by year 2009.	<p>The City does not have a dedicated Housing Department therefore the set-aside has not been established. The City does provide information to homeowners about the Community Action Partnership of Kern County who provide assistance to both renters and home owners with paying utility bills.</p> <p>Discontinue</p>
6.3.19 Fair Housing Program	Maintain relationships with regional fair housing services and the State and Federal district offices and continue to provide informational material to the public. Distribute information on fair housing laws and provide referrals to investigative or enforcement agencies. Obtain and/ or prepare and distribute information in both English and Spanish to the public through libraries, senior centers, civic center, etc., by 2012.	<p>The City does not have a dedicated Housing Department so implementation of this policy has been on an as needed basis such as providing tenants contact information for California Rural Legal Assistance and other organizations. The City has recently hired a Code Enforcement Officer and one of their duties will be to compile any relevant information and provide it to the public.</p> <p>Continue</p>
6.3.20 Information in Spanish	Prepare information in Spanish for distribution to the public through libraries, senior centers, civic center	<p>Staff prepares all notices and flyers in English and Spanish.</p> <p>Continue</p>

6.3.21 Universal Design	The City will work with major homebuilders to provide options for universal design features in new constructions, and to encourage discussion of design options with home purchasers prior to unit construction.	The City is will revise the Zoning Ordinance to include Universal Design requirements for new development. Continue
6.3.22 ADA Compliance	Amend the Zoning Ordinance requiring ADA compliance for all new and rehabilitation public residential projects and commercial projects by 2009.	All new and substantially rehabilitated buildings must be ADA compliant. The Zoning Ordinance has been updated to include the ADA requirement. Discontinue
6.3.23 Energy Conservation in Existing and New Housing Stocks	Develop a pamphlet of the variety of energy conservation programs available by 2009.	The City has not developed a pamphlet yet to inform persons of energy conservation programs. The City will develop pamphlets in English and Spanish to inform persons of energy conservation measures. Continue

3.0 EXISTING HOUSING NEEDS ASSESSMENT

The purpose of this section is to summarize and analyze the existing housing needs in McFarland. It consists of an analysis of population trends, employment trends, household trends, special needs groups and housing characteristics. To update the information included in this section the City used 2000 and 2010 Census Data as well as information included in the Kern Regional Housing Data Report that was prepared by the Kern Council of Governments.

3.1 POPULATION CHARACTERISTICS

Population Growth Trends

There are eleven incorporated cities in Kern County and based on the information included in the Kern Regional Housing Data Report in 2023 the City of McFarland will represent 1.4 percent of the population of Kern County. Furthermore the City of McFarland's population is projected to grow by 25 percent in the Planning Period covered by this Housing Element.

**Table 1:
Population, Housing and Household Size Projections, 2000-2023**

Jurisdiction Name	2000	2010	2013	2023	Change 2013 - 2023	
					Number	Percent
Kern County	661,649	839,631	857,882	1,110,000	270,369	29%
Arvin	12,956	19,304	19,849	26,600	7,296	33%
Bakersfield	253,562	347,483	359,221	505,100	157,617	41%
California City	8,838	14,120	13,259	19,300	5,180	47%
Delano	40,036	53,041	51,963	64,100	11,059	23%
Maricopa	1,173	1,154	1,165	1,180	15	1%
McFarland	9,932	12,707	12,577	15,700	2,993	25%
Ridgecrest	25,103	27,616	28,348	32,100	4,484	13%
Shafter	13,045	16,998	17,209	28,400	11,402	67%
Taft	8,975	9,327	8,911	11,900	2,573	34%
Tehachapi	10,861	14,414	13,313	16,900	2,486	27%
Wasco	21,604	25,545	25,710	34,700	9,155	35%

Source: US 2010 Census, California Department of Finance E-5 Estimates, KernCOG - Kern Regional Housing Data Report

McFarland has had a steadily increasing population since the 1990s with average annual growth rates of approximately 3 percent however between 2010 and 2013 there was a decrease in population coinciding with the closure of two private prison facilities. There were 9,932 persons in McFarland, according to the 2000 Census. From 2000 to 2013, the population increased by 2,645 persons or 26 percent growth rate. Included in the population numbers are 620 individuals who are currently residing in the three correctional institutions located in McFarland.

Table 2: McFarland Population Trends (1990-2023)

Year	Population	Numerical Change	Percent Change	Average Annual Growth Rate
1990	7,005			
2000	9,932	2,927	37%	3.7
2010	12,707	2,775	32%	3.2%
2013	12,577	(130)	37.3%	3.7%
2023	15,700	3,123	25%	2.5%

Source: US 2010 Census, California Department of Finance E-5 Estimates, KernCOG - Kern Regional Housing Data Report

Age Characteristics

The age distribution reveals that the population of McFarland is younger than the state and Kern County. Nearly 40 percent of the population is younger than 20; close to 80% of the residents are below age 44 (US 2010 Census).. In the year 2000, the County median age was 30.6 while the City's was 25.4 and in 2010 the County median age was 30.6 while the City's was 25.7

Table 3: Population by Age

Age Group	2000		2010	
	Number	Percent	Number	Percent
5 years	920	9.6%	1,350	10.6%
5-9 years	994	10.3%	1,267	10%
10-14years	902	9.4%	1,125	8.9%
15-19 years	948	9.9%	1,176	9.3%
20-24 years	972	10.1%	1,250	9.8%
25-34 years	1,677	17.4%	2,289	18%
35-44 years	1,508	15.7%	1,741	13.7%
45-54 years	804	8.4%	1,239	9.8%
55-59 years	257	2.7%	395	3.1%
60-64 years	170	1.8%	291	2.3%
65-74 years	284	3.0%	366	2.9%
75-84 years	140	1.5%	170	1.4%
85+ years	42	0.4%	48	0.4%
Median Age		25.4		25.7

Source: U.S. Census-2000-2010

Race and Ethnicity

The Hispanic population remains the largest ethnic group in McFarland which accounts for 91.5 percent of the total population (Census 2010). The total population of all other ethnic groups has decreased with the largest decrease seen in the White population. From 2000-2010, there was a net population increase of 3,089 people in ten years.

**Table 4:
Population by Race and Hispanic Heritage (2000-2010)**

City of McFarland Ethnic Composition: 2000 -2010				
	2000	%	2010	%
White	2,740	28.5%	743	5.8%
Black	307	3.4%	171	1.3%
American Indian	179	1.9%	13	0.1%
Asian/Pacific Islander	100	1.0%	73	0.5%
Other Races	6,325	65.8%	82	0.8%
Hispanic Origin (of any race)	8,239	85.7	11,625	91.5%
Total	9,618	100%	12,707	1%

Source: City of McFarland; U.S. Census 2000 and 2010

3.2 Employment Trends

According to the Kern Regional Housing Data Report, the Kern County labor force was consisted of 399,100 workers of which 362,000 were employed. Government, Agriculture and Services are the largest industry in the County. The three industries combined for 46.1 percent of the County labor force.

McFarland is an agriculture based city. The largest portion of the labor force is devoted to agriculture related works accounting for 56.4 percent of employment within the City. It is followed by educational, health and social services. Finance and related services are the smallest employer at 0.7 percent. The total number of the civilian employed population 16 years and over is 4,090.

Table 5: Employment by Industry

	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	2,306	56.4%
Construction	97	2.4%
Manufacturing	93	2.3%
Wholesale trade	67	1.6%
Retail trade	296	7.2%
Transportation, warehousing, and utilities	234	5.7%
Information	0	0.0%
Finance, insurance, real estate, rental and leasing	28	0.7%
Professional, scientific, management, administration	174	4.3%
Educational, health and social services	481	11.8%
Arts, entertainment, recreation, and services	162	4.0%
Other services	73	1.8%
Public administration	79	1.9%
Total civilian employed population 16 years and over	4,090	100%

Source: KernCOG – Kern Regional Housing Data Report, City of McFarland, Table 6

According to California Economic Development Department (EDD), in August 2015 the City of McFarland’s unemployment rate was 14.5 percent which is considerably higher than Kern County rate of 9.3 percent.

In addition to the high unemployment rate, the residents of McFarland do not have many opportunities to work in the City. This is illustrated by the City’s jobs/housing balance of 1.24 jobs per household (Kern Regional Housing Data Report, 2014). The jobs/housing balance is an indicator of how many jobs are located in the City of McFarland. A higher the jobs/housing balance number would indicate that there are more employment opportunities in McFarland.

3.3 HOUSEHOLD CHARACTERISTICS

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. Family households often prefer single family homes to accommodate children while non-family households generally occupy apartments. Household growth rate is the primary factor in determining housing needs. Even during periods of fairly static population growth, there may be an increase in the number of households due to young people leaving home, divorce, aging of the population and other social activities that cause people to occupy a new residence. Conversely, the population may increase faster than household change due to larger household size.

In McFarland there were 2,013 households in the City of McFarland and 2,669 in 2013 which is an increase of 32.5 percent.

Table 6: Household Growth Trends (2000-2023)

Year	Households	Numerical Change	Percentage Change
2000	2,013		
2010	2,599	586	29.1
2012	2,624	25	.009
2013	2,669	45	.017
2023	3,000	331	.12

Source: KernCOG - Kern Regional Housing Data Report, Table 1

The average household size of the City is continuously greater than the County average and the State average. In 2000, the City's average household size was 4.30 (4.28 for owner occupied and 4.32 for renter occupied) while the County average household size was 3.03 and the State average household size was 2.87.

In 2000, one and two person households decreased to 21 percent and the large family households increased to 42 percent. The larger households (5 or more persons) were the largest proportional gainers. Six person households had the largest proportional increase over the time period with an increase of 54 percent (Census 2000). This is a reflection of the increase of Hispanic families moving to McFarland with cultures that tend to favor multigenerational households.

Historically the majority of households in the City of McFarland have been family households, primarily with children under 18 years of age. As shown in Table 7, between 2000 and 2010 the number of family households increased slightly and the number of non-family household slightly decreased.

Table 7: Households by Type

Household Type	2000		2010	
	Number	Percent		
Total Households	1,990	100	2,599	100
Family Households	1,789	89.9	2,365	91
Married w/ children under 18	1,282	64.4	1,560	60
Non-Family Households	201	10.1	234	9
Singles	154	7.7	170	6.5
Households 65 and older	93	4.7	71	2.7

Source: 2000 and 2010 Census Data

Over time the average household size has consistently been greater than both the County and State average. As shown in Table 8, McFarland's average household size is projected to increase by two percent during the Planning Period whereas the County's average household size is projected to decrease by one percent over the same period.

Table 8: Average Household Size

Year	2000	2010	2013	2023
Kern County	3.03	3.15	3.20	3.16
City of McFarland	4.40	4.42	4.48	4.57

Source: KernCOG - Kern Regional Housing Data Report

Tenure refers to whether a dwelling unit is owner or renter occupied. The City of McFarland occupied housing units are fairly evenly divided between owner-occupied and renter-occupied units. As shown in Table 9, the percentage of owner-occupied houses and renter-occupied households has seen very little change between 2000 and 2010.

Table 9: Housing Tenure

	2000		2010	
	Number	Percent	Number	Percent
Owner Occupied Households	1,158	58.2%	1,471	55.93%
Renter Occupied Households	832	41.8%	1,159	44.07%
TOTAL	1,990	100	2,599	100%

Source: U.S. Census 2000 and KernCOG – Kern Regional Housing Report, Table 7

3.3.1 Household Income

The ability of households to pay for their housing is a function of income and cost of housing. In 2010, the median household income was \$35,656.00, far below the County household median income of \$47,089.00 (Census 2010).

The poverty threshold for a five person household with three children under 18 years of age is \$28,252.00 annually. According to the 2010 Census, approximately 34.9% of individuals and 28.3% of the families in McFarland live below the poverty line. This data points to the severe need for affordable housing in the community. The household income for McFarland is broken down in the following table:

Table 10: Households by Income Class

Household Income	Number of Households	Percent of Total
Less than \$10,000	181	6.9%
\$10,000 to \$14,999	323	12.3%
\$15,000 to \$24,999	394	15.0%
\$25,000 to \$34,999	379	14.4%
\$35,000 to \$49,999	623	23.7%
\$50,000 to \$74,999	523	19.9%
\$75,000 to 99,999	77	2.9%
\$100,000 to \$149,000	124	4.7%
\$150,000 to \$199,999	6	0.2%
\$200,000 or more	0	0.0%
Median Family Income	\$35,656	

Source: U.S. Census 2010, KernCOG – Kern Regional Housing Data Report, Table 8

Housing problems are very much correlated with household income level. The lower the household income is, the more housing problems they have. The housing problems decrease when the income rises.

Table 11: Housing Problems for All Households
(CHAS Data Book)

Household by Income	Total Renters	Total Owners	Sub Total
1. Household Income <=50% MFI	479	333	812
2. Household Income <=30% MFI	244	129	373
3. % with any housing problems	75.4	65.1	71.8
4. % Cost Burden >30%	57.4	45.7	53.4
5. % Cost Burden >50%	45.1	30.2	39.9
6. Household Income >30% to <=50% MFI	235	204	439
7. % with any housing problems	89.4	70.6	80.6
8. % Cost Burden >30%	63.8	63.7	63.8
9. % Cost Burden >50%	17	22.1	19.4
10. Household Income >50 to <=80% MFI	218	323	541
11. % with any housing problems	59.2	72.1	66.9
12. % Cost Burden >30%	15.6	24.5	20.9
13. % Cost Burden >50%	0	4.3	2.6
14. Household Income >80% MFI	134	505	639
15. % with any housing problems	82.1	48.5	55.6
16. % Cost Burden >30%	0	14.9	11.7
17. % Cost Burden >50%	0	2	1.6
18. Total Households	831	1,161	1,992
19. % with any housing problems	76.2	60.8	67.2
20. % Cost Burden >30	39	29.5	33.5
21. % Cost Burden >50	18.1	9.3	13

Source: State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (CHAS) Data
<http://socds.huduser.org/scripts/odbc.exe/CHAS/statetable.htm>

3.3.2 Overpayment for Housing

Housing is generally the greatest single household expense for California families. Current standards measure housing cost in relation to gross household income: households spending more than 30 percent of their income, including utilities, are generally considered to be overpaying or cost burdened. Severe overpaying occurs when a household pay 50 percent or more of their gross income for housing.

**Table 12:
Households Overpaying >30% by Area Median Income Bracket, 2010**

Income Range	All Occupied Housing		Owner Occupied Housing		Renter Occupied Housing	
	Number	% of Total Housing	Number	% of Total Housing	Number	% of Total Housing
Extremely Low (0-30% AMI) Less than \$8,910	10	0.4%	10	0.4%	-	0.0%
Very Low (30-50% AMI) \$8,910 to \$14,850	195	7.5%	80	3.1%	115	4.4%
Low (50-80% AMI) 14,850 to \$23,750	135	5.2%	70	2.7%	65	2.5%
Moderate (80-120% AMI) \$23,750 to \$29,960	15	0.6%	15	0.6%	-	0.0%
Subtotal	355	13.7%	175	6.7%	180	6.9%

Source: KernCOG – Kern Regional Housing Data Report, Table 9.

The impact of high housing costs falls disproportionately on low- and very low-income households, especially renters. The housing cost burden for lower-income households reflects limited choices caused by a lack of sufficient supply of affordable housing to these households. Low-income households, who are overpaying for housing frequently, have insufficient resources for other critical essentials including food and medicine. This can be a significant hardship for farm workers, large families, disabled persons and seniors, but it also impacts local economies as money that might otherwise be spent in local stores generating sales tax revenues is instead being spent unnecessarily on housing.

As can be seen by Table 12, 13.7% of the residents of McFarland households are paying in excess of 30% of their income for housing. The largest sectors of persons overpaying are those persons who are considered Very Low Income or Low Income at 12.7%.

Table 13: Housing Needs for Extremely Low-Income Households

	Renters	Owners	TOTAL
Total Number of ELI Households	244	129	373
Percent with Any Housing Problems	184 (75%)	84 (65%)	268
Percent with Cost Burden (> 30% of Income)	140 (57%)	59 (46%)	199
Percent with Severe Cost Burden (> 50% of Income)	110 (45%)	39 (30%)	149
Total Number of Households	831	1,161	1,992

Source: State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (CHAS)
Data <http://socds.huduser.org/scripts/odbic.exe/CHAS/statetable.htm>

3.3.3 Overcrowded Households

As defined by the U.S. Census, overcrowding occurs in a household with greater than 1.01 persons per room, excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is defined as housing with more than 1.5 persons per room. In McFarland, approximately 458 units or approximately 23.7% percent of the total number of units is considered overcrowded; and 166 units, 6.3% of the total is considered severely overcrowded. Overcrowding is prevalent in renter occupied units; 420 units, approximately 15% of the renter units are overcrowded or severely overcrowded. As new units are constructed, especially in the affordable category, construction of larger rental units should be encouraged.

According to the Kern Regional Housing Data Report, the Kern County labor force was consisted of 399,100 workers of which 362,000 were employed. Government, Agriculture and Services are the largest industry in the County. The three industries combined for 46.1 percent of the County labor force.

Table 14: Persons per Room by Tenure –Overcrowded Households

Persons/Room	Owner Occupied	Renter Occupied	Total
0.50 or less	570	225	795
0.50 - 1.00	726	651	1,377
1.01 - 1.50	146	146	292
1.50 - 2.00	21	107	128
2.01 or more	8	30	38
Overcrowded Household 1.01 or more	146	146	292
Severely Overcrowded Household 1.5 or more	29	137	166
Total Overcrowded/Severely Overcrowded	175	283	458
Total Households	1,471	1,159	2,630
Percentage of the Total Households Exceeding 1.01 Persons per Room	11.9%	24.4%	17.4%

Source: KernCOG – Kern Regional Housing Data Report, Table 11

3.4 Special Needs Households

Special needs households are those that may have a more difficult time finding decent affordable housing due to special circumstances. Under California Housing Element statutes, these special needs groups consist of:

- The elderly
- Persons with disabilities including development disabilities
- Large families
- Female-headed households
- Farm workers
- Persons in need of emergency shelter including the homeless

The number of special needs households and/or persons in McFarland is summarized in Table 15 and discussed in sections below.

Table 15 Special Needs Housing Groups

Special Needs Group	Number of Households
Households with Seniors	594
Senior Headed Households	640
Single Mother Household Population	390
Farm Worker Population	2,306
College Student Population	471
Disabled Population	941
Homeless Population	7

Source: KernCOG – Kern Regional Housing Data Report, Table 17,
2015 Kern County Homeless Census

3.4.1 Elderly Households

The elderly population includes those aged 65 years and older. The special needs of these households are usually due to living on a fixed income, health issues and the need for care providers. As shown in Table 15, there are 594 households with seniors and 640 households that are headed by seniors. Of these senior-headed households 486 are owner-occupied and 154 are renter-occupied.

Table 16 Senior Headed Households by Tenure

Household Type	Number	Percentage
Owner Occupied	486	76%
Renter Occupied	154	24%
Total	640	100%

Source: KernCOG – Kern Regional Housing Data Report, Table 17

Currently, the City does not have a special housing facility for elderly individuals, however the City has several goals and policies to address this shortcoming.

3.4.2 Disabled Persons

Table 15 shows there are 941 disabled persons living in McFarland, 167 are currently in the work force. The balance of the disabled population is either unemployed or not in the labor force. The disability rate tends to increase steadily when the age of the population increases. With limited income persons with disabilities represent a major group that may require any of a number of various housing assistance. In addition to the financial difficulties, persons with disabilities, also face hardships when mobility is not accommodated by required special features of construction. Currently, the City utilizes some special programs designed to help disabled persons, including non-traditional housing development such as Universal Design,

required compliance with the American's With Disabilities Act (ADA) and a reasonable accommodation ordinance.

Table 17: Disabled Population (5 Years and Above)

Disability Type	Age of Population			Total Population
	5 to 15	16 to 64	65 and over	
Sensory Disability	19	120	80	219
Physical Disability	15	358	173	546
Mental Disability	50	156	43	249
Self-Care Disability	6	124	71	201
Go Outside of Home Disability		749	113	862
Employment Disability		923		923
Total Disabilities	90	2,430	480	3,000

Source: KernCOG – Kern Regional Housing Data Report, Table 19, Pg. 111

Senate Bill 812 requires cities to include the needs of individuals with developmental disabilities in the Special Needs Households analysis. According to Section 4512 of the Welfare and Institutions Code, a developmental disability means a disability that originates before an individual attains 18 years of age, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy and autism.

Many developmentally-disabled persons can live and work independently within a conventional housing environment. More severely-disabled persons may require a group living environment where supervision is provided. The most severely-affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood a primary need is supportive housing for the developmentally disabled to allow for an appropriate level of independence as an adult.

The California Department of Development Services currently provides community based services to approximately 243,000 persons with disabilities and their families through a statewide system of regional centers, developmental centers and community-based facilities. The Kern Regional Center provides point-of-entry services for developmentally-disabled people in the McFarland area. Kern Regional Center is a private non-profit community agency that contracts with local businesses to offer a variety of services to the developmentally-disabled community. It is estimated that Kern Regional Center provides services to approximately 100 residents of McFarland yearly.

3.4.3 Large Families

Large families are defined as households with five or more persons. In McFarland, the average size of household reached 4.57 per household in 2013, Table 18 indicates 937 (35.6%) of the households are large families. Of these large family households, 405 (43.2%) are owner-occupied and 532 (56.8%) are renter-occupied.

Table 18: Household by Family Size and Tenure

Family Size	Owner	Renter	Number
1	146	49	195
2 -4	920	578	1,498
5+	405	532	937
Total	1,471	1,159	2,630
Percent of Total Large Households	55.9%	44.1%	100%

Source: 1990 and 2000 U.S. Census

The table also shows an increasing demand for bigger housing capacity to accommodate large families. Larger housing capacity can be achieved through more efficient housing layouts and designs rather than increasing square footage and consequently, housing costs.

3.4.4 Female-Headed Households

There are 710 single-parent households in McFarland, 390 of which are female-headed households. Of these 390 female-headed households, 224 are below the poverty line.

The City of McFarland recognizes the needs of female single-parent households. Although there is no special housing program for female-headed household, it is generally covered by other housing assistance for special needs households.

Table 19: Single-Parent Households

Householder Type	Number	Percent
Total Single-parent Households	710	100%
Male-Headed Households	320	45%
Female-Headed Households	390	55%

Source: KernCOG – Kern Housing Data Report, Table 17

3.4.5 Farm Workers

Estimating the size of the agricultural labor force is problematic as farm workers are historically undercounted by the U.S. Census and other data sources. For instance, the government agencies that track farm labor do not consistently define farm labor (e.g., field laborers versus workers in processing plants), length of employment (e.g., permanent or seasonal), or place of work (e.g., the location of the business or field). Farm workers are typically categorized into three groups: permanent, seasonal and 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 his/her earned income from farm work. Migrant farm workers are seasonal farm workers who have to travel long distances to their place of employment that they are unable to return to their permanent residence within the same day.

According to the 2012 Census of Agriculture there are 34,501 persons employed as farm workers in Kern County. The Census does not provide city-level data however as shown in Table 20, the largest employment sector in McFarland (56.4 %) is Agricultural, Forestry,

Fishing, Hunting and Mining so therefore it can be assumed that there are large numbers of farm workers living in McFarland.

Table 20: Farm workers-Kern County

	Farm workers	Farms
Farm Operations with less than 10 employees		
Permanent	1,615	737
Seasonal (e.g., less than 150 days)	1,131	443
Total	2,746	1,180
Farm Operations with 10 or more Employees		
Permanent	14,620	194
Seasonal (e.g., less than 150 days)	17,135	191
Total	31,755	385
<i>Source: USDA 2012 Census of Farm workers, USDA</i>		

Farm workers are generally considered to have special housing needs because of their limited income and the often unstable nature of their employment (i.e., having to move throughout the year from one harvest to the next). While no local surveys are available which document the specific housing needs of farm labor in McFarland, Statewide surveys provide some insight into the demographic characteristics and housing needs of farm workers. Among the major findings are:

- **Limited Income:** Farm workers typically fall within extremely low-incomes groups. According to the Rural Community Assistance Corporation, three-fourths of California's farm workers earned less than \$10,000 in 2000. Only one out of seven earned more than \$12,500 annually.
- **Overcrowding:** Because of generally low incomes, farm workers have limited housing choices. In many instances, multiple unrelated individuals will occupy a single dwelling in order to afford rents posing a prevalent and significant overcrowding issue. (California Institute for Rural Studies, 1997).
- **Substandard Housing Conditions:** Many farm workers live in overcrowded conditions and occupy substandard housing, including informal shacks, illegally converted garage units, and other structures generally unsuitable for occupancy (California Institute for Rural Studies, 1997).

Given the importance of agriculture and its labor force, the provision of adequate farm worker housing is a critical issue for McFarland. To facilitate the housing availability for farmworkers, this Element has new Program that is consistent with the requirements of Sections 17021.5 and 17021.6 of the Health and Safety Code of the State of California. This new program will treat employee housing for 6 or fewer persons the same as a single family unit in any residential zone and employee housing consisting of 36 or more beds as an allowable use in the A-1 and A-2 zones.

3.4.6 Homeless

McFarland does not have a noticeable homeless population. There are no identifiable transient nodes in McFarland such as freight stops or Amtrak stops. Therefore, normal places where transients gather for socializing or shelters are absent from the City.

There is no permanent shelter for the homeless population within McFarland. Shelter assistance to homeless is available in limited ways through social service providers who work together in coordinating their resources. The Salvation Army, American Red Cross and

several local churches are organized to address the needs of the homeless persons. These groups work in conjunction with the Kern County Department of Social Services. The Community Resource Center provides food, shelter, clothing, transportation, disaster, and medication services. The Police Department and Chamber of Commerce are involved in this network in that they often are sought out as references for these local services.

A program established in the previous Housing Element will be carried forward to prepare and make available a list of services and locations of care centers in the surrounding areas. The City allows for transitional and supportive housing in all residential zones as well as allowing emergency shelters in the commercial zone, medium density and high density zone by right as well as allowing single room occupancies in the commercial zone subject to the issuance of a conditional use permit.

The Kern County Homeless Collaborative conducts a yearly census to determine the homeless population of Kern County. There are 7 homeless persons in the City of McFarland and 953 homeless persons in Kern County. In 2014 there were 8 homeless people in McFarland and 992 homeless people in Kern County.

3.5 Housing Characteristics

As shown in Table 21, the number of the total housing units in McFarland in 2000 was 2,031 and increased to 2,683, a net increase by 652 units, or a 32.1% percent increase. This increase is representative of the acceleration of housing production since year 2000. There were 1,990 occupied housing units in 2000, 98% of the total units available. In 2010 there were 2,599 occupied units, 97% of the total units.

Table 21: Occupied Housing Units

	2000	2010	% Increase/decrease
Total Units	2,031	2,683	(+) 32.10%
Occupied	1,990	2,599	(+) 30.60%
Unoccupied	42	84	(+) 100%

Source: KernCOG – Kern Regional Housing Data Report.

As can be seen by the Table 22, the median home price and monthly rent for Kern County are higher than the City of McFarland.

Table 22: Housing Prices

	House Price	Rental
Kern County	\$171,200	\$869
McFarland	\$126,600	\$633

3.5.1 Housing Conditions

In 2012, Kern Council of Governments did a GIS analysis on the housing conditions in McFarland. This analysis was done on a parcel basis and not a housing unit basis, 2,046 residential parcels were analyzed. Of these parcels 1,039 (51%) were determined to have structures that needed either demolition or some level of rehabilitation and 1,007 (49%) were found to be in good condition with no need for repairs. 50% of the City's housing stock was built after 1980 and of these units 267 (23%) need some sort of improvements.

Table 23: Housing Units by Condition

Decade Built	Units Needing Demolition	Units Needing Major Repair	Units Needing Moderate Repair	Units Needing Minor Repair	Standard Units
1900			3	1	
1910	1	3	9	4	
1920	2	12	21	3	1
1930	10	22	26	10	1
1940	18	51	111	25	5
1950	7	35	58	57	21
1960	2	28	27	49	13
1970		41	66	70	59
1980		1	58	151	101
1990		2	4	30	211
2000				4	507
2010		8	9		88
TOTAL	40	203	392	404	1,007

Source: KernCOG – Kern Regional Housing Data Report

The City of McFarland takes a proactive approach toward housing conditions through housing rehabilitation programs and code enforcement programs. Existing code enforcement programs are successfully correcting code violations and maintaining the housing stock. Additionally the City of McFarland administers Owner Occupied Rehabilitation Programs that allow homeowners to receive up to a \$50,000 loan from the City to repair their residence. Formerly, a HOME program provided assistance, but all the funds associated with this grant have been used. An additional program which is still operating is funded through Calhome.

3.5.2 Housing Units Types

Of the 2,683 existing housing units in the City, 86.4% are single-family homes, 11.1% are multi-family units, and 2.5% are mobile homes. Single-family homes are the dominate housing type of the community, specifically for larger households. As outlined in Table 24, in 2010, 69.1% of the houses have 3 or more bedrooms while in 2010 only 38% of the houses had three or more bedrooms.

Table 24: Housing Units by Bedroom Numbers

BEDROOMS	2000		2010	
	Number	Percentage	Number	Percentage
No bedroom	232	11%	24	0.9%
1 bedroom	592	29%	201	7.5%
2 bedrooms	443	22%	608	22.6%
3 bedrooms	617	31%	1,365	50.7%
4 bedrooms	134	7%	468	17.4%
5 or more bedrooms	-	-	27	1%

Source: H-41. Bedrooms(7), Census 2000, 1990 Summary File 3 (SF 3)

3.5.3 Housing Tenure and Values

A total of 1,471 housing units or 55 percent of the occupied housing units were held by homeowners similar to the overall Kern County value of 58 percent. The median value for this type of housing in McFarland is \$126,000-about two-thirds of the County average of \$171,200. Additionally, as can be seen by Table 25, the Median Value of Owner Occupied Units has gone up by 46 percent.

Table 25: Value of Owner-Occupied Units

Value Range	2000		2010	
	No. of Units	Percentage	No. of Units	Percentage
Less than \$50,000	61	5.8%	79	5.5%
\$50,000 to \$99,999	914	86.4%	224	15.6%
\$100,000 to \$149,999	58	5.5%	293	20.3%
\$150,000 to \$199,999	17	1.6%	409	28.4%
\$200,000 to \$299,999	0	0.0%	390	27.1%
\$300,000 to \$499,999	0	0.0%	28	1.9%
\$500,000 to \$999,999	8	0.8%	17	1.2%
\$1,000,000 or more	0	0.0%	0	0.0%
Median (dollars)	\$76,000	-	\$163,800	

Source: DP-4, Profile of Selected Housing Characteristics, Census 2000 and 2010

Rental housing accounted for 45% percent of the occupied housing units with a median contract rent (amount specified in the lease) of \$633, a 33 percent net increase over the median contract rent of \$463 in 2000.

Table 26: Households by Gross Rent

Gross Rent	2000		2010	
	Number	Percentage	Number	Percentage
Less than \$200	63	7.5%	0	0.0%
\$200 to \$299	86	10.3%	0	0.0%
\$300 to \$499	385	46.0%	170	16.2%
\$500 to \$749	257	30.7%	525	50.0%
\$750 to \$999	33	3.9%	266	25.3%
\$1,000 to \$1,499	-	-	90	8.6%
\$1,500 or more	-	-	0	0.0%
No cash rent	13	1.6%		

Source: DP-4. Profile of Selected Housing Characteristics: Census 2000 Census 2010

3.5.4 Housing Price

As discussed, the value of an owner-occupied single family house went up by 46 percent while the contract rent went up 33 percent. As housing value increase it could be difficult for the Very Low and Low income population of McFarland to purchase a home because they will be required to pay a larger portion of their income for housing.

3.5.5 Assisted Housing Units at Risk

State law (Chapter 1451 and Chapter 889, Statutes of 1989, amended Section 65583 of the Government Code) requires an analysis and a program for preserving federally-assisted housing developments that will become eligible for conversion to market-rate rents (“at-risk” units). The purpose of this analysis is to identify actions (programs) that the City can take to preserve federally-assisted housing units and prevent or minimize tenant displacement and will preserve the local affordable housing stock.

The analysis includes all multi-family rental units, that are assisted under any of the federal programs listed in Section 65863.1(a), including state and local multi-family revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees.

According to Government Code Section 65583 (a)(8)(C), the Housing Element shall identify public entities and private nonprofit corporations that have the legal and managerial capacity to acquire and manage assisted-housing developments and that have expressed an interest in acquiring and managing such projects.

There are 6 assisted housing facilities in McFarland totaling 291 units. These housing facilities all have affordable housing restrictions and none are at risk of losing their affordability restrictions during the planning period covered by the Housing Element. In addition to the existing facilities the City of McFarland Planning Commission approved a 92 unit assisted housing facility that was targeted for both senior housing as well as family housing. This project was approved in 2012 however the necessary funding has not been secured.

Table 27: Assisted Housing Risk Assessment

Property Name	Address	Year Built/ Renovated	Primary Tenancy	Total Units	Funding Source	Expiration Date
Daybreak Apartments	5 th St. & Hail Ln.	2005	Family	61	LIHTC	2060
Milagro Del Valle	106 11 th St.	2003	Family	46	LIHTC, HUD	2058
Solinas Village Apts	711 5 th St.	1993	Family	52	LM	2048
La Fiesta	520 San Juan St.	1970s	Family	36	LM	None
McFarland Family Apts	1050 Kendrea PI	2011	Family	48	LIHTC, HCD, FHLBSF	2066
Kendrea Place	1050 Kendrea PI	2013	Family	48	LIHTC, FHLBSF, RHS 515	2068
Total Units at Risk				0		

Source: City of McFarland

4.0 FUTURE HOUSING NEEDS ASSESSMENT

The City of McFarland is a member agency of the Kern Council of Governments (KernCOG). KernCOG uses a predominately demographic formula to allocate the regional housing needs among the incorporated cities and unincorporated county. This process results in a Regional Housing Needs Allocation (RHNA) which is the essential part of the future needs assessment.

4.1 Unaccommodated Needs From the Previous Housing Element

As shown in Table 27 the City of McFarland did not satisfy its fair share of the RHNA from the 2008-2013 period, particularly as it relates to the Moderate and Above Moderate housing. As was detailed in Section 4.0 of the 2008-2013 Housing Element the City provided sufficient land to accommodate these housing types however factors outside of the City's control prevented construction. These factors include McFarland's lower median family income and reluctance by the development community to offer larger houses. The City of McFarland was able to exceed the Low Income housing need by 146 units. This is important, because McFarland's population consists largely of lower-income households.

Based on the information provided in Table 28, the City of McFarland is 507 units short of satisfying the 2008-2013 RHNA requirements. This is due in large part because the citizens of McFarland did not see an overall increase in income to afford larger homes that are typically bought by persons with a higher income than that of McFarland.

Table 28: Progress towards the Regional Housing Need (2008-2013)

Income Group	Regional Housing Need	Units Constructed	Remaining Housing Need
Very Low	188	76	110
Low	158	304	(-146)
Moderate	141	62	79
Above Moderate	318		318
Total	805	442	507

Source: KernCOG Preliminary 2014 Regional Transportation Plan

4.2 Regional Housing Needs Allocation

The Kern County Housing Allocation Plan prepared by the Kern Council of Governments estimated the housing needs of the City for 2015-2023 outlined in Table 29:

Table 29: McFarland Fair Share Housing Needs (2015-2023)

Regional Housing Need Allocation	
Income Category	New Construction Need
Very Low (0-50% of AMI)	93
Low (51-80% of AMI)	73
Moderate (81-120% of AMI)	66
Above Moderate (over 120% of AMI)	79
TOTAL UNITS	311

Source: 2015-2023 Regional Housing Needs Assessment and Allocation Plan, KernCOG, June 2014

To calculate the projected housing needs for extremely low-income households, the City assumed 50 percent of the assessed low-income regional housing needs are extremely low-income households. As a result, from the very low income need of 488 93 units, the City has a projected need of 46 units for extremely low-income households.

Many extremely low-income households will seek rental housing and will likely facing an overpayment, overcrowding and/or substandard housing conditions. Extremely low-income households may include farmworkers or individuals with special needs, and may require specialized housing programs. To address this range of housing needs, the City will employ a detailed housing strategy which includes promoting a variety of housing types, such as single-room occupancy (SRO) units.

According to the Regional Housing Needs Assessment and Allocation Plan, 311 housing units should be constructed by year 2023. The number of units is broken down to 75% of single-family units, 20% of multi-family units, and 5% of mobile home units which will represent the projection of housing types composition of different types. Table 30 indicates that approximately 46.5 acres of land will be required if based on the Kern COG regional assessment of fair share of housing needs in McFarland.

**Table 30: Residential Land Demand
Based on Housing Needs Assessed by Kern COG**

McFarland Housing Need Fair Share	311 residential units
311 residential units x 75 percent single family units =	233 single family units
311 residential units x 20 percent multi-family units =	63 multi-family units
311 residential units x 5 percent mobile home units =	15 mobile home units
233 single family residential units/7.0 units per acre =	33 acres
78 multi-family units/15 units per acre =	5.2 acres
Subtotal	37.2 acres
37.2 acres x 1.25 (flex-factor) =	46.5 acres

Housing projections are based on 2006-2013 Regional Housing Needs Assessment and Allocation Plan.

SITES INVENTORY AND ANALYSIS

5.1 Adequate Sites

The potential unit calculation Table 31 is based on available land in the City of McFarland. This land includes undeveloped land and infill lots. This table shows the total acreage by zoning classification. For a parcel level analysis please see Appendix C.

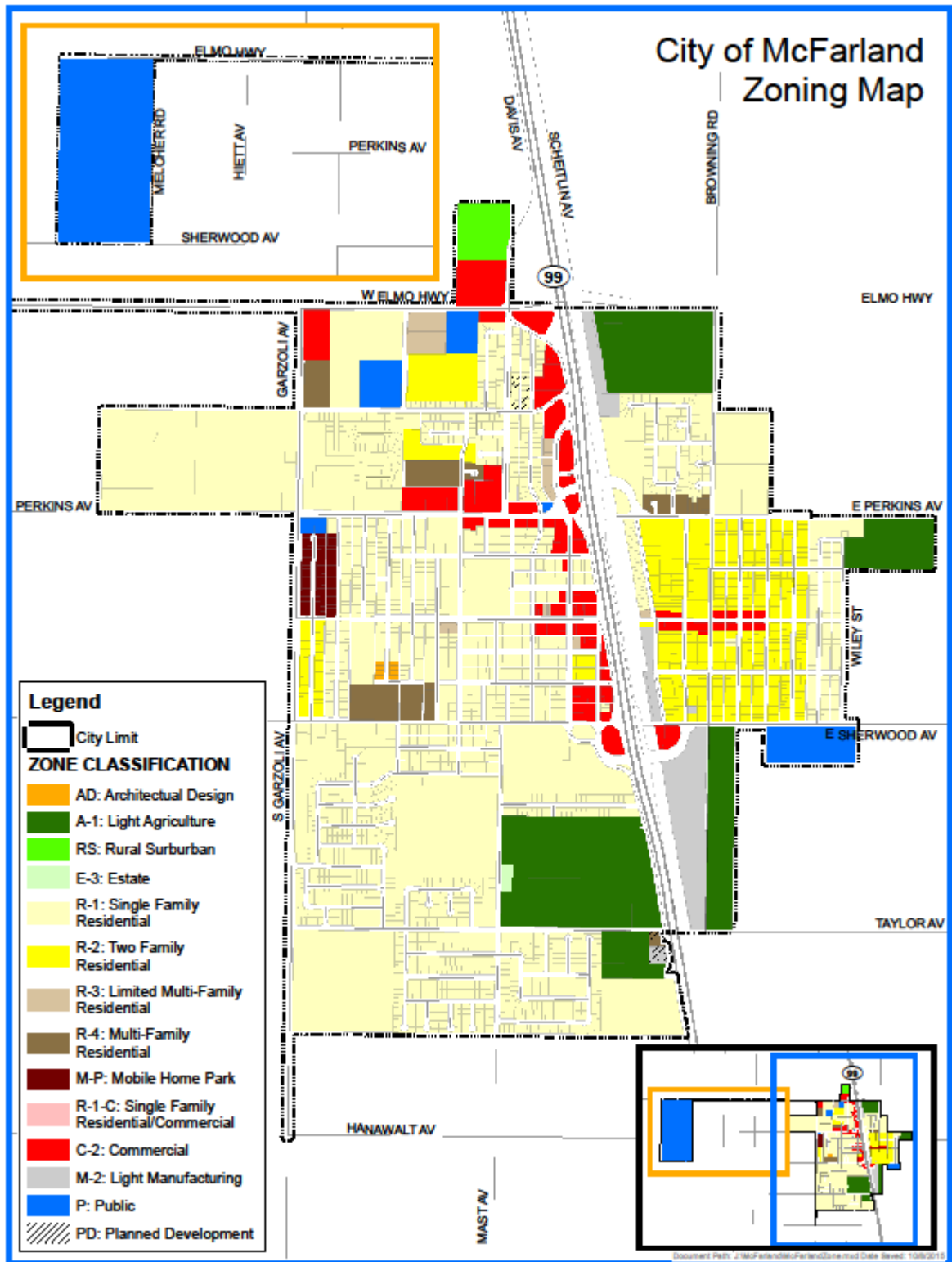
Table 31: Vacant Residential Land

Zoning/ General Plan	Area (Acre)	Potential Units	Status
R-S/RR	11.37	23	Available
R-1/LDR	147.42	959	Available
R-2/MRD	12.46	268	Available
R-4/HDR	11.67	236	Available
	183	1,486	

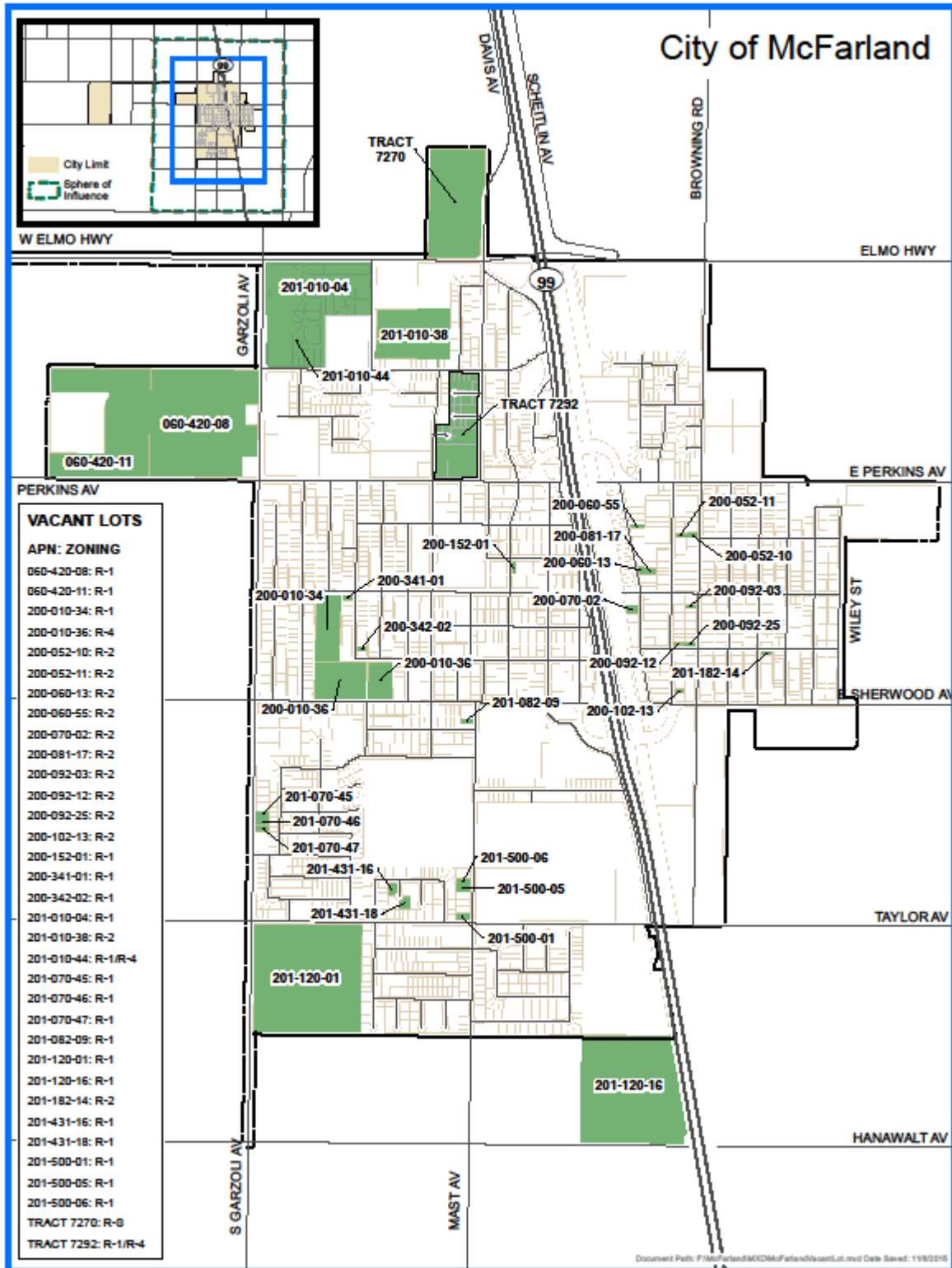
Source: City of McFarland Planning Department 2015

As indicated by Table 30, the City has enough land to accommodate its housing allocation of 311 units. The City has also evaluated its infrastructure capacity and determined that there is enough capacity to meet the housing demand for the current planning period 2015-2023. A more detailed analysis of the McFarland's infrastructure is included in Section 5.

Map2: Current Zoning Map



Map 3: Vacant Parcels in McFarland



Data Source: Kern County GIS System; Assessor's Office Database

6.0 ANALYSIS OF CONSTRAINTS

The purpose of this section is to analyze potential and actual governmental and non-governmental constraints on the maintenance, improvement and development of housing in City of McFarland.

Many constraints are difficult for local government to overcome, such as home loan interest rate, regional fees and school fees. The constraints that have been addressed in this section include governmental constraints, market constraints, and environmental constraints.

6.1 Governmental Constraints

Local policies and regulations can impact the housing market in terms of housing price and availability and in particular, the provision of affordable housing.

Land use controls, site improvement standards, development fees and exactions, permitting process and various other issues may present constraints to the maintenance, development and improvement of housing.

McFarland's current Land Use Element was adopted in 2013. The City is in the process of updating the entire General Plan, as well as the Zoning Ordinance. As this effort is not anticipated to be done until 2016, the following analysis of potential government constraints is based on the current General Plan and Zoning Ordinance. The Housing Element will develop recommendations as appropriate to address identified constraints, which will then be addressed in the General Plan as well as the Zoning Ordinance if deemed necessary.\

The McFarland Community Development Department currently is staffed by one planner with no administrative support. As a result of this staffing shortfall several Housing Programs that relate to ordinance and general plan updates have not occurred. As staffing becomes available the City will make the ordinance and general plan updates.

6.1.1 Local Processing and Permit Procedures

Permitted uses are staff-level ministerial actions, essentially requiring zoning clearance and general plan consistency however multi-family projects in excess of 5 units even though allowed by right require approval of the site plan, landscaping and parking plan. Conditional Use Permits involve discretionary action and are considered by the Planning Commission at a public hearing. For clarification, emergency shelters are considered the same as emergency facilities for homeless people. Emergency shelters are allowed by right in the C-2 zone, single room occupancy facilities will require a conditional use permit in the C-2 zones. Supportive and transitional housing are allowed by right in any residential zone.

Table 33 illustrates the various permitting processes that are required for particular types of residential development.

Table 32 below lists the zones that allow residential development and the level of approval needed.

Table 32: Housing Types Permitted by Zoning District

Housing Types Permitted	R1	R2	R3/R4	C-2
Single Family Attached	P	P	P	
Single Family Detached	P	P	P	
Duplexes to Fourplexes			P	
Multifamily (5+ Units per Structure)			P	
Manufactured Homes (Mobile Homes) *	P	P	P	
Second Units	P	P	P	
Emergency Shelters				P
Single Room Occupancy				C
Transitional/Supportive Housing	P	P	P	

Source: McFarland Zoning Ordinance;

P = Permitted Use C = Conditionally Permitted Use

* Manufactured Homes have to comply with certain regulations set by the Zoning Ordinance and State Law.

The City's typical processing procedures are outlined in Table 32. The approval process for single family units in an approved subdivision and in-fill development projects less than 5 units are approved at the ministerial level while multi-family units in excess of 5 units and new subdivisions require discretionary approval by the Planning Commission and in the case of a Final Map the City Council. Included in the time frames listed below is the environmental review process, noticing and discretionary action. These times might vary depending on the comments received during the environmental and public review process.

Table 33: Processing Procedures

Housing Types Permitted	Single family (Subdivision)	Single family and multi-family less than 5 units (In-fill)	Multi-family 5 or more units	Subdivision
Approvals	Site Plan Review	Site Plan Review	Planning Commission Approval for Zoning Consistency	Pre-Development Meeting
		Building Plan Review and Approval	CEQA Review and Public Comment	CEQA Review and Public Comment
		Engineering Review and Approval	Building Plan Review and Approval	Planning Commission Approval
			Engineering Review and Approval	City Council Approval of Final Map
Total Time	2 days	2 to 3 weeks	1 to 2 months	3 to 6 months

6.1.2 Land Use Controls

The Land Use Element sets forth the City's policies for guiding local land use development, and is implemented by regulations contained in the Zoning Ordinance. The Land Use Element provides five residential land use categories, each with a corresponding zoning district that allows residential uses with different density standards. Table 34 lists discusses the minimum

and maximum allowable densities the City poses on housing types permitted in different zones.

Table 34: Land Use Categories Permitting Residential Use

Land Use	Zoning District	Density (units/acre)	Primary Residential Type(s)
Rural Density	R-S	0-2	Ranch/Estate
Estate	E	2-4	Ranch/Estate
Low Density	R-1/R-1-C	5-8	Single-family
Medium Density	R-2/R-3	9-15	Single-family, Duplex, Triplex and Fourplex
High Density	R-4	16-24	Single-family, Multi-Family; Apartments

Source: Land Use Element, McFarland Consolidated 2013 General Plan

In 2013 the City adopted an updated Land Use Element. The updated Element eliminated one residential land use category (Medium High Density Residential) and added a new land use category (Estate). Also the updated Element increased the density in the Residential Land Use Designations which in turn increased the density in the corresponding zone districts.

Currently the City does not have restriction on the concentration of residential care facilities. Residential care facilities and nursery services are allowed in R-4 zone. Home occupation is permitted in R-1, R-1-C, R-2 and R-3 zones, which shall be operated only by the residents. The definition of family can act as a constraint on housing for persons with disabilities. Currently, the City's definition of family is as follows:

An individual, or two or more persons related by blood or marriage or legal adoption living together in a dwelling unit or six (6) or fewer related or unrelated persons living together.

The current definition of a family is too restrictive therefore a Program has been added that states the definition will be changed by 2016.

Group Homes

Group homes are allowed in all residential zones. Group homes over six persons are allowed in all residential zoning districts. There is no local restriction on the siting of group homes. 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. The City of McFarland is compliant in its implementation of this provision.

Zoning for a Variety of Housing Types:

Emergency Shelters: For clarification, emergency shelters are considered the same as emergency facilities for homeless people. Emergency shelters are allowed by right in the C-2 zone.

The C-2 zone in McFarland comprises 5 percent of the land within the City, and 3 percent of the undeveloped land.

Supportive and Transitional Housing: The City of McFarland allows Supportive and Transitional housing by right in all residential zones. The only provision is that these housing types be subject to the same development standards as other residential development.

Single Room Occupancy: Single room occupancy facilities are allowed in the C-2 zone subject to the issuance of a conditional use permit. Additionally, the City adopted development standards for single room occupancies that are consistent with State law.

6.1.3 Residential Development Standards

The City regulates the type, location, density, and scale of residential development primarily through the Zoning Ordinance. The Zoning Ordinance sets for the City's specific residential development standards, which are summarized in Table 35.

Table 375: Major Residential Development Standards

Zone	Setbacks (Min.)			Area (Min.) (sq.ft)		Density (units/acre)	Height	Lot Coverage (Max.)	Parking /unit
	Front	Side	Rear	Lot	Unit				
R-S	25'	5'	5'	6000	6000	0-2	35'	45%	2
E	25'	5'	5'	6000	6000	2-4	35'	45%	2
R-1	25'	5'	5'	6000	6000	5-8	35'	45%	2
R-1C	25'	5'	5'	6000	6000	5-8	35'	45%	2
R-2	25'	5'	5'	6000	3000	9-15	35'	55%	2
R-3	15'	5'	5'	6000	1500	9-15	35'	N/A	1 ½
R-4	10'	5'	15'	6000	1000	16-24	45'	N/A	1 ½

Source: City of McFarland Zoning Ordinance.

6.1.4 Building Codes and Their Enforcement

The City of McFarland, for the sake of consistency, adopts the same building code that is utilized by Kern County Building Department. Currently Kern County, and therefore the City of McFarland enforce the California Building Code that is based on the ICC Code. While the City can add standards to the Code based upon particular local conditions (e.g. wind, seismic considerations, soils types), it cannot reduce the standards. No local amendments to the building code have been made that would negatively impact the housing production for all income groups.

McFarland does not require retroactive code compliance for existing older structures developed under less demanding codes, unless additions or remodeling requiring a building permit are requested.

In terms of development of housing for persons with disabilities, the City is requiring all rehabilitation and new construction to meet ADA standards and require such improvements for all rehabilitation and new construction activities. Some of the existing buildings may not be ADA compliant, but they are required to meet ADA standards, if rehabilitated or expanded. Accommodation requests involving building rehabilitation for disabled persons are handled through the building department. The City does not currently have an ADA Transition Plan however a Program has been established to prepare and update an ADA Transition Plan.

Additionally the City has a reasonable accommodation procedure that allows a disabled person, or a representative of a disabled person to request relief from the strict application of the land use or building regulations as set forth in the Code, in order for such disabled person

to use and enjoy a dwelling. Any request for a reasonable accommodation shall be reviewed and approved by the Community Development Director.

6.1.5 Subdivision Regulations

Authority for the City to require public improvements in conjunction with development stems largely from two sources, the City's inherent police power and subsequent statutory clarifications, and the California Subdivision Map Act (Section 66410 et seq.). The City requires full street right-of-way improvements for new subdivisions as well as all the utilities required to serve the homes. Often, the location of a site brings about site improvements that respond to some localized conditions such as drainage structures to handle storm water that traverse the site, or block walls to retain earthwork or reduce noise impact on site, or traffic control devices for the traffic generated by a residential project.

Site improvement requirements are generally classified into two categories: On-site improvements and Off-site improvements. On-site improvements consist of anything occurring within the project site/parcel and may include paved and covered parking spaces, landscaping, automatic irrigation, etc. Off-site improvements consist of anything occurring outside of the project site that and may include are: sidewalk, curb, and gutter, paved streets, fire hydrants, provisions for utilities, etc., in conformance with the City's subdivision improvement standards, incorporated herein by reference. The minimum local street right-of-way is 50 feet.

6.1.6 Development Fees

The City collects fees to offset the cost of providing planning services and building permits and inspections. The City most recently reviewed its Building Fee Schedule in 2012 and determined that it was substantially higher than the surrounding communities and therefore served as a barrier to new construction. The City Council adopted a new Building Permit fee schedule that mirrors the Kern County Building Permit fee schedule. In addition to updating the Building Permit fee schedule the City also revised the Planning and Engineering Fees from a flat rate to a deposit-based system. By reducing the Building Permit and Planning and Engineering fees the City has made development much more affordable. The Planning and Engineering Fees are included in Appendix C and the Building Permit Fees and are included in Appendix D.

A case in point about the fee reduction can be seen in the processing of a residential subdivision. Table 36 compares the newly adopted fee schedule (2012) with the fee schedule that it replaced.

Table 36: Fee Comparison

Tentative Tract	New Fee (2012)	Old Fee
Tentative Tract	\$2,500 deposit	\$7,013 flat fee
Improvement Agreement	Included in Final Map	\$4,550 flat fee
Final Tentative Tract	\$2,500 deposit	\$4,420 flat fee
Total	\$5,000 deposit	\$15,983 flat fee

6.1.7 Infrastructure and Public Services

The City is tasked with maintaining existing infrastructure and service levels while still being able to accommodate new development. The cost of providing adequate infrastructure to serve new development is wholly- or partially-funded by that new development, and adds to the overall cost of housing. As a condition of project approval, a developer is often required to install major capital infrastructure (e.g. major street improvements, traffic signals, transmission water mains, trunk sewer lines, public open space, etc.) outside the bounds of the project. Because these improvements, while necessary to serve the subject development, also benefit the residents of the City at large, the developer is not ultimately responsible for the entire cost of these improvements, but only a reasonable fair-share of it.

The City has established a schedule of development impact fees based upon the ultimate costs of capital improvements that will be required to provide adequate service levels over the planning period of the General Plan. If a developer would normally be required to install a particular piece of major infrastructure but either that infrastructure has already been installed or its installation is cost-prohibitive, the project may instead be conditioned to pay the appropriate development impacts fees. The City of McFarland imposes development impact fees to cover the costs of capital expenditures related to various municipal services. Onsite improvements such as local streets, curbs, gutters, sidewalks, and in-tract or onsite water and wastewater facilities not subject to development impact fees. A developer is wholly responsible for installation of these facilities, which are then dedicated to the City. Also, note that development impact fees cannot be used for maintenance or operation of facilities, but only for the initial capital costs associated with installing them.

Whether in the form of the actual improvements or as development impact fees, infrastructure requirements that the City places on developers for the provision of necessary public improvements may be a constraint when weighed with other construction/property costs.

Table 37 Impact Fees for Single Family Dwelling

Fee Type	Amount
Law Enforcement	\$545
Park Development	\$2,218
Government	\$1,706
Sewer	\$4,398-\$5,334 depending on location
Water	\$3,920
Traffic*	\$8,194

*A traffic study may be prepared for large residential projects which may lower the fee.

The City of McFarland is the water purveyor within the city limits. All of the domestic water consumed by the City is pumped from four groundwater wells: Browning Well, Garzoli Well, Well #6 and the Taylor Well. The City has a one million gallon capacity steel reservoir which supplies a 2,000 gpm booster station that contributes to the system's conveyance under peak hour demand. The majority of McFarland's distribution system is comprised of six inch and 8 inch pipelines.

Within the City there are approximately 2,623 service connections with an estimated peak hourly demand of 5,156 gallons per minute plus 1,500 gallons per minute for fire flow

equating to a total demand of 6,656 gallons per minute. The peak water capacity is 7,550 gallons per minute which is sufficient to serve all in-fill projects and all land currently located in the incorporated City limits of McFarland. Based on estimates provided by the City's Water Engineer a new well will be needed sometime after year 2020. This estimate is based on a 4% annual growth rate.

The City of McFarland provides wastewater service within the City of McFarland. The City collects and transmits all wastewater generated in the City to the City's Wastewater Treatment Plant which is located 2.5 miles west of the City of McFarland. The permitted capacity is 1.55 mgd and the existing flows range from 1.0 to 1.1 mgd. There are currently 2,455 sewer hookups in the City and based on the existing capacity of 1.55 mgd, the City can add an additional 1,004 connections before the wastewater treatment plant is at capacity. Based on the Regional Housing Needs allocation for McFarland of 311 homes the City has sufficient water and sewer capacity to accommodate the 311 new units.

Additionally this Element contains a Program that grants priority of water and sewer services to affordable housing projects as required by SB 1087.

6.2 Market Constraints

Land costs, construction costs, and market financing contribute to the cost of housing production. Although many constraints are driven by market conditions, jurisdictions have some leverage in instituting policies and programs to address these constraints.

6.2.1 Non-Governmental Development Costs

Factors associated with land (i.e., availability, suitability, environmental issues, and title issues) represent one of the most important constraints to the development of housing in McFarland area.

There have not been many recent land sales in the McFarland area so it is hard to determine the cost of vacant land with no entitlements and vacant land with entitlements. Therefore the City is utilizing land costs in the northwest Bakersfield area. The average cost of vacant without entitlements is \$40,091 with a maximum of \$55,082 per acre and a minimum of \$25,499 per acre. The cost for vacant land with entitlements is considerably higher with an average cost of \$94,741 per acre with a maximum of \$118,256 per acre and a minimum of \$69,961 per acre. There is 1 active subdivision in McFarland that has lots priced an average of \$30,000 while in the northwest Bakersfield area the average lot price is \$32,476. The typical cost for residential construction is between \$65.00 and \$75.00 per square foot. This range in costs is due to upgrades that the homeowner might request.

The amount of land available for the development is also a crucial factor in housing development. Based on the land demand projections shown (Table 29), the City would need approximately 46.5 acres of land for residential development. The land inventory (Table 33) shows there are 183 acres of available land which is sufficient land to meet the demands based on population projections, including the regional housing allocation demand.

Construction costs vary widely according to the type of development, with multi-family housing generally cost less than single-family homes. Construction costs generally include material costs, construction financing, land, labor, liability insurance. It has been increasing rapidly in the past decade countrywide. These high costs pose as constraints to the provision of housing for people of all economic segments of the community, especially the low-income households.

Marketing of new housing, as well as resale of homes, adds to the cost of housing. Real estate fees range from 3 to 6 percent on resale units. Enticing developers to decrease marketing budgets would not be successful unless an adequate local market and readily affordable financing could be demonstrated.

To reduce the cost of construction, developers may consider prefabricated factory-built housing as alternatives. Another factor related to construction cost is the number of units built at one time. As the number increases, overall costs decrease as builders can benefit from the economies of scale.

6.2.2 Financing Costs

The availability of financing affects a person's ability to purchase or improve a home. Insufficient household income hinders many from finding the necessary financing to purchase new housing units or to improve the existing housing units which is identified as needing rehabilitation. Nearly 70 percent of the total occupied households within the City earn less than the County median household income of \$47,089, based on 2010 US Census data. Low and moderate-income families/ residents occupy most of the homes which require rehabilitation.

6.3 Environmental Constraints

The City of McFarland recently adopted a Local Hazard Mitigation Plan and this plan identified that are 2 major environmental constraints in McFarland; Geologic Hazards and Flood Hazards.

Flood Hazards: A narrow strip-shaped area along Highway 99 are subject to 100-year and the rest of the east side of the City are subject to 500-year flood hazard. However, the 100-year flood hazard area is relatively small and most of the site has built out already. Due to the low precipitation rate, flood hazard poses a minor environmental constraint.

Geologic and Seismic Hazards: Kern County is in a seismically active region, containing several major unstable fault lines. Two major earthquakes have occurred in the county since such events have been historically noted. The deep surface layer of unconsolidated alluvial sedimentation in the San Joaquin Valley around McFarland is susceptible to considerable sudden movement when potential energy, built up along nearby fault systems, is suddenly released. Severe ground shaking can result in widespread damage to buildings, pavement, underground pipelines and aqueducts.

The City of McFarland is in an area of the San Joaquin Valley that may be subject to moderate to severe ground shaking. This hazard exists because of the buildup of potential energy that may suddenly be released along a major fault system within and near to the county boundary. The nearest active fault - Kern Front Fault is approximately 8 miles away and is capable of generating a peak ground acceleration of about 0.21g, which can be easily mitigated through design specification.

6.4 Opportunities for Energy Conservation

Energy conservation opportunities for residences can be accomplished either via changes to buildings themselves or changes in how development occurs. McFarland is drafting Sustainable Design Guidelines for the housing developments within the City. Energy conservation and alternatives energy source are one of the main focus in the guidelines.

6.4.1 Energy Conservation

The California Building Code requires that all new development comply with its energy conservation standards. The City of McFarland Building Department reviews all new or substantially re-modeled dwellings to comply with these energy conservation standards.

Additionally, the residents of McFarland have access to several programs that can improve the energy efficiency of their residences. These programs are as follows:

- 1) The City of McFarland Owner Occupied Rehabilitation Program provides interest-free loans to low-income home owners to rehabilitate their dwelling homes. Examples of improvements that may be allowed by this program are the replacement or upgrade of a home's electrical system, new insulation, installation of new double paned windows and new doors.
- 2) The Community Action Partnership of Kern County (CAPK) also provides weatherization assistance to qualified homeowners. Weatherization which can include installation of new windows, doors, insulation, weather stripping and similar items will often reduce the energy consumed for heating and cooling by eliminating leaks and improving overall efficiency of the dwelling.
- 3) Pacific Gas and Electric and Southern California Edison are purveyors of electricity and Southern California Gas is the purveyor of natural gas in the McFarland. These companies offer assistance to qualified homeowners for weatherization and education about energy conservation.
- 4) The City is a part of the Home Energy Renovation Opportunity (HERO) Program that allows homeowners to perform energy efficient retrofits o their dwelling units. Financing provided by the HERO Program is in the form of an assessment on the property and is paid for over time along with the payment of property taxes. .

6.4.2 Development

In addition to the programs mentioned above the City also has or will soon have development standards that could lead to a reduction in energy consumption. These standards are as follows:

- 1) The City is in the process of establishing a Mixed Use Overlay District that will cluster residential units with retail and employment opportunities. By integrating these uses into a development the dependence on the vehicle may be reduced which in turn will lead to less energy consumption.
- 2) Requiring all new streets to include bicycle facilities.
- 3) Require properties that are substantially remodeled to construct any missing curb, gutter and sidewalk. This infrastructure will encourage non-motorized transportation.
- 4) Orientation of structures to make use of passive cooling and heating.

7.0 HOUSING PROGRAMS

7.1 2015-2013 Housing Element Goals and Policies

The following Housing Element goals and policies have been developed in response to the existing housing needs of the community, and reflect the policy direction received from the public workshops, Planning Commission and City Council. Some of these goals and policies were included in the 2008-2013 Housing Element.

GOAL 1

Maintain and improve the quality of existing housing and residential neighborhoods in McFarland.

- Policy 1.1** Encourage citizen involvement in addressing the maintenance and improvement of the housing stock and neighborhood quality.
- Policy 1.2** Encourage homeowners and landlords to maintain properties in sound condition through City's code enforcement efforts and future rehabilitation program.
- Policy 1.3** Continue to support the provision of rental assistance to low-income households with the assistance of the Housing Authority of the County of Kern and other non-profit housing providers.
- Policy 1.4** Preserve the existing affordable housing through City regulations, as well as other forms of assistance.

Housing Program 1.1 - Housing Rehabilitation

The City is in the process of developing a rehabilitation program to provide loans to low-income homeowners when City secures the funding from CDBG and HOME. According to the result of the housing condition survey conducted in 2006, there is great need for housing rehabilitation in the older neighborhood.

Objective: The City's goal is to assist 25 households through the 5 8-year planning period after the funding is available. The City will apply for any grants that can assist in the rehabilitation of the existing housing stock.

Responsible Agency: Grants Department

Funding: General Fund and any Grants awarded to the City.

Timing: The City will apply for funding as Notices of Funding Availability are released

Housing Program 1.2 - Public Information on Housing Maintenance

This program will emphasize the values of a well-maintained home and offer guidance to typical home maintenance efforts. This program will also provide information regarding assistance that is available to the public. The Planning Department shall become an information resource for the community.

Objective: A housing maintenance information brochure will be prepared for by the Building Division and made available at McFarland City hall. This brochure will be periodically reviewed to ensure any building or municipal code changes are included.

Responsible Agency: Community Development Department

Funding: General Fund and grants

Timing: Developed by 2016 and update as necessary.

Housing Program 1.3 - Housing Code Enforcement Program

The City currently administers the Housing Code Enforcement Program which aims to preserve and maintain the livability and quality of the neighborhoods in McFarland. Under this program, code enforcement staff investigates violations of health, safety, and property maintenance standards. The City has recently received funding through the Community Development Block Grant program to add support staff and a graffiti removal machine.

Objective: Educate the residents of McFarland on the City's property maintenance ordinance. Additionally the Code Enforcement Division will proactively enforce codes to maintain and improve the quality of housing and neighborhoods.

Responsible Agency: Community Development Department

Funding: General Fund and Community Development Block Grant Funds.

Timing: Ongoing

Housing Program 1.4 - Information in Spanish

Due to the high concentration of the Spanish speaking population in the City, bi-lingual (English/Spanish) information bulletins will be distributed to the general public to promote clear understanding available housing opportunities in the City.

Objective: Publish Spanish bulletins on housing programs and provide personnel assistance in Spanish.

Responsible Agency: Planning Department

Funding: General Fund

Timing: Develop brochure by June 2016 and update as necessary.

Housing Program 1.5 – Community Clean-Up Days.

McFarland has several alleys that the citizens use to dump green waste and large household items such as mattresses and dressers. This build-up of trash in the alleys can lead to health and safety issues such as vermin infestation and fire.

Objective: Work with the citizens, the Police Department, local civic organizations and the franchise waste hauler to remove the garbage from the alleys and allow residents to properly dispose of household items.

Responsible Agency: Community Development Public Works Department.

Funding: General Fund, Refuse Enterprise Fund

Timing: Bi-annually

GOAL 2**Facilitate the provision of a range of different housing types to meet the needs of the community.**

- Policy 2.1** Provide high quality housing for current and future residents with a diverse range of income levels.
- Policy 2.2** Continue to promote homeownership by establishing assistance programs to low and moderate-income households to purchase new and existing housing.
- Policy 2.3** Provide regulatory and/or financial incentives to non-profits, private housing developers, and public agencies for the construction of the types of housing required to meet identified needs.
- Policy 2.4** Support the provision of quality rental housing with three or more bedrooms to accommodate large families, and encourage room additions in the existing housing to address householder overcrowding issue.
- Policy 2.5** Support a variety of housing types to address the needs of agricultural workers.
- Policy 2.6** Facilitate the provision of housing to address McFarland's growing senior population, including senior housing with supportive services, assisted living facilities, and second units.
- Policy 2.7** Encourage the provision of housing available to the physically disabled through integration of universal design features in new development, and compliance with Title 24 of the California Health and Safety code.
- Policy 2.8** Facilitate the provision of second units as a means of providing affordable rental housing in existing neighborhoods. Ensure compatibility with the primary unit and surrounding neighborhood.
- Policy 2.9** Encourage the production of housing that meets the needs of all economic segments, including low, moderate, and above moderate-income households, to achieve a balanced community.
- Policy 2.10** Facilitate non-traditional housing types and options, including co-housing, assisted living facilities, and live-work spaces.
- Policy 2.11** Annually monitor the City's progress in meeting its housing needs for all income levels.

Housing Program 2.1 - Assist the Development of Affordable Housing

The City will annually contact and proactively partner with non-profit developers and developers of affordable housing to assist in the development of housing for lower and moderate income households and persons with special needs, farmworkers and persons with disabilities, including developmental disabilities. The City will assist in site identification and acquisition, support or assist funding applications, assist with entitlements, provide priority processing, grant concessions, modify standards and waive or defer fees.

Objective: The development of housing for low and moderate income households and persons with special needs.

Responsible Agency: Community Development Department

Funding: General Fund

Timing: Quarterly outreach starting in 2015 and support funding applications when requested.

Housing Program 2.2 - First-Time Home Buyer (FTHB) Program

The City will initiate a First-Time Home Buyer (FTHB) Program to assist low-income families who are first-time home buyers or displaced homeowners, who are able to qualify for a first mortgage, defined by HUD as an individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home.

This Program can be used in conjunction with other housing preservation programs in order to preserve affordable housing stock in the older sections of town. Rehabilitation and FTHB can be done citywide.

The City will contact the Department of Housing and Community Development and partner with necessary stakeholders to discuss the variety of available funds for FTHB and identify and pursue the necessary steps to establish and implement a successful program for McFarland. The program will apply for funding such as CDBG, HOME, CalHOME when NOFA's are advertised.

Objective: Maintain the City's First Time Homebuyer Program

Responsible Agency: Grants Department

Funding: General Fund

Timing: Apply for funding opportunities when available.

Housing Program 2.3 - Second Unit

A second unit is a self-contained living unit with cooking, eating, sleeping, and full sanitation facilities, either attached to or detached from the primary residential unit on a single lot.

Second unit offers several benefits. First, second unit can offer affordable rental housing for seniors, students, and single persons in communities. Secondly, the primary homeowner receives supplemental income by renting out their second unit, which can help many households generate income. Thirdly, second unit can be integrated in new single-family subdivisions, and provide a cost-effective way of addressing inclusionary housing requirements.

Objective: Encourage the development of 5-10 second units per year

Responsible Agency: Community Development Department

Funding: General Fund

Timing: Ongoing

Housing Program 2.4 - Non-traditional Housing

The City recognizes the changing housing needs of its population, including a growing number of non-family households, aging seniors in need of supportive services, and single-parent families in need of childcare and other services. To address those needs, the City will adopt development standard which facilitate the provision of non-traditional housing to meet the unique needs of residents, assisted living for seniors, and live-work development if necessary.

Assisted living facilities are designed for elderly individuals needing assistance with activities of daily living but desiring to live as independently as possible.

Live-work projects refer to units that contain both living quarters and studio/workshop space. Live-work units are frequently created through the adaptive reuse of non-residential structures.

Objective: Revise the Zoning Ordinance to provide development standards to facilitate the development of non-traditional housing types ~~by 2009~~.

Responsible Agency: Community Development Department

Funding: General Fund

Timing: July 2016

Housing Program 2.5 - Section 8 Rental Assistance

The Section 8 rental assistance program extends rental subsidies to very low-income households, including families, seniors, and the disabled. The Section 8 program offers a voucher that pays the difference between the current fair market rent as established by HUD and what a tenant can afford to pay. The voucher allows a tenant to choose housing that costs above the payment standard, providing the tenant pays the extra cost. Given the continued need for rental assistance, the City supports and encourages the provision of additional subsidies through the Section 8 program.

Objective: The City will continue to participate in the Section 8 rental assistance program administered through the Housing Authority of the County of Kern (HACK) and will encourage rental property owners to list available units through the program.

Responsible Agency: Planning Department, HACK

Funding: Section 8 Funds

Timing: Ongoing

Housing Program 2.6 – Employee Housing

Pursuant to Sections 17021.5 and 17021.6 of the Health and Safety Code of the State of California employee housing for 6 or fewer persons the same as a single family unit in any residential zone and employee housing consisting of 36 or more beds as an allowable use in agricultural zones.

Objective: Amend the City of McFarland Zoning Ordinance pursuant to the requirements of Sections 17021.5 and 17021.6 of the Health and Safety Code

Responsible Agency: Planning Department

Funding: General Fund

Timing: June 2016

Housing Program 2.7 – Family Definition

The term “family” as currently defined in the City of McFarland Municipal Code is too restrictive.

Objective: Amend the City of McFarland Zoning Ordinance to revise the definition of a “Family”.

Responsible Agency: Community Development Department

Funding: General Fund

Timing: June 2016

GOAL 3

Provide adequate housing sites through appropriate land use and zoning designations to accommodate the City’s share of regional housing needs.

Policy 3.1 Create and maintain an up-to-date inventory of vacant and underutilized parcels and provide to interested developers in conjunction with information on available development incentives.

Policy 3.2 Encourage efficient utilization of the City’s limited land resources by encouraging development at the upper end of the permitted Zoning Ordinance/Comprehensive Plan density.

Policy 3.3 Utilize specific plan as a planning tool to facilitate higher density residential and mixed-use development in certain area.

Policy 3.4 Identify opportunities for housing development that achieves other community goals such as neighborhood improvement, recreation opportunities, and the preservation of neighborhood character.

Housing Program 3.1 - General Plan Update

The City of McFarland, in 2013, updated the Land Use Element of the General Plan and this update included increasing the maximum allowable densities in the residential land use designations. Any future Land Use Element update will include designating parcels located along arterials and at intersection for mixed use development.

Objective: Re-designation of land use for medium and high-density residential use and mixed use.

Responsible Agency: Community Development Department

Funding: General Fund

Timing: Upon annexation of new land or as requested by the property owner.

Housing Program 3.2 - Zoning Ordinance Review

This program is an effort to determine whether the Zoning Ordinance provides sufficient incentive to build low and moderate income housing and other special needs housing. Current zoning is not considered a constraint; however, as part of the Zoning Ordinance update the City will amend zoning to encourage a variety of housing types for all incomes and persons with special needs.

- Mixed use zoning (Mixed-use projects in and around the downtown core will be encouraged), Approximately 125 acres will be zoned mixed use to allow a mix of specific land uses that are typically found separately in “mutually exclusive” zoning districts. Mixed-use represents a departure from traditional zoning to the extent that it encourages a combination of land uses which might normally be regarded as incompatible. The intent of this zone is to create self-sustaining areas within the community that become traditional neighborhoods, in which residents may walk to work, to shopping, to transit and to recreational facilities.

The development standard of the mixed use zone should comply with the different uses.

- Smaller lot zoning and design guidelines to promote certainty in the approval process for applicants and the community,

Objective: Amend Zoning Ordinance as needed to ensure a variety of housing types.

Responsible Agency: Planning Department

Funding: General Fund

Timing: December 2016

GOAL 4

Mitigate or remove any potential governmental constraints to housing production and affordability.

Policy 4.1 Provide regulatory and/or financial incentives, where appropriate, to offset or reduce the costs of affordable housing development, including density bonuses and flexibility in site development standards.

Policy 4.2 Undertake a review of the City’s residential development project review procedures and establish modified procedures as appropriate to streamline processing times, while maintaining adequate levels of public review.

Housing Program 4.1 - Incentives for Higher Density Developments

The City is working on incentives for higher density development, such as reduced impact fees, expedited permitting process, etc.

Objective: The City will evaluate various incentive programs to encourage higher density developments.

Responsible Agency: Community Development Department

Funding: General Fund

Timing: As staffing becomes available

Housing Program 4.2 - Streamlined Processing Procedures

Complicated plan processing time causes delay in permit issuance, which is a big concern of developers. It raises the cost and uncertainty of development. The City is working on streamlining processing procedures to reduce delays. A pre-application meeting is recommended to developers to be familiarized with processing procedures. The City is also preparing user-friendly hand-outs which explain the various permit processes.

The City will also prioritize projects in great need of the community, such as seniors' housing, developments affordable to lower income households, farm workers and housing for persons with special needs, etc.

Objective: Evaluate current planning process and make necessary changes to simplify the process in a continuing basis.

Responsible Agency: Community Development Department

Funding: General Fund

Timing: June 2016

Housing Program 4.3 – Sewer and Water Infrastructure

Effective January 2006, Senate Bill 1087 required water and sewer providers to grant priority to service allocations to proposed developments that include units affordable to low income households. McFarland provides water and sewer services to the residents of McFarland.

Objective: Ensure compliance with SB 1087

Responsible Agency: Community Development Department

Funding: General Fund

Timing: Ongoing as projects are processed.

GOAL 5

Promote equal opportunity for residents to reside in the housing of their choice.

Policy 5.1 Continue to enforce fair housing laws prohibiting discrimination in the building, financing, selling or renting of housing on the basis of race, religion, family status, national origin, physical or mental disability, or other such factors.

Policy 5.2 Promote housing that meets the special needs of large families, elderly persons, agricultural workers, and the disabled.

Policy 5.3 Enforce notification and assistance for lower-income persons displaced due to demolition, reuse, or rehabilitation as a result of code enforcement.

Housing Program 5.1 - Fair Housing Program

Federal and state laws provide that it is unlawful to discriminate against any person in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provision of services or facilities in connection therewith, because of race, color, religion, sex, marital status, handicap, national origin or ancestry.

Housing discrimination is illegal in California and cities are expected to assist in the effort to enforce this law. The City will disseminate information on fair housing and refer the complaints to the district office of the California Department of Fair Employment and Housing. The City will provide the public a booklet entitled, "Fair Housing: It's Your Right," prepared by the Office of Equal Opportunity, U.S. Department of Housing and Urban Development. The booklet contains a Housing discrimination complaint form for use by aggrieved parties.

Objective: Maintain relationships with regional fair housing services and the State and Federal district offices and continue to provide informational material to the public. Distribute information on fair housing laws and provide referrals to investigative or enforcement agencies. Obtain and/ or prepare and distribute information in both English and Spanish to the public through libraries, senior centers, civic center, etc., by 2012.

Responsible Agency: Community Development Department

Funding: General Fund

Timing: Ongoing

Housing Program 5.2 - Universal Design

Universal design is an approach to the design of products, services and environments to be usable by as many people as possible regardless of age, ability or circumstance. The goal of universal design and ADA compliance is to accommodate a wide range of abilities including children, aging population and persons with disabilities by providing features in residential constructions that enhance accessibility.

Universal design feature examples include the followings:

- Smooth ground surfaces of entranceways, without stairs which make it easier for persons of all ages to enter the home
- Wider doors and hallways enhance circulation and accommodate strollers and wheelchairs.
- Lever door handles that are easier to use, especially by parents with an infant or a person with arthritis.
- Single-lever controls on kitchen and bathroom fixtures.
- Light switches and electrical outlets that are located at a height more convenient and accessible to both youngsters and the elderly.

Universal design features cost less when incorporated into new homes at the time of construction rather than retrofitted afterwards.

Objective: The City will work with major homebuilders to provide options for universal design features in new constructions, and to encourage discussion of design options with home purchasers prior to unit construction.

Responsible Agency: Community Development Department

Funding: General Fund

Timing: July 2016

Housing Program 5.3 - ADA Compliance

The issue of accessible housing involves not only people with disabilities and the entire disability community, but also housing developers, landlords, owners, realtors, and all groups involved in providing housing to people with disabilities.

The City will consider adopting ADA standards with its new or rehabilitation public residential projects and commercial projects to make those properties accessible to the disabled. The ADA standards set guidelines for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. These guidelines are to be applied during the design, construction, and alteration of such buildings and facilities to the extent required by regulations issued by Federal agencies, including the Department of Justice, under the Americans with Disabilities Act of 1990.

Objective: Prepare technical documents such as an ADA Transition Plan and Non-vehicular Impediment Study to identify public facilities that require ADA upgrades and areas of missing or sub-standard infrastructure.

Responsible Agency: Community Development Department

Funding: General Fund, CDBG funding, Caltrans funding.

Timing: Pedestrian Impediment Plan June 2016, ADA Transition Plan December 2016.

GOAL 6

Develop complete neighborhoods that provide residential, commercial, recreational and economic opportunities to residents of the neighborhood.

Policy 6.1 Facilitate the development of mixed-use projects in appropriate commercial areas, including stand-alone residential developments (horizontal mixed-use) and housing above ground floor commercial uses (vertical mixed-use).

Policy 6.2 Implement smart growth principles through design guidelines and encourage quality infill projects.

Housing Program 6.1 - Sustainable Design Guidelines

The City will establish Sustainable Design Guidelines which will be part of the optional Community Development Element of the General Plan Update. This effort will incorporate smart growth principles to create a livable community; expand the range of transportation, employment and a full range of housing choices; equitably distribute the costs and benefits of development; preserve and enhance natural and cultural resources; energy conservation and alternative energy sources; and promote public health through various tools.

The City will encourage sustainable design principles in terms of energy and water conservation and utilizing reusable building material etc. such as solar orientation of houses, natural ventilation, solar heating equipment, water efficient landscaping, elimination of heat islands through augmented landscaping, and other such measures.

Objective: Complete the sustainable design guidelines

Responsible Agency: Community Development Department

Funding: General Fund

Timing: December 2016.

Housing Program 6.2 - Energy Conservation in Existing and New Housing Stocks

The City will encourage sustainable design principles in terms of energy and water conservation and utilizing reusable building material etc. such as solar orientation of houses, natural ventilation, solar heating equipment, water efficient landscaping, elimination of heat islands through augmented landscaping, and other such measures.

As to the existing residential units, the utility companies which serve the City of McFarland (Pacific Gas and Electric Company, Southern California Gas Company, and Southern California Edison) and state resources such as the California Energy Commission sponsor several programs designed to conserve energy and reduce energy dependence. Some programs have eligibility requirements, but most are available to the general public. The City will review and develop a pamphlet of the variety of programs available through utility companies as well as State resources by 2009. The City will make the pamphlet available in a variety of public locations including City Hall and widely distribute it at community events and other community wide means such as mailers.

Objective: Develop a pamphlet of the variety of energy conservation programs available by 2009.

Responsible Agency: Community Development Department.

Funding: General Fund

Timing: On-going

7.2 Financial Resources

The primary sources of financial resources to assist affordable housing development is Community Development Block Grant funds (CDBG), and HOME Investments Partnership Program (HOME) funds. The City is actively pursuing the funding allocation to assist the residents' housing needs. The City will also approach the California Housing Financing Agency (CalHFA) to receive funding for the Housing Rehabilitation and First Time Homebuyers Programs.

7.2.1 CDBG Funds

As a small city, McFarland hopes to compete for Community Development Block Grant Funds under the State Department of Housing and Community Development's Small Cities Program. The City will seek CDBG funding to budget matching funds for affordable housing activities. In addition to the rehabilitation loan program, McFarland's future CDBG Program will seek specific assistance for new affordable housing projects, most likely in the form of land acquisition and infrastructure assistance.

7.2.2 HOME Funds

The City will seek HOME funding to budget matching funds for affordable housing activity. In addition to maintain the rehabilitation loan program, the City will seek specific assistance for new projects.

7.3 Quantified Objectives

Beginning January 1, 1992, Housing Elements were required to establish quantified objectives for the provision of housing units (by income category) that can be constructed, rehabilitated, and conserved over a five-year time period. To assess the compliance level, an examination of the number of units built compared to those required must be made.

The City has set rehabilitation and conservation objectives besides new affordable housing units. Based on the housing condition survey conducted in 2006, there are some units within the City that in need of rehabilitation and conservation.

The City has an Owner Occupied Rehabilitation program that is actively marketed to home owners in McFarland. With the available funding, the City is able to implement some of the programs in the current planning period.

Kern Council of Governments at the start of every planning period prepares a Regional Housing Needs Allocation. During this process, each jurisdiction is assigned a number of units that must be constructed in the planning period covered by the Housing Element. As shown in Table 39, the City's housing allocation is 311 units, a number that is further broken down by income categories. Referring to Table 40, since the start of the planning period (2015) the City has constructed 50 houses that can be used towards the City's Moderate Income Category.

Table 38: Quantified Housing Objectives (2015-2023)

Income Category	Housing Objective for 2015-2023	Rehabilitation Objective	Conservation Objective
Extremely Low Income (0-30% of AMI)	46	4510	10
Very Low (0-50% AMI)	47	10	5
Low (51- 80% AMI)	73	5	0
Moderate (81-120% AMI)	66	0	0
Above Moderate (over 120% AMI)	79	0	0
Total	311	25	15
Source: HCD; Kern Council of Governments, Regional Housing Allocation Plans			

**Table 39:
Progress towards the Regional Housing Need (2008-2013)**

Income Group	Regional Housing Need	Units Constructed	Units Approved	Remaining Housing Need
Very Low	188	76	88	110
Low	158	304	22	(-146)
Moderate	141	62	-	79
Above Moderate	318			318
Total	805	442	557	507

Source: KernCOG Preliminary 2014 Regional Transportation Plan

CONCLUSION

The speed of housing production has slowed down due to the current housing market downturn. There is still great need for affordable housing for the community and well-designed housing plan to guide the future development in terms of preferred housing types, location, development standards, mitigation of negative impacts, etc. to meet the needs of the community.

The City will diligently evaluate the housing programs periodically and make necessary modifications to achieve the goals set by this Housing Element.

REFERENCE

California State Department of Finance (CADO): Demographic, Economic, and Financial Research

City-Data.com, <http://www.city-data.com/>

City of McFarland, *McFarland 2008-2013 Housing Element*, 2007.

City of McFarland, *McFarland 2013 Land Use Element of the General Plan*.

Kern Council of Governments, Kern Regional Housing Data Report

Kern County Homeless Collaborative, Homeless Census 2015

State of California, *Government Code of the State of California*.

State of California Department of Housing and Community Development, *Building Blocks for Effective Housing Elements, 2014*

US Census Data, www.census.gov

APPENDICES

APPENDIX A PUBLIC PARTICIPATION

Included in Appendix A are the following items:

- 1) Notice of Workshop (English and Spanish)
- 2) Sign in sheets for September 23, 2015 and October 14, 2015 Workshops
- 3) Copy of Survey (Spanish and English)
- 4) Summary of Survey Results
- 1) Individual Surveys



**COMMUNITY OUTREACH
HOUSING ELEMENT UPDATE
For 2015-2023 Planning Period**



The City of McFarland invites all residents, property owners, business owners, community leaders, and others to attend the following community meetings. The City will provide an overview of what a Housing Element is, the update process, and the City's housing requirements. We welcome active participation from any and all stakeholders in McFarland. Please join us to learn more about this important City project and share your thoughts, concerns, and suggestions!



All meetings start at 6:00 PM and will last approximately 1 hour!

- **Wednesday, September 23, 2015, Browning Road Elementary, 410 E. Perkins Ave., McFarland, CA 93250**
- **Wednesday, October 14, 2015, Veteran's Community Center, 103 W. Sherwood, McFarland, CA 93250**



**PLEASE TAKE THE ONLINE COMMUNITY SURVEY LISTED ON THE CITY OF
MCFARLAND WEBSITE WWW.MCFARLANDCITY.ORG OR AT**

<https://www.surveymonkey.com/r/McFarlandHousingElement>

The City of McFarland urges all participants and those that are unable to attend the above listed meetings to complete a community survey online.

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

McFarland City Hall – 401 W. Kern Street, McFarland, CA 93250

CONTACT: Dennis McNamara, Planning Director

(661) 792-3091 - dmcnamara@mcfarlandcity.org

EVENTO COMUNITARIO PARA LA ACTUALIZACIÓN DEL PLAN GENERAL 2015-2023 DE VIVIENDA



La ciudad de McFarland está invitando a todos los residentes, dueños de negocios, líderes comunitarios, y otros para que participen en los siguientes juntas comunitarios. La ciudad va proveer un resumen de lo que es el Elemento de Viviendas, el proceso actual, y los requisitos de la ciudad del departamento de viviendas. ¡Invitamos a todos los participantes activos de McFarland que se involucren y aprendan más sobre la importancia del proyecto para la ciudad y nos de sus opiniones, comentarios, y sugerencias!



¡Todas las juntas empiezan a las 6:00 PM y duraran aproximadamente 1 hora!

- **Miércoles, 23 Septiembre del 2015, Browning Road Elementary, 410 E. Perkins Ave., McFarland, CA 93250**
- **Miércoles, 14 Octubre, 2015, Veteran's Community Center, 103 W. Sherwood, McFarland, CA 93250**



POR FAVOR TOME EL QUESTIONARIO COMMUNITARIO QUE SE ENCUENTRA EN LA PAGINA DE INTERNET DE LA CIUDAD DE MCFARLAND

WWW.MCFARLANDCITY.ORG O EN

<https://www.surveymonkey.com/r/McFarlandElementodeVivienda>

La Ciudad de McFarland les urge a todos los participantes y a las personas que no puedan asistir las juntas mencionadas arriba que completen el cuestionario comunitario.

DEPARTAMENTO DE SERVICIOS DE PLANIFICACIÓN Y DESARROLLO

McFarland City Hall – 401 W. Kern Street, McFarland, CA 93250

CONTACTE: Dennis McNamara, Director de planificación

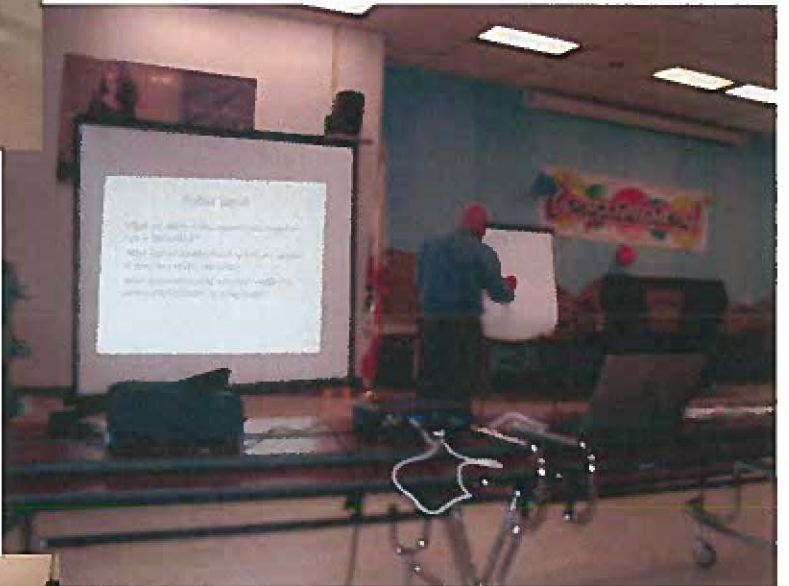
(661) 792-3091 - dmcnamara@mcfarlandcity.org



**COMMUNITY OUTREACH
HOUSING ELEMENT UPDATE
For 2015-2023 Planning Period**



Wednesday, September 23, 2015
Browning Road Elementary
410 E. Perkins Ave.
McFarland, CA 93250





CITY OF MCFARLAND
2015 COMMUNITY OUTREACH HOUSING ELEMENT UPDATE
Date: Wednesday, September 23, 2015 @ 6pm
 410 E. Perkins Ave., McFarland, Ca 93250



Housing Element Update Public Workshop
Sign In Sheet



APR information

Name/Nombre	Address/Domicilio	Phone#/ Telefono #
<i>Yolanda Gonzalez</i>	<i>183 San Pedro St.</i>	<i>661-792-2950</i>
<i>Juan V. Viquez</i>	<i>555 2nd street</i>	<i>(461) 586-7937</i>
<i>Jose Miranda</i>	<i>1050 Kendra St. #26</i>	<i>(323) 407-5352</i>
<i>Natalie Hernandez</i>	<i>767 Misty Ave</i>	<i>(461) 778-8874</i>



CITY OF MCFARLAND
2015 COMMUNITY OUTREACH HOUSING ELEMENT UPDATE
Date: Wednesday, October 14, 2015 @ 6pm
Veteran's Community Center
103 W. Sherwood, McFarland, Ca 93250



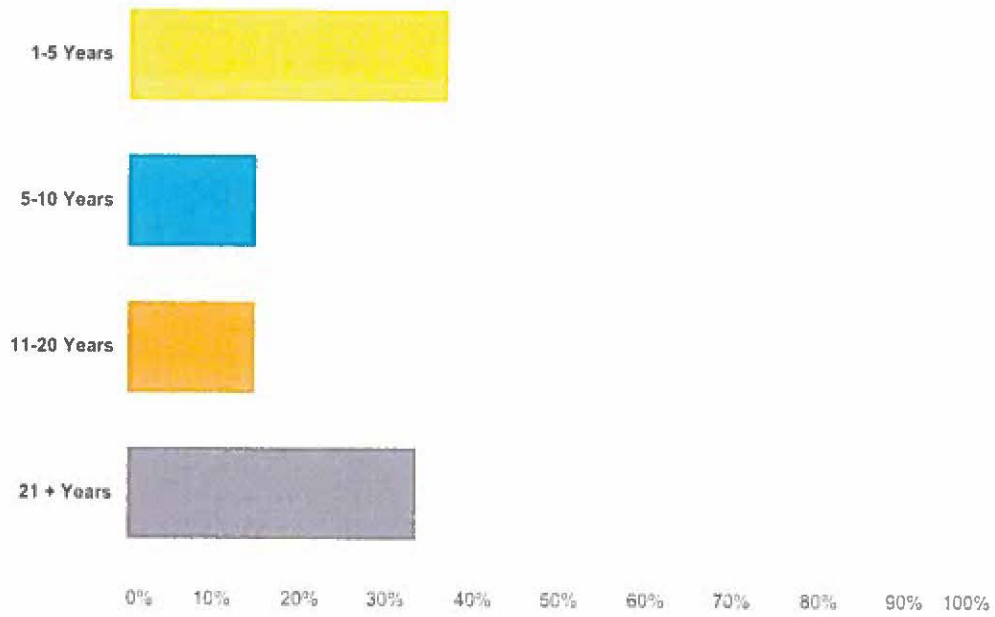
Housing Element Update Public Workshop
Sign In Sheet



Name/Nombre	Address/Domicilio	Phone#/ Telefono #
Dore Bocely	547 10 th St	792-0046
Jose Miranda	1050 Kendra #86	661-372-6031
Maria Lara	773 Kyra AVE McFarland, CA	458-6086
Maniel Mehdi par	1800 Mt. Vernon Ave 93306	868-0326
Andrea Miranda	1050 Kendra St #26	323-407-5352
Ogaridt N magma	772 Topaz ave	792-8192
Johna Womr	401 WEST KERR	792-3091

Q1 How long have you lived in the City of McFarland?

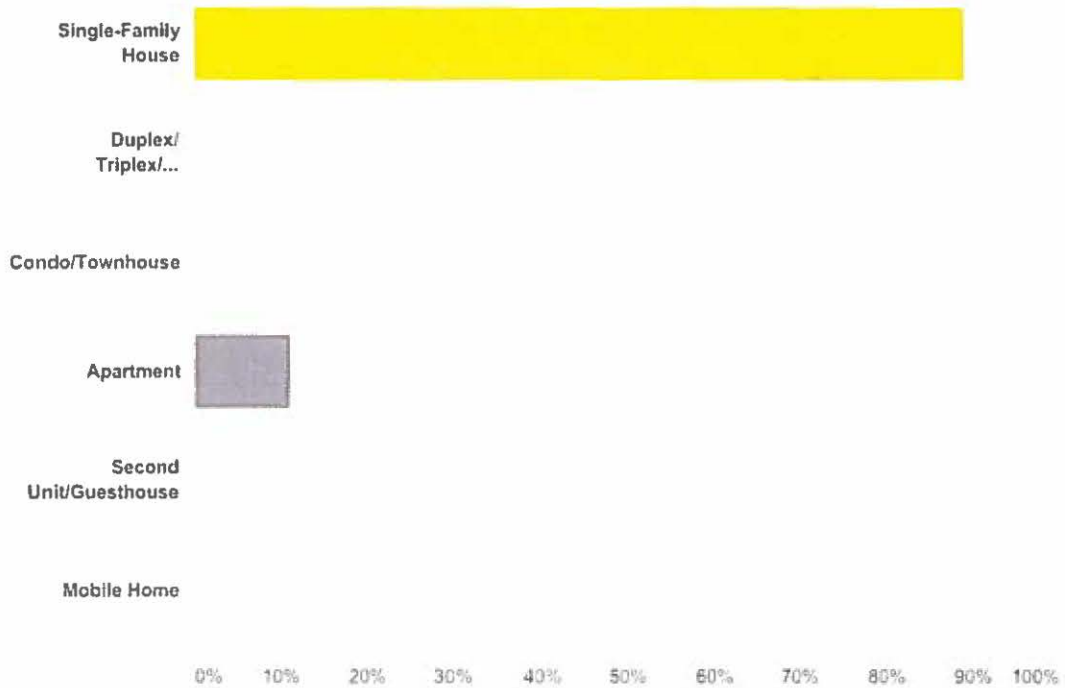
Adopted 21 February



Answer Choices	Responses	
1-5 Years	37.04%	10
5-10 Years	14.81%	4
11-20 Years	14.81%	4
21+ Years	33.33%	9
Total		27

Q2 What type of housing unit do you reside in?

Answers: 27, Skipped: 0



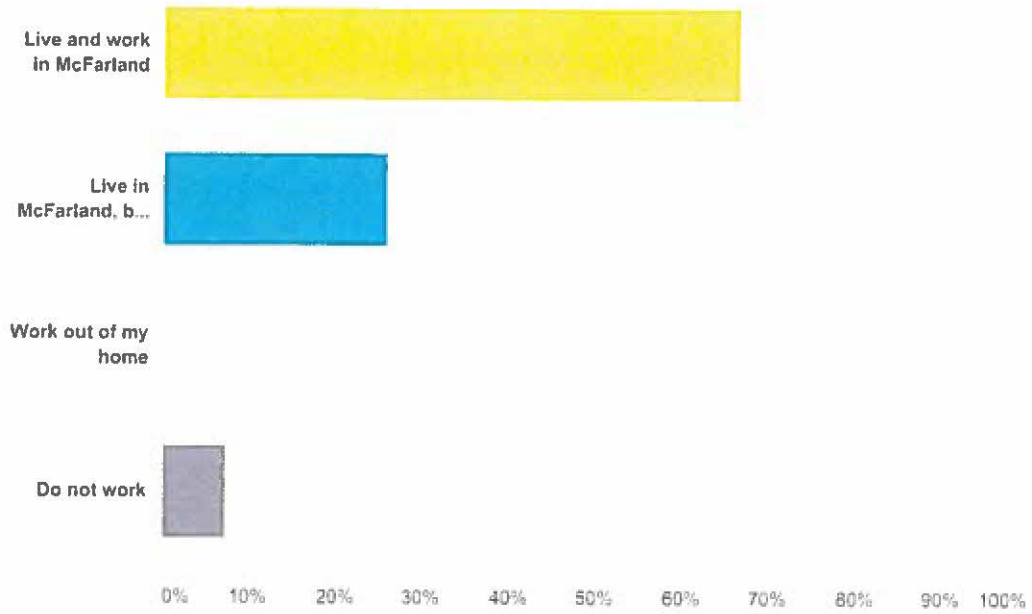
Answer Choices

Responses

Single-Family House	88.89%	24
Duplex/ Triplex/ Fourplex	0.00%	0
Condo/Townhouse	0.00%	0
Apartment	11.11%	3
Second Unit/Guesthouse	0.00%	0
Mobile Home	0.00%	0
Total		27

Q3 Do you currently...?

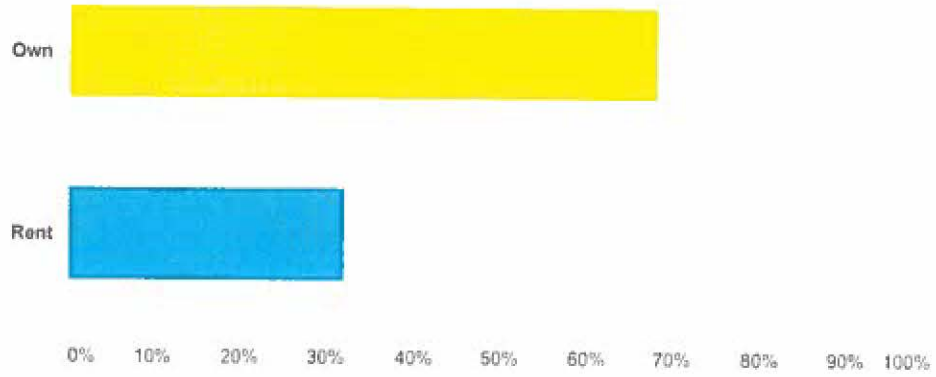
Approved 2/7/2024



Answer Choices	Responses	
Live and work in McFarland	66.67%	18
Live in McFarland, but work elsewhere	25.93%	7
Work out of my home	0.00%	0
Do not work	7.41%	2
Total		27

Q4 Do you currently rent or own your home?

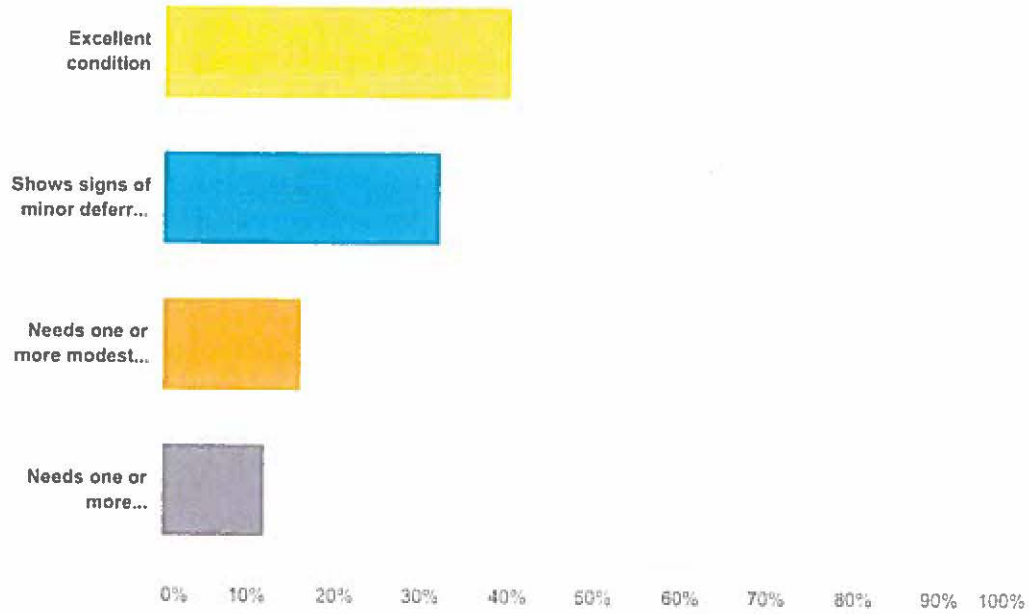
25 Responses



Answer Choices	Responses	Count
Own	68.00%	17
Rent	32.00%	8
Total		25

Q5 How would you describe the physical condition of your home?

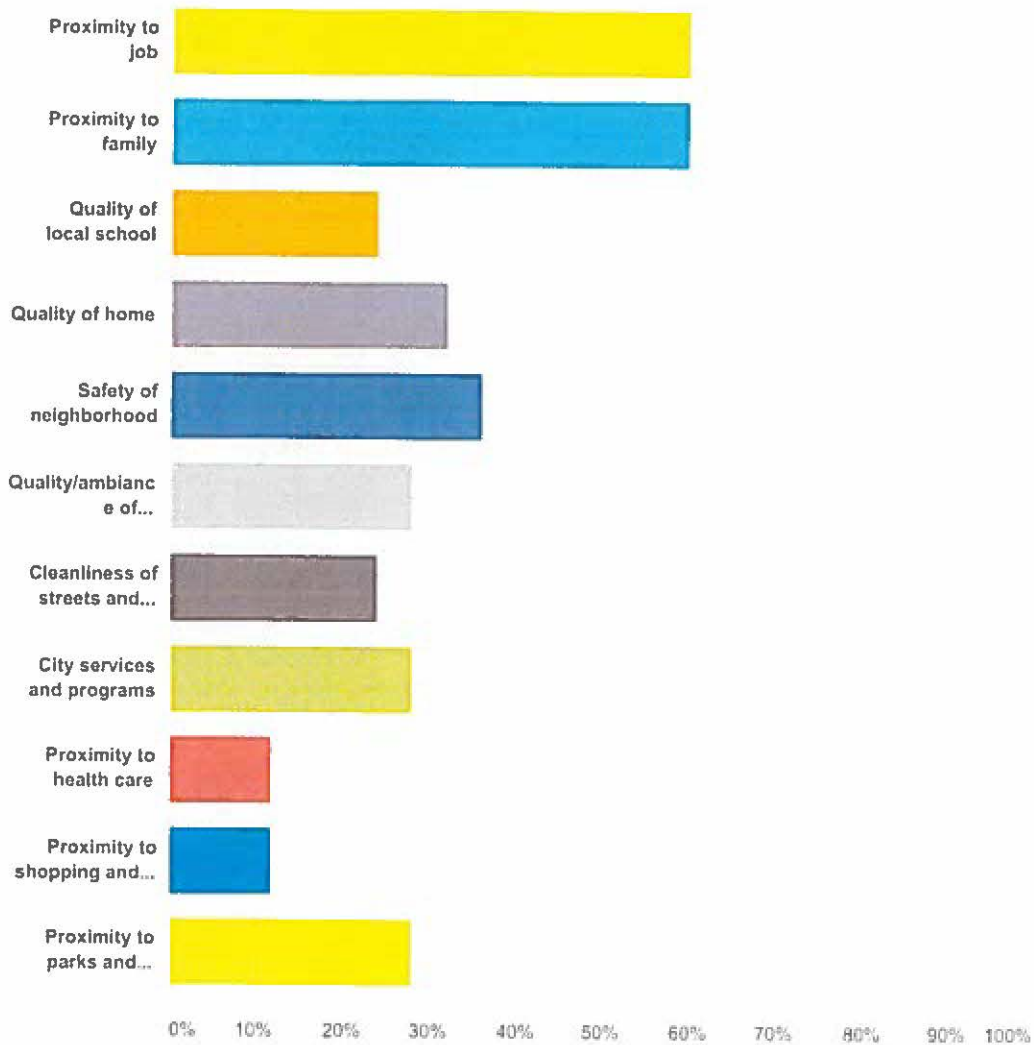
Answers: 25 Skipped: 0



Answer Choices	Responses
Excellent condition	40.00% 10
Shows signs of minor deferred maintenance (i.e. peeling paint, chipping stucco, etc.)	32.00% 8
Needs one or more modest rehabilitation improvements (i.e. new roof, wood siding, etc.)	16.00% 4
Needs one or more major upgrades (i.e. new foundation, plumbing, electrical, etc.)	12.00% 3
Total	25

Q6 What are some of the reasons you chose to live in McFarland? (Select all that apply)

Answers: 21 Skipped: 2



Answer Choices

Responses

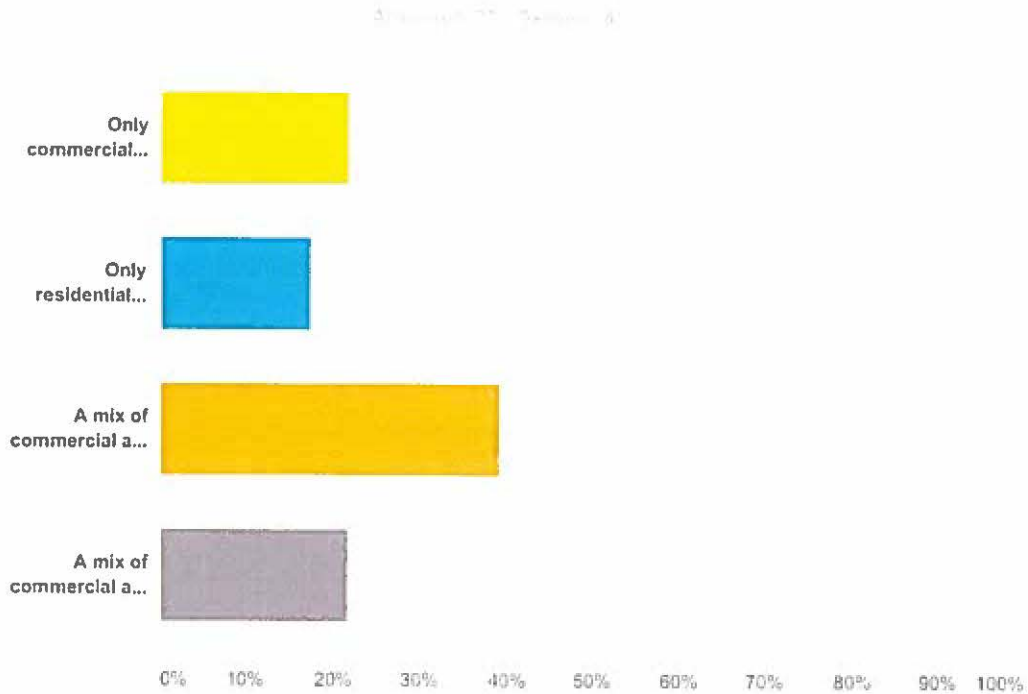
Proximity to job	60.00%	15
Proximity to family	60.00%	15
Quality of local school	24.00%	6
Quality of home	32.00%	8
Safety of neighborhood	36.00%	9
Quality/ambiance of neighborhood	28.00%	7
Cleanliness of streets and surroundings	24.00%	6
City services and programs	28.00%	7
Proximity to health care	12.00%	3

City of McFarland 2015-2023 Housing Element Community Survey

Proximity to shopping and services	12.00%	3
Proximity to parks and recreation areas	28.00%	7

Total Respondents: 25

Q7 The City of McFarland has adopted a mixed use zoning district, which allows a mix of commercial and residential uses. What type of development would you prefer in the mixed use district area?



Answer Choices

- Only commercial businesses
- Only residential development
- A mix of commercial and residential, including a mix of uses in the same building or overall development
- A mix of commercial and residential, but not mixed in the same building or overall development

Responses

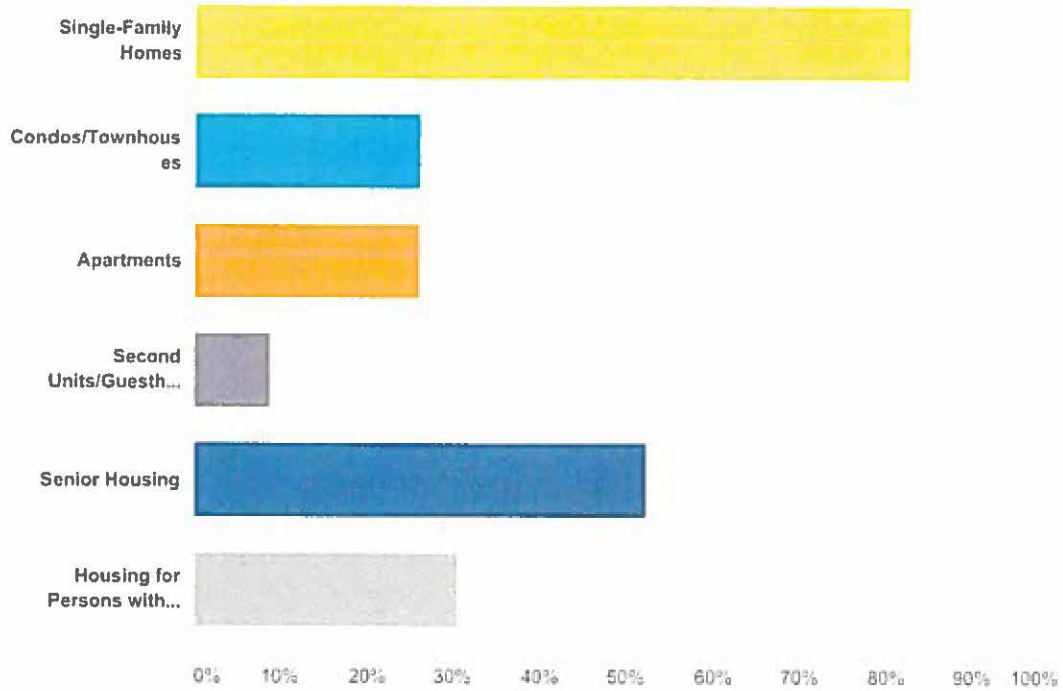
21.74%	5
17.39%	4
39.13%	9
21.74%	5

Total

23

**Q8 What types of housing are most needed to address McFarland's housing needs?
(Select all that apply)**

3 pages in 45 seconds



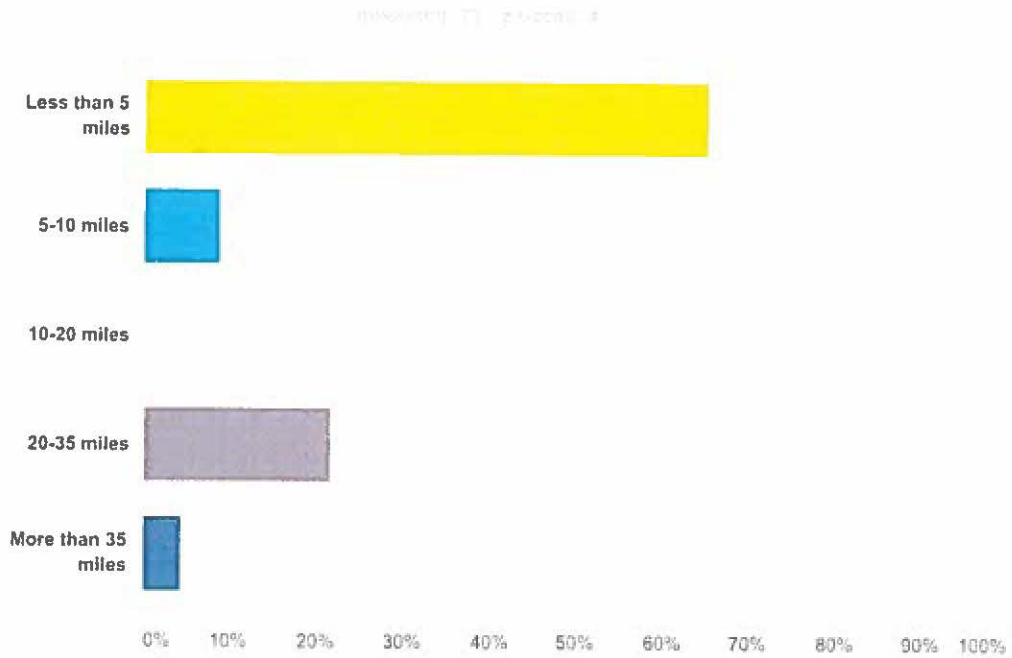
Answer Choices

Responses

Single-Family Homes	82.61%	19
Condos/Townhouses	26.09%	6
Apartments	26.09%	6
Second Units/Guesthouses	8.70%	2
Senior Housing	52.17%	12
Housing for Persons with Disabilities	30.43%	7

Total Respondents: 23

Q9 If you are employed out of your home, approximately how long is your one-way commute to work?



Answer Choices	Responses	Count
Less than 5 miles	65.22%	15
5-10 miles	8.70%	2
10-20 miles	0.00%	0
20-35 miles	21.74%	5
More than 35 miles	4.35%	1
Total		23

Q10 Are there any additional comments you would like to provide the City of its 2015-2023 Housing Element update?

Answered: 53 out of 71

City of McFarland 2015-2023 Housing Element Community Survey

#1



COMPLETE

Collector: Web Link 1 (Web Link)

Started: Wednesday, September 16, 2015 9:31:11 AM

Last Modified: Wednesday, September 16, 2015 9:32:02 AM

Time Spent: 00:00:50

IP Address: 24.43.185.196

PAGE 1 City of McFarland

- Q1: How long have you lived in the City of McFarland? 1-5 Years
- Q2: What type of housing unit do you reside in? Single-Family House
- Q3 Do you currently...? Live and work in McFarland

PAGE 2

- Q4. Do you currently rent or own your home? Own
- Q5: How would you describe the physical condition of your home? Shows signs of minor deferred maintenance (i.e. peeling paint, chipping stucco, etc.)
- Q6: What are some of the reasons you chose to live in McFarland? (Select all that apply) Proximity to job, Proximity to family

PAGE 3

- Q7: The City of McFarland has adopted a mixed use zoning district, which allows a mix of commercial and residential uses. What type of development would you prefer in the mixed use district area? A mix of commercial and residential, but not mixed in the same building or overall development
- Q8: What types of housing are most needed to address McFarland's housing needs? (Select all that apply) Single-Family Homes, Apartments, Senior Housing
- Q9: If you are employed out of your home, approximately how long is your one-way commute to work? Less than 5 miles
- Q10: Are there any additional comments you would like to provide the City of its 2015-2023 Housing Element update?

City of McFarland 2015-2023 Housing Element Community Survey

#2

COMPLETE



Collector: Web Link 1 (Web Link)

Started: Wednesday, September 16, 2015 9:44:38 AM

Last Modified: Wednesday, September 16, 2015 9:46:12 AM

Time Spent: 00:01:34

IP Address: 24.43.185.196

PAGE 1: City of McFarland

- Q1: How long have you lived in the City of McFarland? 1-5 Years
- Q2: What type of housing unit do you reside in? Apartment
- Q3: Do you currently...? Live and work in McFarland

PAGE 2

- Q4: Do you currently rent or own your home? Rent
- Q5: How would you describe the physical condition of your home? Excellent condition
- Q6: What are some of the reasons you chose to live in McFarland? (Select all that apply) Proximity to job, Quality/ambiance of neighborhood, City services and programs

PAGE 3

- Q7: The City of McFarland has adopted a mixed use zoning district, which allows a mix of commercial and residential uses. What type of development would you prefer in the mixed use district area? Only commercial businesses
- Q8: What types of housing are most needed to address McFarland's housing needs? (Select all that apply) Single-Family Homes
- Q9: If you are employed out of your home, approximately how long is your one-way commute to work? Less than 5 miles

Q10: Are there any other comments you would like to provide to the City of McFarland's 2015-2023 Housing Element update?

#3

COMPLETE



Collector: Web Link 1 (Web Link)

Started: Wednesday, September 16, 2015 11:19:16 AM

Last Modified: Wednesday, September 16, 2015 11:22:32 AM

Time Spent: 00:03:16

IP Address: 24.43.185.196

PAGE 1 City of McFarland

- Q1. How long have you lived in the City of McFarland? 21 + Years
- Q2. What type of housing unit do you reside in? Single-Family House
- Q3. Do you currently...? Live and work in McFarland

PAGE 2

- Q4. Do you currently rent or own your home? Own
- Q5. How would you describe the physical condition of your home? Needs one or more modest rehabilitation improvements (i.e. new roof, wood siding, etc.)
- Q6. What are some of the reasons you chose to live in McFarland? (Select all that apply) Proximity to job, Proximity to family

PAGE 3

- Q7. The City of McFarland has adopted a mixed use zoning district, which allows a mix of commercial and residential uses. What type of development would you prefer in the mixed use district area? A mix of commercial and residential, including a mix of uses in the same building or overall development
- Q8. What types of housing are most needed to address McFarland's housing needs? (Select all that apply) Senior Housing
- Q9. If you are employed out of your home, approximately how long is your one-way commute to work? Less than 5 miles
- Q10. Are there any additional comments you would like to provide the City of its 2015-2023 Housing Element update? We would like to see...

#4

COMPLETE



Collector: Web Link 1 (Web Link)

Started: Wednesday, September 16, 2015 11:19:19 AM

Last Modified: Wednesday, September 16, 2015 11:27:43 AM

Time Spent: 00:08:23

IP Address: 24.43.185.196

PAGE 6: City of McFarland

- Q1: How long have you lived in the City of McFarland? 21 + Years
- Q2: What type of housing unit do you reside in? Single-Family House
- Q3: Do you currently...? Live and work in McFarland

PAGE 7:

- Q4: Do you currently rent or own your home? Rent
- Q5: How would you describe the physical condition of your home? Excellent condition
- Q6: What are some of the reasons you chose to live in McFarland? (Select all that apply) Proximity to family

PAGE 8:

- Q7: The City of McFarland has adopted a mixed use zoning district, which allows a mix of commercial and residential uses. What type of development would you prefer in the mixed use district area? Only residential development
- Q8: What types of housing are most needed to address McFarland's housing needs? (Select all that apply) Single-Family Homes
- Q9: If you are employed out of your home, approximately how long is your one-way commute to work? Less than 5 miles
- Q10: Are there any additional comments you would like to provide the City of its 2015-2023 Housing Element update?
more places to eat

City of McFarland 2015-2023 Housing Element Community Survey

#5



INCOMPLETE

Collector: Web Link 1 (Web Link)

Started: Wednesday, September 16, 2015 11:40:07 AM

Last Modified: Wednesday, September 16, 2015 11:41:26 AM

Time Spent: 00:01:19

IP Address: 24.43.185.196

PAGE 1: City of McFarland

- Q1 How long have you lived in the City of McFarland? 11-20 Years
- Q2 What type of housing unit do you reside in? Single-Family House
- Q3 Do you currently...? Live and work in McFarland

PAGE 2

- Q4 Do you currently rent or own your home? Own
- Q5 How would you describe the physical condition of your home? Shows signs of minor deferred maintenance (i.e. peeling paint, chipping stucco, etc.)
- Q6 What are some of the reasons you chose to live in McFarland? (Select all that apply)
- Proximity to job, Proximity to family,
 - Quality of local school, Quality of home,
 - Safety of neighborhood,
 - Quality/ambiance of neighborhood,
 - Cleanliness of streets and surroundings,
 - City services and programs,
 - Proximity to health care,
 - Proximity to shopping and services,
 - Proximity to parks and recreation areas

PAGE 3

Q7 The City of McFarland has started a mixed-use zoning district which allows a mix of commercial and residential uses. What type of development would you create in the mixed-use district area?

Q8 Which types of housing are most needed to address McFarland's housing needs? (Select all that apply)

City of McFarland 2015-2023 Housing Element Community Survey

Q9: If you are employed out of your home, approximately how long is your one-way commute to work?

Resident: 00:00
00:00

Q10: Are there any additional comments you would like to provide the City of its 2015-2023 Housing Element update?

Resident: 00:00
00:00

#6



COMPLETE

Collector: Web Link 1 (Web Link)

Started: Wednesday, September 16, 2015 12:01:11 PM

Last Modified: Wednesday, September 16, 2015 12:19:03 PM

Time Spent: 00:17:51

IP Address: 99.196.232.241

PAGE 1 City of McFarland

- Q1: How long have you lived in the City of McFarland? 1-5 Years
- Q2: What type of housing unit do you reside in? Single-Family House
- Q3: Do you currently...? Live and work in McFarland

PAGE 2

- Q4: Do you currently rent or own your home? Own
- Q5: How would you describe the physical condition of your home? Needs one or more modest rehabilitation improvements (i.e. new roof, wood siding, etc.)
- Q6: What are some of the reasons you chose to live in McFarland? (Select all that apply) Proximity to job

PAGE 3

- Q7: The City of McFarland has adopted a mixed use zoning district, which allows a mix of commercial and residential uses. What type of development would you prefer in the mixed use district area? Only commercial businesses
- Q8: What types of housing are most needed to address McFarland's housing needs? (Select all that apply) Single-Family Homes, Condos/Townhouses, Senior Housing, Housing for Persons with Disabilities
- Q9: If you are employed out of your home, approximately how long is your one-way commute to work? Less than 5 miles

City of McFarland 2015-2023 Housing Element Community Survey

Q10 Are there any additional comments you would like to provide the City of its 2015-2023 Housing Element update?

1. Have the City create a commercial zone.
2. Rehap east side of McFarland, build schools, commercial bussinesses , & new homes.
3. Improve Cites police deptparment.
4. Improve cities public works department.
5. Repair Cities streets and roads.
6. Cites code enforcement department, enforce laws, rules, and regulations.
7. Improve transit department, provide shuttles to near by cites, and bussinesses, and local colleges.

#7



COMPLETE

Collector: Web Link 1 (Web Link)

Started: Monday, September 21, 2015 7:23:35 PM

Last Modified: Monday, September 21, 2015 7:25:37 PM

Time Spent: 00:02:02

IP Address: 174.134.166.244

PAGE 1. City of McFarland

- Q1: How long have you lived in the City of McFarland? 11-20 Years
- Q2 What type of housing unit do you reside in? Single-Family House
- Q3: Do you currently...? Live and work in McFarland

PAGE 2

- Q4. Do you currently rent or own your home? Own
- Q5 How would you describe the physical condition of your home? Shows signs of minor deferred maintenance (i.e. peeling paint, chipping stucco, etc.)
- Q6 What are some of the reasons you chose to live in McFarland? (Select all that apply)
Proximity to job, Proximity to family,
Quality of home, Safety of neighborhood,
Quality/ambiance of neighborhood,
City services and programs,
Proximity to shopping and services,
Proximity to parks and recreation areas

PAGE 3

- Q7 The City of McFarland has adopted a mixed use zoning district, which allows a mix of commercial and residential uses.What type of development would you prefer in the mixed use district area? A mix of commercial and residential, including a mix of uses in the same building or overall development
- Q8 What types of housing are most needed to address McFarland's housing needs? (Select all that apply) Single-Family Homes, Apartments
- Q9 If you are employed out of your home, approximately how long is your one-way commute to work? Less than 5 miles

City of McFarland 2015-2023 Housing Element Community Survey

Q10: Are there any additional comments you would like to provide the City of its 2015-2023 Housing Element update?

[Faint, illegible text]

#8

INCOMPLETE



Collector: Web Link 1 (Web Link)

Started: Tuesday, September 22, 2015 1:29:54 PM

Last Modified: Tuesday, September 22, 2015 1:31:00 PM

Time Spent: 00:01:05

IP Address: 206.227.19.3

PAGE 1: City of McFarland

Q1: How long have you lived in the City of McFarland? 11-20 Years

Q2: What type of housing unit do you reside in? Single-Family House

Q3: Do you currently...? Do not work

PAGE 2

Q4: Do you currently rent or own your home? I own my home

Q5: How would you describe the physical condition of your home? Excellent

Q6: What are some of the reasons you chose to live in McFarland? (Select all that apply) Great schools, beautiful area

PAGE 3

Q7: The City of McFarland has adopted a mixed use zoning district which allows a mix of commercial and residential uses. What type of development would you prefer in the mixed use district area? Retail

Q8: What types of housing are most needed to address McFarland's housing needs? (Select all that apply) Single-family detached

Q9: If you are employed out of your home, approximately how long is your one-way commute to work? 10-15 minutes

Q10: Are there any additional comments you would like to provide for the City of McFarland's 2015-2023 Housing Element update? No

City of McFarland 2015-2023 Housing Element Community Survey

#9



COMPLETE

Collector: Web Link 1 (Web Link)

Started: Tuesday, September 22, 2015 3:10:26 PM

Last Modified: Tuesday, September 22, 2015 3:15:52 PM

Time Spent: 00:05:26

IP Address: 174.134.169.216

PAGE 1, City of McFarland

- Q1 How long have you lived in the City of McFarland? 5-10 Years
- Q2 What type of housing unit do you reside in? Single-Family House
- Q3 Do you currently...? Live in McFarland, but work elsewhere

PAGE 2

- Q4 Do you currently rent or own your home? Own
- Q5 How would you describe the physical condition of your home? Excellent condition
- Q6 What are some of the reasons you chose to live in McFarland? (Select all that apply) Proximity to family, Quality of home, Quality/ambiance of neighborhood, Proximity to parks and recreation areas

PAGE 3

- Q7 The City of McFarland has adopted a mixed use zoning district, which allows a mix of commercial and residential uses. What type of development would you prefer in the mixed use district area? A mix of commercial and residential, but not mixed in the same building or overall development
- Q8 What types of housing are most needed to address McFarland's housing needs? (Select all that apply) Single-Family Homes, Condos/Townhouses, Apartments, Second Units/Guesthouses, Senior Housing, Housing for Persons with Disabilities
- Q9 If you are employed out of your home, approximately how long is your one-way commute to work? 20-35 miles

City of McFarland 2015-2023 Housing Element Community Survey

Q19 Are there any additional comments you would like to provide the City of its 2015-2023 Housing Element update?

Yes, i will like to see more gym, restaurants more public building

#10

COMPLETE



Collector: Web Link 1 (Web Link)
Started: Tuesday, September 22, 2015 3:13:12 PM
Last Modified: Tuesday, September 22, 2015 3:17:39 PM
Time Spent: 00:04:27
IP Address: 66.87.134.210

PAGE 1 City of McFarland

- Q1: How long have you lived in the City of McFarland? 1-5 Years
- Q2: What type of housing unit do you reside in? Single-Family House
- Q3: Do you currently...? Live and work in McFarland

PAGE 2

- Q4: Do you currently rent or own your home? Own
- Q5: How would you describe the physical condition of your home? Needs one or more major upgrades (i.e. new foundation, plumbing, electrical, etc.)
- Q6: What are some of the reasons you chose to live in McFarland? (Select all that apply) Proximity to job, Proximity to family

PAGE 3

- Q7: The City of McFarland has adopted a mixed use zoning district, which allows a mix of commercial and residential uses. What type of development would you prefer in the mixed use district area? A mix of commercial and residential, including a mix of uses in the same building or overall development
- Q8: What types of housing are most needed to address McFarland's housing needs? (Select all that apply) Single-Family Homes, Apartments, Senior Housing, Housing for Persons with Disabilities
- Q9: If you are employed out of your home, approximately how long is your one-way commute to work? Less than 5 miles

Q10: Are there any additional comments you would like to provide to the City of McFarland regarding the Housing Element update?

#11

INCOMPLETE



Collector: Web Link 1 (Web Link)

Started: Tuesday, September 22, 2015 5:16:39 PM

Last Modified: Tuesday, September 22, 2015 5:18:20 PM

Time Spent: 00:01:41

IP Address: 66.87.71.119

PAGE 1: City of McFarland

- Q1: How long have you lived in the City of McFarland? 21 + Years
- Q2: What type of housing unit do you reside in? Single-Family House
- Q3: Do you currently...? Live and work in McFarland

PAGE 2:

- Q4: Do you currently rent or own your home? Own - Own, Renter's (Renter's)
- Q5: How would you describe the physical condition of your home? Average (Average)
- Q6: What are some of the reasons you chose to live in McFarland? (Select all that apply) Great schools (Great schools), Great location (Great location), Low cost of living (Low cost of living)

PAGE 3:

- Q7: The City of McFarland has adopted a mixed use zoning district which allows a mix of commercial and residential uses. What type of development would you prefer in the mixed use district area? New development (New development), 21 - 25 units (21 - 25 units)
- Q8: What types of housing are most needed to address McFarland's housing needs? (Select all that apply) Single-Family (Single-Family), Multi-Family (Multi-Family), Other (Other)
- Q9: If you are employed out of your home, approximately how long is your one-way commute to work? 15 - 20 minutes (15 - 20 minutes)
- Q10: Are there any additional comments you would like to provide on the City of McFarland 2015-2023 Housing Element Update? (Comments) (Comments)

#12



INCOMPLETE

Collector: Web Link 1 (Web Link)

Started: Tuesday, September 22, 2015 5:33:49 PM

Last Modified: Tuesday, September 22, 2015 5:36:00 PM

Time Spent: 00:02:11

IP Address: 66.87.119.69

PAGE 1 City of McFarland

- Q1 How long have you lived in the City of McFarland? 1-5 Years
- Q2 What type of housing unit do you reside in? Single-Family House
- Q3 Do you currently...? Live and work in McFarland

PAGE 2

- Q4 Do you currently rent or own your home? Own
- Q5 How would you describe the physical condition of your home? Excellent condition
- Q6 What are some of the reasons you chose to live in McFarland? (Select all that apply) Proximity to job, Quality of local school, Quality of home, Safety of neighborhood, Cleanliness of streets and surroundings

PAGE 3

- Q7 The City of McFarland has indicated a mixed-use zoning district where there is a mix of commercial and residential uses. What type of development would you prefer in the mixed-use district area?
- Q8 What types of housing are most needed to address McFarland's housing needs? (Select all that apply)
- Q9 Do you have employees out of your home? If so, how many? How long is your one-way commute to work?
- Q10 Are there any additional comments you would like to make about the City of McFarland's Housing Element update?

#13

COMPLETE



Collector: Web Link 1 (Web Link)

Started: Tuesday, September 22, 2015 6:01:13 PM

Last Modified: Tuesday, September 22, 2015 6:09:14 PM

Time Spent: 00:08:01

IP Address: 172.56.17.17

PAGE 1: City of McFarland

- Q1: How long have you lived in the City of McFarland? 1-5 Years
- Q2: What type of housing unit do you reside in? Apartment
- Q3: Do you currently...? Do not work

PAGE 2:

- Q4: Do you currently rent or own your home? Rent
- Q5: How would you describe the physical condition of your home? Excellent condition
- Q6: What are some of the reasons you chose to live in McFarland? (Select all that apply)
- Safety of neighborhood,
 - Quality/ambiance of neighborhood,
 - Cleanliness of streets and surroundings,
 - City services and programs,
 - Proximity to parks and recreation areas

PAGE 3:

- Q7: The City of McFarland has adopted a mixed use zoning district, which allows a mix of commercial and residential uses. What type of development would you prefer in the mixed use district area? Only commercial businesses
- Q8: What types of housing are most needed to address McFarland's housing needs? (Select all that apply)
- Single-Family Homes, Senior Housing,
 - Housing for Persons with Disabilities
- Q9: If you are employed out of your home, approximately how long is your one-way commute to work? Less than 5 miles

City of McFarland 2015-2023 Housing Element Community Survey

Q10) Are there any additional comments you would like to provide the City of its 2015-2023 Housing Element update?

I want to see a shopping center here in McFarland, with a variety of different restaurants, entertainment, and stores near each other so that I don't need go outside of McFarland.

#14

COMPLETE



Collector: Web Link 1 (Web Link)
Started: Tuesday, September 22, 2015 6:15:59 PM
Last Modified: Tuesday, September 22, 2015 6:17:24 PM
Time Spent: 00:01:24
IP Address: 174.134.166.73

PAGE 1: City of McFarland

- Q1: How long have you lived in the City of McFarland? 5-10 Years
- Q2: What type of housing unit do you reside in? Single-Family House
- Q3: Do you currently...? Live in McFarland, but work elsewhere

PAGE 2

- Q4: Do you currently rent or own your home? Own
- Q5: How would you describe the physical condition of your home? Excellent condition
- Q6: What are some of the reasons you chose to live in McFarland? (Select all that apply) Quality of home

PAGE 3

- Q7: The City of McFarland has adopted a mixed use zoning district, which allows a mix of commercial and residential uses. What type of development would you prefer in the mixed use district area? A mix of commercial and residential, including a mix of uses in the same building or overall development
- Q8: What types of housing are most needed to address McFarland's housing needs? (Select all that apply) Single-Family Homes, Apartments
- Q9: If you are employed out of your home, approximately how long is your one-way commute to work? 5-10 miles
- Q10: Are there any additional comments you would like to provide the City of its 2015-2023 Housing Element update?
None

#15

COMPLETE



Collector: Web Link 1 (Web Link)
Started: Tuesday, September 22, 2015 7:34:31 PM
Last Modified: Tuesday, September 22, 2015 7:40:22 PM
Time Spent: 00:05:51
IP Address: 174.135.38.44

PAGE 1: City of McFarland

- Q1 How long have you lived in the City of McFarland? 1-5 Years
- Q2 What type of housing unit do you reside in? Apartment
- Q3 Do you currently...? Live in McFarland, but work elsewhere

PAGE 2

- Q4 Do you currently rent or own your home? Rent
- Q5 How would you describe the physical condition of your home? Shows signs of minor deferred maintenance (i.e. peeling paint, chipping stucco, etc.)
- Q6 What are some of the reasons you chose to live in McFarland? (Select all that apply) Proximity to family, Safety of neighborhood, City services and programs

PAGE 3

- Q7 The City of McFarland has adopted a mixed use zoning district, which allows a mix of commercial and residential uses. What type of development would you prefer in the mixed use district area? A mix of commercial and residential, including a mix of uses in the same building or overall development
- Q8 What types of housing are most needed to address McFarland's housing needs? (Select all that apply) Single-Family Homes
- Q9 If you are employed out of your home, approximately how long is your one-way commute to work? 20-35 miles
- Q10 Are there any additional comments you would like to provide the City of its 2015-2023 Housing Element update?

No

#16



COMPLETE

Collector: Web Link 1 (Web Link)

Started: Wednesday, September 23, 2015 9:20:53 AM

Last Modified: Wednesday, September 23, 2015 9:21:51 AM

Time Spent: 00:00:58

IP Address: 206.227.19.3

PAGE 1. City of McFarland

- Q1 How long have you lived in the City of McFarland? 1-5 Years
- Q2 What type of housing unit do you reside in? Single-Family House
- Q3 Do you currently...? Live and work in McFarland

PAGE 2

- Q4 Do you currently rent or own your home? Own
- Q5 How would you describe the physical condition of your home? Excellent condition
- Q6 What are some of the reasons you chose to live in McFarland? (Select all that apply) Proximity to job

PAGE 3

- Q7 The City of McFarland has adopted a mixed use zoning district, which allows a mix of commercial and residential uses. What type of development would you prefer in the mixed use district area? Only commercial businesses
- Q8 What types of housing are most needed to address McFarland's housing needs? (Select all that apply) Single-Family Homes
- Q9 If you are employed out of your home, approximately how long is your one-way commute to work? Less than 5 miles
- Q10 Are there any additional comments you would like to provide the City of its 2015-2023 Housing Element update?

No

#17



COMPLETE

Collector: Web Link 1 (Web Link)

Started: Wednesday, September 23, 2015 5:26:30 PM

Last Modified: Wednesday, September 23, 2015 5:30:53 PM

Time Spent: 00:04:23

IP Address: 166.176.56.81

PAGE 1: City of McFarland

- Q1: How long have you lived in the City of McFarland? 21 + Years
- Q2: What type of housing unit do you reside in? Single-Family House
- Q3: Do you currently...? Live and work in McFarland

PAGE 2

- Q4: Do you currently rent or own your home? Own
- Q5: How would you describe the physical condition of your home? Excellent condition
- Q6: What are some of the reasons you chose to live in McFarland? (Select all that apply) Proximity to job, Proximity to family

PAGE 3

- Q7: The City of McFarland has adopted a mixed use zoning district, which allows a mix of commercial and residential uses. What type of development would you prefer in the mixed use district area? A mix of commercial and residential, but not mixed in the same building or overall development
- Q8: What types of housing are most needed to address McFarland's housing needs? (Select all that apply) Single-Family Homes
- Q9: If you are employed out of your home, approximately how long is your one-way commute to work? Less than 5 miles
- Q10: Are there any additional comments you would like to provide the City of its 2015-2023 Housing Element update?

None

#18



COMPLETE

Collector: Web Link 1 (Web Link)

Started: Wednesday, September 23, 2015 6:04:38 PM

Last Modified: Wednesday, September 23, 2015 6:11:11 PM

Time Spent: 00:06:32

IP Address: 32.149.139.36

PAGE 1- City of McFarland

- Q1: How long have you lived in the City of McFarland? 11-20 Years
- Q2: What type of housing unit do you reside in? Single-Family House
- Q3: Do you currently...? Live and work in McFarland

PAGE 2

- Q4: Do you currently rent or own your home? Own
- Q5: How would you describe the physical condition of your home? Shows signs of minor deferred maintenance (i.e. peeling paint, chipping stucco, etc.)
- Q6: What are some of the reasons you chose to live in McFarland? (Select all that apply)
- Proximity to job, Proximity to family,
 - Quality of local school, Quality of home,
 - Safety of neighborhood,
 - Cleanliness of streets and surroundings,
 - City services and programs,
 - Proximity to health care,
 - Proximity to shopping and services,
 - Proximity to parks and recreation areas

PAGE 3

- Q7: The City of McFarland has adopted a mixed use zoning district, which allows a mix of commercial and residential uses. What type of development would you prefer in the mixed use district area? Only commercial businesses
- Q8: What types of housing are most needed to address McFarland's housing needs? (Select all that apply)
- Single-Family Homes, Condos/Townhouses,
 - Senior Housing,
 - Housing for Persons with Disabilities

City of McFarland 2015-2023 Housing Element Community Survey

Q9: If you are employed out of your home, approximately how long is your one-way commute to work?

Less than 5 miles

Q10: Are there any additional comments you would like to provide the City of its 2015-2023 Housing Element update?

No

#19



COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, September 25, 2015 8:31:01 AM
Last Modified: Friday, September 25, 2015 8:34:20 AM
Time Spent: 00:03:19
IP Address: 23.126.40.127

PAGE 1. City of McFarland

- Q1: How long have you lived in the City of McFarland? 21 + Years
- Q2: What type of housing unit do you reside in? Single-Family House
- Q3: Do you currently...? Live in McFarland, but work elsewhere

PAGE 2

- Q4: Do you currently rent or own your home? Rent
- Q5: How would you describe the physical condition of your home? Shows signs of minor deferred maintenance (i.e. peeling paint, chipping stucco, etc.)
- Q6: What are some of the reasons you chose to live in McFarland? (Select all that apply) Proximity to family

PAGE 3

- Q7: The City of McFarland has adopted a mixed use zoning district, which allows a mix of commercial and residential uses. What type of development would you prefer in the mixed use district area? A mix of commercial and residential, including a mix of uses in the same building or overall development
- Q8: What types of housing are most needed to address McFarland's housing needs? (Select all that apply) Single-Family Homes, Other (please specify) daycare facilities
- Q9: If you are employed out of your home, approximately how long is your one-way commute to work? 20-35 miles
- Q10: Are there any additional comments you would like to provide the City of its 2015-2023 Housing Element update?

Please make housing affordable for middle income families, as a middle class working parent I cannot afford a new home and yet I do not qualify for all the incentives that are offered for low income families

#20

COMPLETE



Collector: Web Link 1 (Web Link)

Started: Saturday, September 26, 2015 12:10:49 PM

Last Modified: Saturday, September 26, 2015 12:13:48 PM

Time Spent: 00:02:59

IP Address: 154.20.3.16

PAGE 1: City of McFarland

- Q1 How long have you lived in the City of McFarland? 5-10 Years
- Q2 What type of housing unit do you reside in? Single-Family House
- Q3 Do you currently...? Live and work in McFarland

PAGE 2

- Q4 Do you currently rent or own your home? Own
- Q5 How would you describe the physical condition of your home? Excellent condition
- Q6 What are some of the reasons you chose to live in McFarland? (Select all that apply) Proximity to parks and recreation areas

PAGE 3

- Q7 The City of McFarland has adopted a mixed use zoning district, which allows a mix of commercial and residential uses. What type of development would you prefer in the mixed use district area? A mix of commercial and residential, including a mix of uses in the same building or overall development
- Q8 What types of housing are most needed to address McFarland's housing needs? (Select all that apply) Single-Family Homes, Condos/Townhouses, Apartments
- Q9 If you are employed out of your home, approximately how long is your one-way commute to work? 5-10 miles
- Q10 Are there any additional comments you would like to provide the City of its 2015-2023 Housing Element update?

No

#21

COMPLETE



Collector: Web Link 1 (Web Link)
Started: Thursday, October 01, 2015 3:59:50 PM
Last Modified: Thursday, October 01, 2015 4:03:14 PM
Time Spent: 00:03:23
IP Address: 174.134.164.150

PAGE 1, City of McFarland

- Q1: How long have you lived in the City of McFarland? 21 + Years
- Q2: What type of housing unit do you reside in? Single-Family House
- Q3: Do you currently...? Live and work in McFarland

PAGE 2

- Q4: Do you currently rent or own your home? Rent
- Q5: How would you describe the physical condition of your home? Needs one or more modest rehabilitation improvements (i.e. new roof, wood siding, etc.)
- Q6: What are some of the reasons you chose to live in McFarland? (Select all that apply) Proximity to job, Proximity to family

PAGE 3

- Q7: The City of McFarland has adopted a mixed use zoning district, which allows a mix of commercial and residential uses. What type of development would you prefer in the mixed use district area? Only residential development
- Q8: What types of housing are most needed to address McFarland's housing needs? (Select all that apply) Second Units/Guesthouses, Senior Housing
- Q9: If you are employed out of your home, approximately how long is your one-way commute to work? Less than 5 miles
- Q10: Are there any additional comments you would like to provide the City of its 2015-2023 Housing Element update?

More national retailers

City of McFarland 2015-2023 Housing Element Community Survey

#22

COMPLETE



Collector: Web Link 1 (Web Link)
Started: Saturday, October 03, 2015 7:11:04 PM
Last Modified: Saturday, October 03, 2015 7:19:59 PM
Time Spent: 00:08:54
IP Address: 174.134.165.61

PAGE 1 City of McFarland

- Q1: How long have you lived in the City of McFarland? 21 + Years
- Q2: What type of housing unit do you reside in? Single-Family House
- Q3: Do you currently...? Live in McFarland, but work elsewhere

PAGE 2

- Q4: Do you currently rent or own your home? Own
- Q5: How would you describe the physical condition of your home? Shows signs of minor deferred maintenance (i.e. peeling paint, chipping stucco, etc.)
- Q6: What are some of the reasons you chose to live in McFarland? (Select all that apply) Proximity to family

PAGE 3

- Q7: The City of McFarland has adopted a mixed use zoning district, which allows a mix of commercial and residential uses. What type of development would you prefer in the mixed use district area? Only residential development
- Q8: What types of housing are most needed to address McFarland's housing needs? (Select all that apply) Single-Family Homes
- Q9: If you are employed out of your home, approximately how long is your one-way commute to work? 20-35 miles
- Q10: Are there any additional comments you would like to provide the City of its 2015-2023 Housing Element update?

no

#23

COMPLETE



Collector: Web Link 1 (Web Link)
Started: Sunday, October 04, 2015 7:13:21 PM
Last Modified: Sunday, October 04, 2015 7:15:49 PM
Time Spent: 00:02:28
IP Address: 173.18.245.146

PAGE 1. City of McFarland

- Q1. How long have you lived in the City of McFarland? 1-5 Years
- Q2. What type of housing unit do you reside in? Single-Family House
- Q3. Do you currently...? Live in McFarland, but work elsewhere

PAGE 2

- Q4. Do you currently rent or own your home? Own
- Q5. How would you describe the physical condition of your home? Needs one or more major upgrades (i.e. new foundation, plumbing, electrical, etc.)
- Q6. What are some of the reasons you chose to live in McFarland? (Select all that apply) Proximity to job

PAGE 3

- Q7. The City of McFarland has adopted a mixed use zoning district, which allows a mix of commercial and residential uses. What type of development would you prefer in the mixed use district area? Only residential development
- Q8. What types of housing are most needed to address McFarland's housing needs? (Select all that apply) Condos/Townhouses
- Q9. If you are employed out of your home, approximately how long is your one-way commute to work? 20-35 miles
- Q10. Are there any additional comments you would like to provide the City of its 2015-2023 Housing Element update?

Thanks.

City of McFarland 2015-2023 Housing Element Community Survey

#24



COMPLETE

Collector: Web Link 1 ([Web Link](#))
Started: Tuesday, October 06, 2015 1:53:06 PM
Last Modified: Tuesday, October 06, 2015 2:06:45 PM
Time Spent: 00:13:39
IP Address: 174.134.164.74

PAGE 1 City of McFarland

- Q1 How long have you lived in the City of McFarland? 21 + Years
- Q2 What type of housing unit do you reside in? Single-Family House
- Q3 Do you currently...? Live and work in McFarland

PAGE 2

- Q4 Do you currently rent or own your home? Rent
- Q5 How would you describe the physical condition of your home? Needs one or more major upgrades (i.e. new foundation, plumbing, electrical, etc.)
- Q6 What are some of the reasons you chose to live in McFarland? (Select all that apply)
Proximity to job, Proximity to family,
Quality of local school, Safety of neighborhood,
Cleanliness of streets and surroundings

PAGE 3

- Q7 The City of McFarland has adopted a mixed use zoning district, which allows a mix of commercial and residential uses. What type of development would you prefer in the mixed use district area? A mix of commercial and residential, including a mix of uses in the same building or overall development
- Q8 What types of housing are most needed to address McFarland's housing needs? (Select all that apply) Condos/Townhouses, Senior Housing
- Q9 If you are employed out of your home, approximately how long is your one-way commute to work? Less than 5 miles
- Q10 Are there any additional comments you would like to provide the City of its 2015-2023 Housing Element update?

Yes, continue to bring businesses into the community and provide condos/townhouses as an alternative to single-family homes and apartment complexes. I have felt that we need housing for seniors as well, not apartment complexes but nice buildings that are gated/walled communities within the community. You (ALL the Departments are doing a Great Job!) Steve McFarland

#25

COMPLETE



Collector: Web Link 1 (Web Link)
Started: Thursday, October 08, 2015 2:20:31 PM
Last Modified: Thursday, October 08, 2015 2:22:09 PM
Time Spent: 00:01:37
IP Address: 24.43.185.196

PAGE 1 City of McFarland

- Q1 How long have you lived in the City of McFarland? 21 + Years
- Q2 What type of housing unit do you reside in? Single-Family House
- Q3 Do you currently...? Live and work in McFarland

PAGE 2

- Q4 Do you currently rent or own your home? Own
- Q5 How would you describe the physical condition of your home? Shows signs of minor deferred maintenance (i.e. peeling paint, chipping stucco, etc.)
- Q6 What are some of the reasons you chose to live in McFarland? (Select all that apply)
Proximity to job, Proximity to family,
Quality of local school, Quality of home,
Quality/ambiance of neighborhood

PAGE 3

- Q7 The City of McFarland has adopted a mixed use zoning district, which allows a mix of commercial and residential uses. What type of development would you prefer in the mixed use district area? A mix of commercial and residential, including a mix of uses in the same building or overall development
- Q8 What types of housing are most needed to address McFarland's housing needs? (Select all that apply)
Single-Family Homes, Senior Housing,
Housing for Persons with Disabilities
- Q9 If you are employed out of your home, approximately how long is your one-way commute to work? Less than 5 miles
- Q10 Are there any additional comments you would like to provide the City of its 2015-2023 Housing Element update?

None

#26

COMPLETE



Collector: Web Link 1 (Web Link)
Started: Thursday, October 08, 2015 2:28:03 PM
Last Modified: Thursday, October 08, 2015 2:29:09 PM
Time Spent: 00:01:06
IP Address: 24.43.185.196

PAGE 1 City of McFarland

- Q1 How long have you lived in the City of McFarland? 5-10 Years
- Q2 What type of housing unit do you reside in? Single-Family House
- Q3 Do you currently...? Live and work in McFarland

PAGE 2

- Q4 Do you currently rent or own your home? Own
- Q5 How would you describe the physical condition of your home? Excellent condition
- Q6: What are some of the reasons you chose to live in McFarland? (Select all that apply)
- Quality of local school, Quality of home,
 - Safety of neighborhood,
 - Quality/ambiance of neighborhood,
 - Cleanliness of streets and surroundings,
 - City services and programs

PAGE 3

- Q7 The City of McFarland has adopted a mixed use zoning district, which allows a mix of commercial and residential uses. What type of development would you prefer in the mixed use district area? A mix of commercial and residential, but not mixed in the same building or overall development
- Q8: What types of housing are most needed to address McFarland's housing needs? (Select all that apply) Single-Family Homes, Senior Housing
- Q9 If you are employed out of your home, approximately how long is your one-way commute to work? Less than 5 miles

Q10 Are there any additional comments you would like to provide the City of its 2015-2023 Housing Element update?

none

#27



COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, October 08, 2015 2:33:58 PM
Last Modified: Thursday, October 08, 2015 2:35:24 PM
Time Spent: 00:01:26
IP Address: 24.43.185.196

PAGE 1: City of McFarland

- Q1: How long have you lived in the City of McFarland? 1-5 Years
- Q2: What type of housing unit do you reside in? Single-Family House
- Q3: Do you currently...? Live in McFarland, but work elsewhere

PAGE 2

- Q4: Do you currently rent or own your home? Rent
- Q5: How would you describe the physical condition of your home? Needs one or more modest rehabilitation improvements (i.e. new roof, wood siding, etc.)
- Q6: What are some of the reasons you chose to live in McFarland? (Select all that apply) Safety of neighborhood, Proximity to health care, Proximity to parks and recreation areas

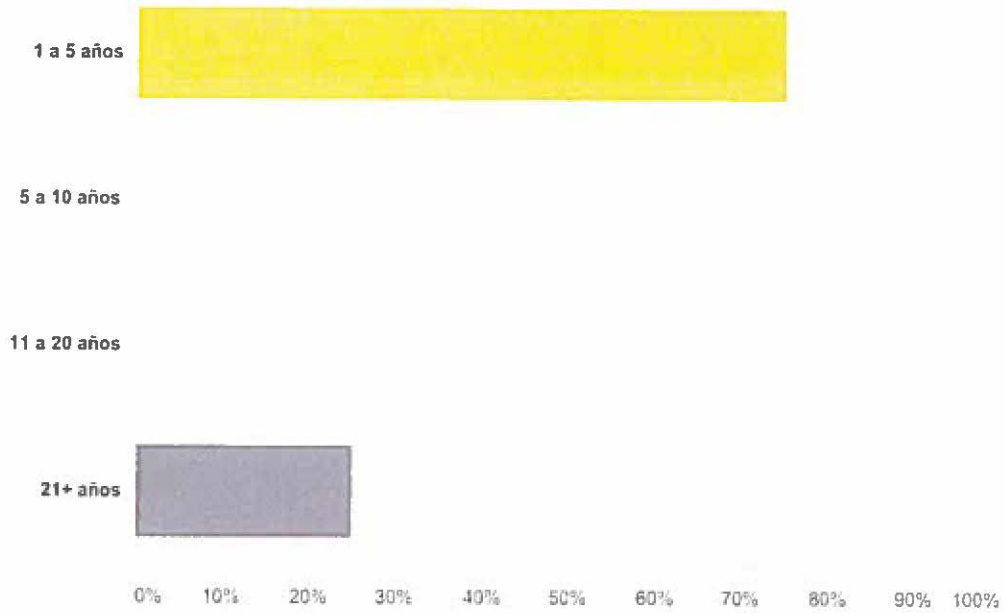
PAGE 3

- Q7: The City of McFarland has adopted a mixed use zoning district, which allows a mix of commercial and residential uses. What type of development would you prefer in the mixed use district area? A mix of commercial and residential, but not mixed in the same building or overall development
- Q8: What types of housing are most needed to address McFarland's housing needs? (Select all that apply) Single-Family Homes, Senior Housing, Housing for Persons with Disabilities
- Q9: If you are employed out of your home, approximately how long is your one-way commute to work? More than 35 miles
- Q10: Are there any additional comments you would like to provide the City of its 2015-2023 Housing Element update?

Make more advertising

Q1 ¿Cuánto tiempo ha vivido en la Ciudad de McFarland?

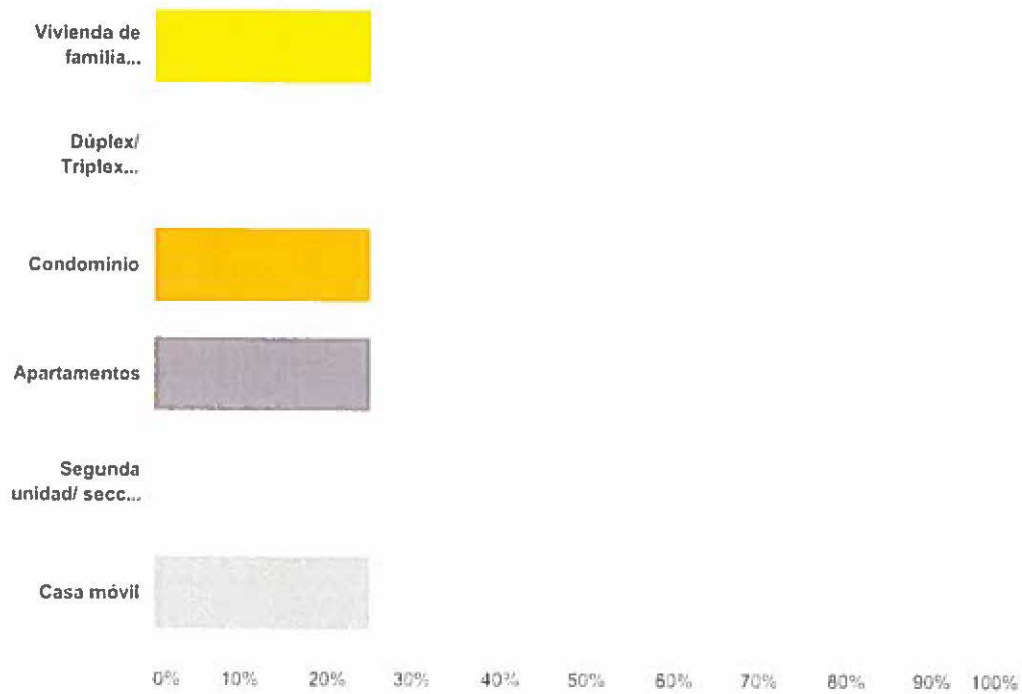
Respuestas: 4 Respuestas



Answer Choices	Responses	Count
1 a 5 años	75.00%	3
5 a 10 años	0.00%	0
11 a 20 años	0.00%	0
21+ años	25.00%	1
Total		4

Q2 ¿En qué tipo de vivienda vive usted actualmente?

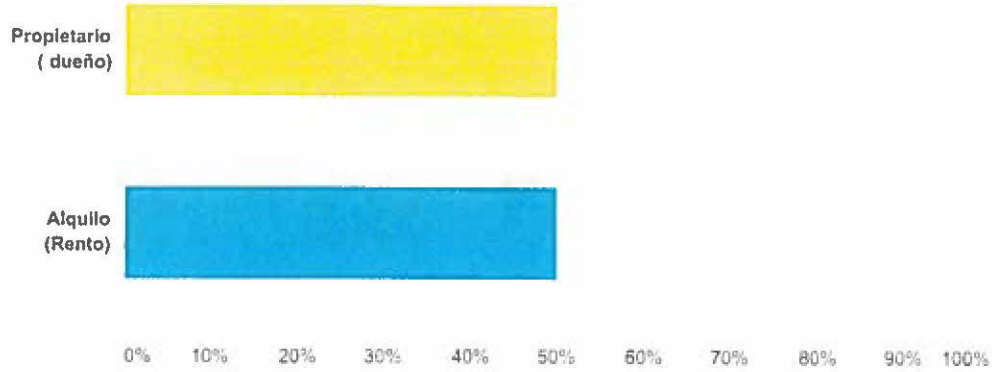
Respuestas: 5 (Skipped: 0)



Answer Choices	Responses	Count
Vivienda de familia singular	25.00%	1
Dúplex/ Triplex /cuádruplex	0.00%	0
Condominio	25.00%	1
Apartamentos	25.00%	1
Segunda unidad/ sección de visitante	0.00%	0
Casa móvil	25.00%	1
Total		4

Q3 ¿Actualmente paga renta o es dueño de su vivienda?

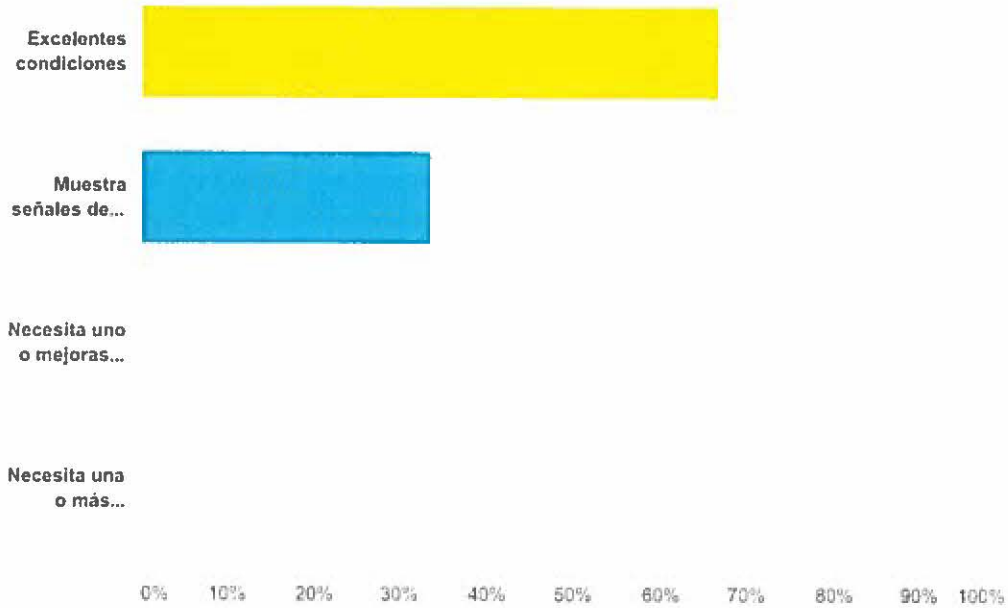
Answers: 4 Skipped: 0



Answer Choices	Responses	
Propietario (dueño)	50.00%	2
Alquiler (Rento)	50.00%	2
Total		4

Q4 ¿Cómo describiría las condiciones físicas de su vivienda?

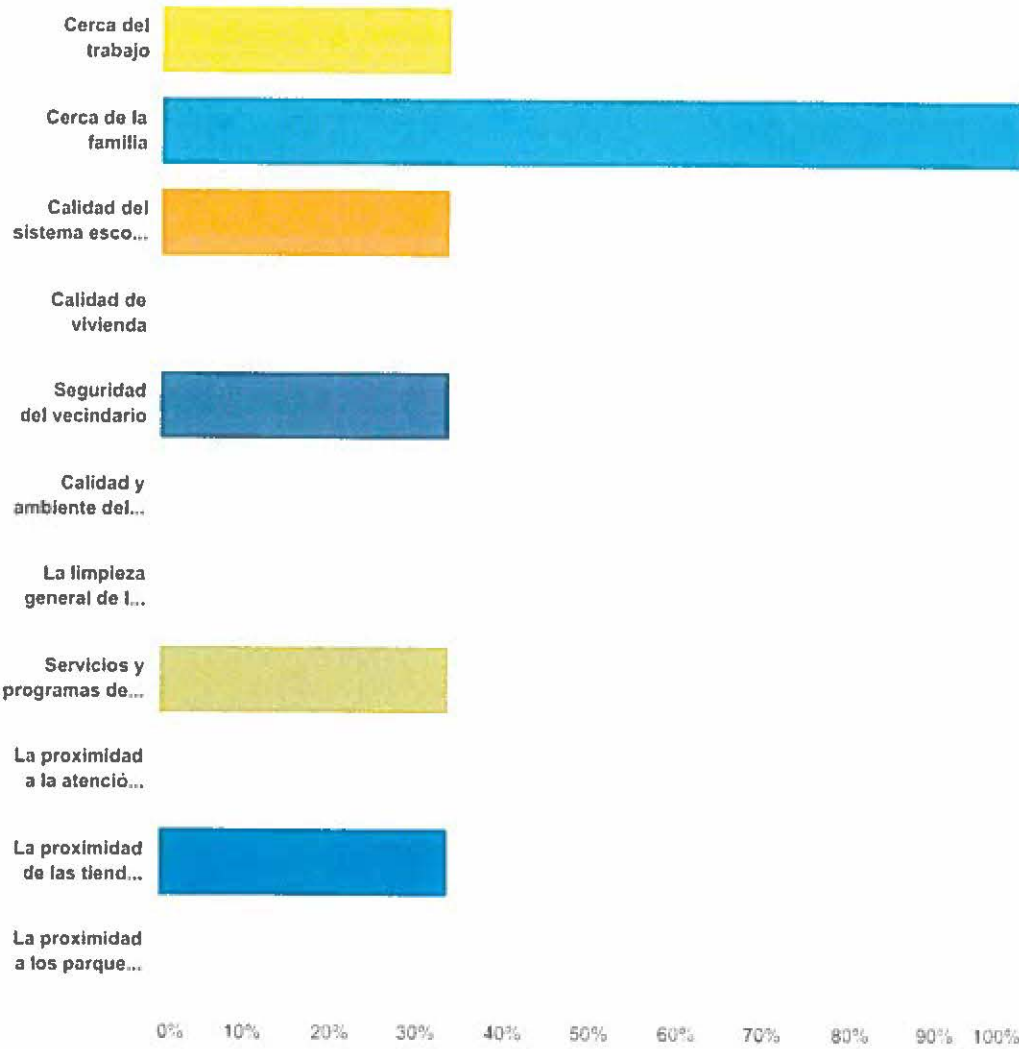
August 2017 - Survey 1



Answer Choices	Responses
Excelentes condiciones	66.67% 2
Muestra señales de mantenimiento diferido menor (es decir, la pintura descascarada, estuco descarapelando, etc.)	33.33% 1
Necesita uno o mejoras de rehabilitación más modestos (es decir, nuevo techo, revestimiento de madera, etc.)	0.00% 0
Necesita una o más actualizaciones importantes (es decir, la nueva fundación, plomería, electricidad, etc.)	0.00% 0
Total	3

Q5 ¿Cuáles son algunas de las razones que ha elegido vivir en McFarland? (Seleccione todas las que apliquen)

Answering: 333 people



Answer Choices	Responses	Count
Cerca del trabajo	33.33%	1
Cerca de la familia	100.00%	3
Calidad del sistema escolar local	33.33%	1
Calidad de vivienda	0.00%	0
Seguridad del vecindario	33.33%	1
Calidad y ambiente del vecindario	0.00%	0
La limpieza general de las calles y alrededores	0.00%	0
Servicios y programas de la Ciudad	33.33%	1

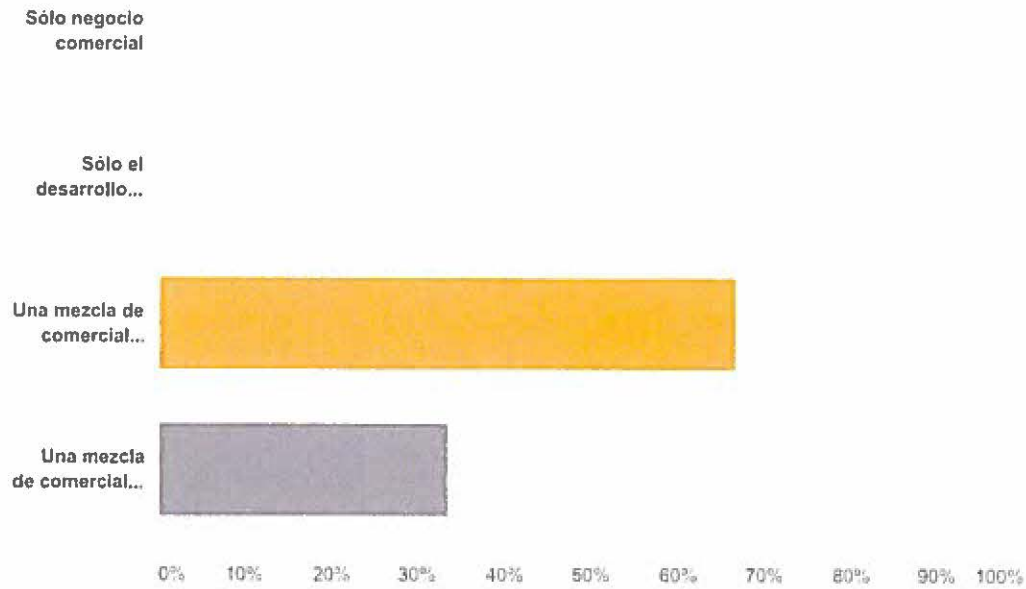
City of McFarland 2015-2023 Elemento de Vivienda del Plan General

La proximidad a la atención de salud	0.00%	0
La proximidad de las tiendas y servicios	33.33%	1
La proximidad a los parques y áreas de recreación	0.00%	0

Total Respondents: 3

Q6 La ciudad de McFarland ha adoptado un distrito mixto uso de zonificación, que permite una mezcla de usos comerciales y residenciales. ¿Qué tipo de desarrollo preferiría en el uso área del distrito mixto?

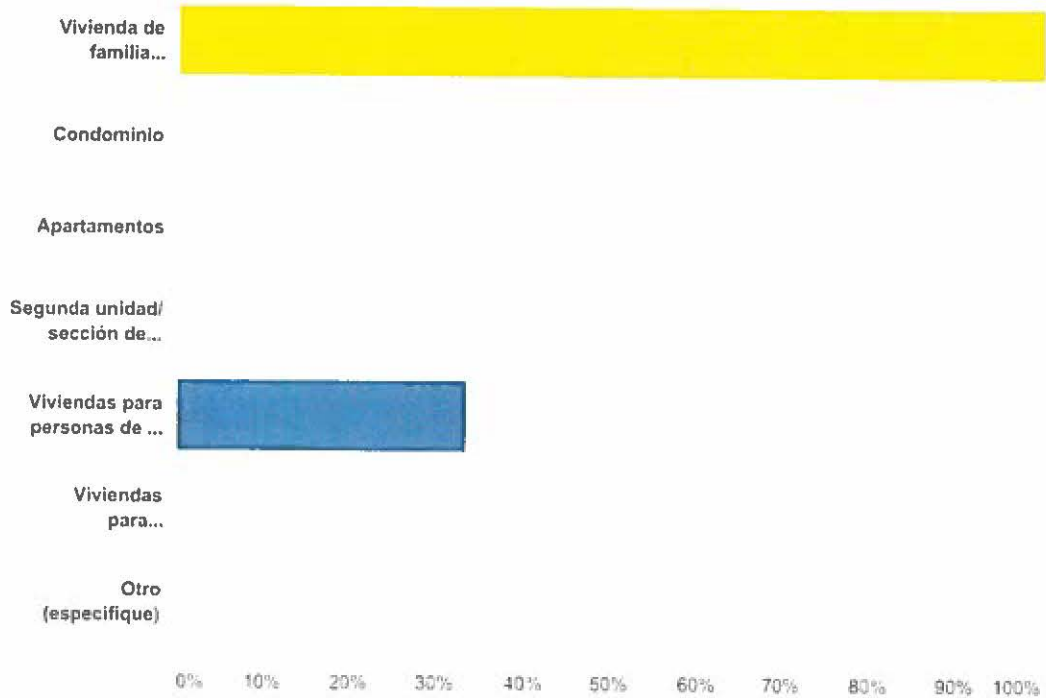
Zonificación (Sheet 1)



Answer Choices	Responses
Sólo negocio comercial	0.00% 0
Sólo el desarrollo residencial	0.00% 0
Una mezcla de comercial y residencial, que incluye una mezcla de usos en el mismo edificio o en el desarrollo general	66.67% 2
Una mezcla de comercial y residencial pero sin mezclar en el mismo edificio o en el desarrollo general	33.33% 1
Total	3

Q7 ¿Qué tipos de vivienda son más necesarios para hacer frente a las necesidades de vivienda de McFarland? (Selecciones todos los que apliquen)

Analizado el 30 Septiembre 2023

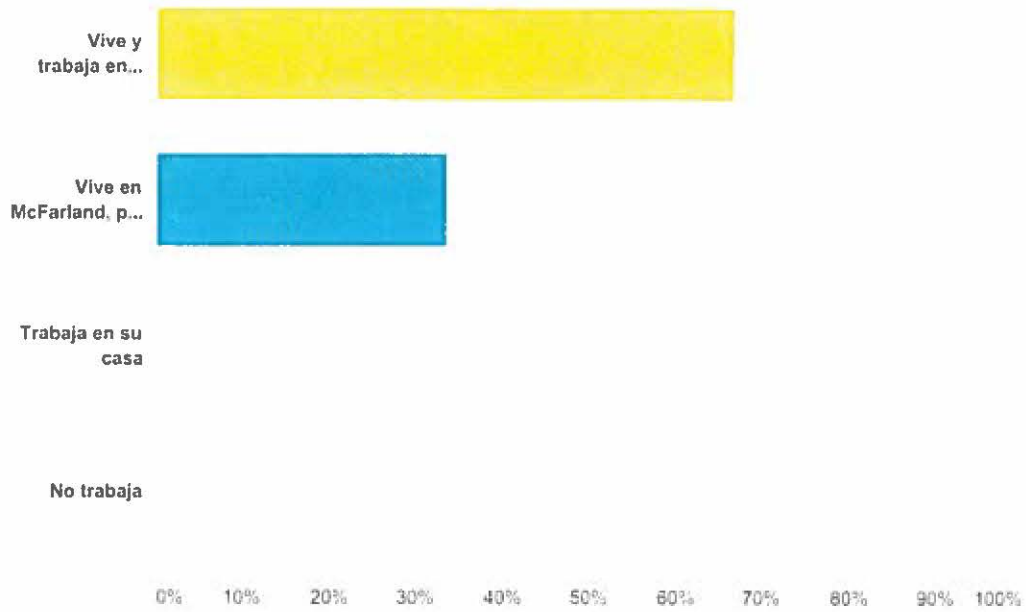


Answer Choices	Responses	Count
Vivienda de familia singular	100.00%	3
Condominio	0.00%	0
Apartamentos	0.00%	0
Segunda unidad/ sección de visitante	0.00%	0
Viviendas para personas de la tercera edad	33.33%	1
Viviendas para personas incapacitadas	0.00%	0
Otro (especifique)	0.00%	0

Total Respondents: 3

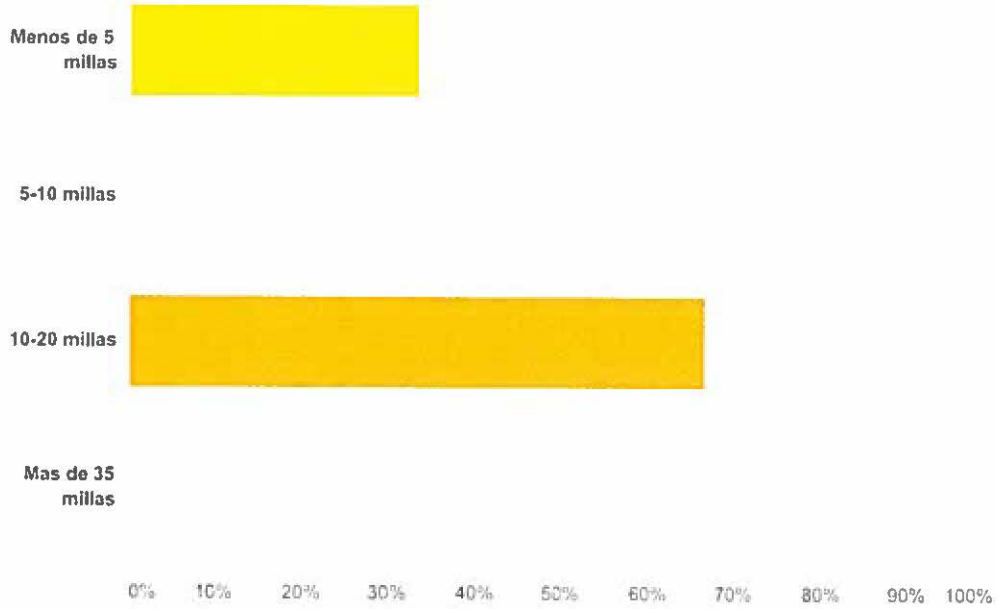
Q8 ¿Usted actualmente...?

Answered: 3 Skip question



Answer Choices	Responses	Count
Vive y trabaja en McFarland	66.67%	2
Vive en McFarland pero trabaja fuera de la ciudad	33.33%	1
Trabaja en su casa	0.00%	0
No trabaja	0.00%	0
Total		3

Q9 ¿Si usted está empleado fuera de casa, aproximadamente que tan lejos es su camino al trabajo?



Answer Choices

Responses

Menos de 5 millas	33.33%	1
5-10 millas	0.00%	0
10-20 millas	66.67%	2
Mas de 35 millas	0.00%	0
Total		3

Q10 ¿Hay algún comentario adicional que le gustaría proveer a la ciudad de McFarland en respecto a elemento de viviendas del 2015-2023?

Asamblea 3 - 5/4/2015

#1



COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, September 22, 2015 4:56:05 PM
Last Modified: Tuesday, September 22, 2015 5:02:19 PM
Time Spent: 00:06:13
IP Address: 174.134.167.105

PAGE 1: Ciudad de McFarland

- Q1 ¿Cuánto tiempo ha vivido en la Ciudad de McFarland? 1 a 5 años
- Q2. ¿En qué tipo de vivienda vive usted actualmente? Casa móvil
- Q3 ¿Actualmente paga renta o es dueño de su vivienda? Alquilero (Rento)
- Q4: ¿Cómo describiría las condiciones físicas de su vivienda? Excelentes condiciones

PAGE 2

- Q5. ¿Cuáles son algunas de las razones que ha elegido vivir en McFarland? (Seleccione todas las que apliquen) Cerca de la familia
- Q6: La ciudad de McFarland ha adoptado un distrito mixto uso de zonificación, que permite una mezcla de usos comerciales y residenciales. ¿Qué tipo de desarrollo preferiría en el uso área del distrito mixto? Una mezcla de comercial y residencial, pero sin mezclar en el mismo edificio o en el desarrollo general
- Q7: ¿Qué tipos de vivienda son más necesarios para hacer frente a las necesidades de vivienda de McFarland? (Selecciones todos los que apliquen) Vivienda de familia singular

PAGE 3

- Q8 ¿Usted actualmente...? Vive y trabaja en McFarland
- Q9 ¿Si usted está empleado fuera de casa, aproximadamente que tan lejos es su camino al trabajo? 10-20 millas
- Q10: ¿Hay algún comentario adicional que le gustaría proveer a la ciudad de McFarland en respecto a elemento de viviendas del 2015-2023?

niguna

#2



COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, September 22, 2015 7:42:21 PM
Last Modified: Tuesday, September 22, 2015 7:44:37 PM
Time Spent: 00:02:15
IP Address: 174.135.38.44

PAGE 1: Ciudad de McFarland

- Q1: ¿Cuánto tiempo ha vivido en la Ciudad de McFarland? 1 a 5 años
- Q2: ¿En qué tipo de vivienda vive usted actualmente? Apartamentos
- Q3: ¿Actualmente paga renta o es dueño de su vivienda? Alquiler (Rento)
- Q4: ¿Cómo describiría las condiciones físicas de su vivienda? Muestra señales de mantenimiento diferido menor (es decir, la pintura descascarada, estuco descarapelando, etc.)

PAGE 2

- Q5: ¿Cuáles son algunas de las razones que ha elegido vivir en McFarland? (Seleccione todas las que apliquen) Cerca de la familia , Seguridad del vecindario, Servicios y programas de la Ciudad
- Q6: La ciudad de McFarland ha adoptado un distrito mixto uso de zonificación, que permite una mezcla de usos comerciales y residenciales. ¿Qué tipo de desarrollo preferiría en el uso área del distrito mixto? Una mezcla de comercial y residencial, que incluye una mezcla de usos en el mismo edificio o en el desarrollo general
- Q7: ¿Qué tipos de vivienda son más necesarios para hacer frente a las necesidades de vivienda de McFarland? (Selecciones todos los que apliquen) Vivienda de familia singular

PAGE 3

- Q8: ¿Usted actualmente...? Vive en McFarland, pero trabaja fuera de la ciudad
- Q9: ¿Si usted está empleado fuera de casa, aproximadamente que tan lejos es su camino al trabajo? 10-20 millas
- Q10: ¿Hay algún comentario adicional que le gustaría proveer a la ciudad de McFarland en respecto a elemento de viviendas del 2015-2023?

No todo bien.

#3

INCOMPLETE



Collector: Web Link 1 (Web Link)
 Started: Wednesday, September 16, 2015 10:08:37 AM
 Last Modified: Thursday, October 08, 2015 2:23:30 PM
 Time Spent: Over a week
 IP Address: 24.43.185.196

PAGE 1 Ciudad de McFarland

- Q1: ¿Cuánto tiempo ha vivido en la Ciudad de McFarland? 1 a 5 años
- Q2: ¿En qué tipo de vivienda vive usted actualmente? Condominio
- Q3: ¿Actualmente paga renta o es dueño de su vivienda? Propietario (dueño)
- Q4: ¿Como describiria las condiciones fisicas de su vivienda? *El apartamento es muy bonito*

PAGE 2

- Q5: ¿Cuáles son algunas de las razones que ha elegido vivir en McFarland? (Seleccione todas las que apliquen) *Me gusta vivir en un pueblo tranquilo*
- Q6: La ciudad de McFarland ha adoptado un distrito mixto uso de zonificación que permite una mezcla de usos comerciales y residenciales. ¿Qué tipo de desarrollo preferiria en el uso area del distrito mixto? *Me gusta un desarrollo que sea un mixto de usos*
- Q7: ¿Que tipos de vivienda son mas necesarios para hacer frente a las necesidades de vivienda de McFarland? (Selecciones todos los que apliquen) *Me gustaría ver un desarrollo de viviendas de 1 a 3 dormitorios*

PAGE 3

- Q8: ¿ Usted actualmente...? *Me gustaría ver un desarrollo de viviendas de 1 a 3 dormitorios*
- Q9: ¿ Si usted esta empleado fuera de casa aproximadamente que tan lejos es su camino al trabajo? *Me gustaría ver un desarrollo de viviendas de 1 a 3 dormitorios*
- Q10: ¿ Ha, algun comentario adicional que le gustaria proveer a la ciudad de McFarland en respecto a el elemento de viviendas del 2015-2023? *Me gustaría ver un desarrollo de viviendas de 1 a 3 dormitorios*

#4



COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, October 08, 2015 2:25:53 PM
Last Modified: Thursday, October 08, 2015 2:27:46 PM
Time Spent: 00:01:53
IP Address: 24.43.185.196

PAGE 1: Ciudad de McFarland

- Q1 ¿Cuánto tiempo ha vivido en la Ciudad de McFarland? 21+ años
- Q2 ¿En qué tipo de vivienda vive usted actualmente? Vivienda de familia singular
- Q3 ¿Actualmente paga renta o es dueño de su vivienda? Propietario (dueño)
- Q4 ¿Cómo describiría las condiciones físicas de su vivienda? Excelentes condiciones

PAGE 2

- Q5 ¿Cuáles son algunas de las razones que ha elegido vivir en McFarland? (Seleccione todas las que apliquen) Cerca del trabajo, Cerca de la familia, Calidad del sistema escolar local, La proximidad de las tiendas y servicios
- Q6 La ciudad de McFarland ha adoptado un distrito mixto uso de zonificación, que permite una mezcla de usos comerciales y residenciales. ¿Qué tipo de desarrollo preferiría en el uso área del distrito mixto? Una mezcla de comercial y residencial, que incluye una mezcla de usos en el mismo edificio o en el desarrollo general
- Q7 ¿Qué tipos de vivienda son más necesarios para hacer frente a las necesidades de vivienda de McFarland? (Selecciones todos los que apliquen) Vivienda de familia singular, Viviendas para personas de la tercera edad

PAGE 3

- Q8 ¿Usted actualmente...? Vive y trabaja en McFarland
- Q9 ¿Si usted está empleado fuera de casa, aproximadamente que tan lejos es su camino al trabajo? Menos de 5 millas
- Q10 ¿Hay algún comentario adicional que le gustaría proveer a la ciudad de McFarland en respecto a elemento de viviendas del 2015-2023?
none

APPENDIX B VACANT PARCELS

APN	ZONING	ALLOWABLE DENSITY	ACRES	INFILL	Utilities Available	EXISTING USE
200-070-02	R-2	4 SFD	.37	Y	Sewer/Water	Vacant
200-060-13	R-2	2 SFD	.17	Y	Sewer/Water	Vacant
200-081-17	R-2	3 SFD	.28	Y	Sewer/Water	Vacant
200-060-55	R-2	3 SFD	.21	Y	Sewer/Water	Vacant
200-052-11	R-2	2 SFD	.19	Y	Sewer/Water	Vacant
200-052-10	R-2	3 SFD	.20	Y	Sewer/Water	Vacant
200-092-03	R-2	2 SFD	.16	Y	Sewer/Water	Vacant
200-092-12	R-2	2 SFD	.16	Y	Sewer/Water	Vacant
200-092-25	R-2	2 SFD	.16	Y	Sewer/Water	Vacant
200-102-13	R-2	2 SFD	.14	Y	Sewer/Water	Vacant
201-182-14	R-2	2 SFD	.16	Y	Sewer/Water	Vacant
200-032-12	R-1	1SFD/1 2 ND UNIT	.18	Y	Sewer/Water	Vacant
201-500-01	R-1	1SFD/1 2 ND UNIT	.35	Y	Sewer/Water	Vacant
201-500-05	R-1	1SFD/1 2 ND UNIT	.33	Y	Sewer/Water	Vacant
201-500-06	R-1	1SFD/1 2 ND UNIT	.35	Y	Sewer/Water	Vacant
201-431-16	R-1	1SFD/1 2 ND UNIT	.39	Y	Sewer/Water	Vacant
201-431-18	R-1	1SFD/1 2 ND UNIT	.45	Y	Sewer/Water	Vacant
201-082-09	R-1	1SFD/1 2 ND UNIT	.18	Y	Sewer/Water	Vacant
200-152-01	R-1	1SFD/1 2 ND UNIT	.31	Y	Sewer/Water	Vacant
200-342-02	R-1	1SFD/1 2 ND UNIT	.17	Y	Sewer/Water	Vacant
200-341-01	R-1	1SFD/1 2 ND UNIT	.17	Y	Sewer/Water	Vacant
201-070-45	R-1	1SFD/1 2 ND UNIT	.31	Y	Sewer/Water	Vacant
201-070-46	R-1	1SFD/1 2 ND UNIT	.31	Y	Sewer/Water	Vacant
201-070-47	R-1	1SFD/1 2 ND UNIT	.31	Y	Sewer/Water	Vacant
201-010-44	R-1/R-4	29 SFD, 109 MFD	9.97 total 4.5 ac R-1 5.47 ac R-4		Sewer/Water	Vacant
201-010-04	R-1	85 SFD	13.21		Sewer/Water	Vacant
201-010-38	R-2	149 MFD	12.46	Y	Sewer/Water	Vacant
060-012-08	R-1	236 SFD	36.35		Sewer/Water	Fallow Ag land
060-012-51	R-1	158 SFD	24.36		Sewer/Water	Fallow Ag land
200-010-36	R-4	100 MFD	5	Y	Sewer/Water	Vacant
200-010-34	R-1	35 SFD	5.43	Y	Sewer/Water	Vacant
201-120-01	R-1	130 SFD	20		Sewer/Water	Vacant School Property
201-120-16	R-1	224 SFD	34.57		Sewer/Water	Fallow Ag Land
Tract 7292	R-1/R-4	26 SFD (actual) 28 MFD	7.7 total 5.5 R-1 1.2 R-4	Y	Sewer/Water	Vacant
Tract 7270	R-R	10 SFD (actual)	11.37		Sewer/Water	Vacant

* Fee Increase by 0.9% per City
of McFarland Resolution 2006-097
Note: |) Indicates 20% Kern County Fees

HP = Horse Power KVA = Kilo-Volt-Amps
KW = Kilowatts A/O = and/or

APPENDIX C PLANNING FEES

PLANNING FEES	
Site Plan Review	New construction (except SFD in tract) \$1,500.00 deposit. Minor additions greater than 25% square of square footage \$500.00 deposit; minor additions less than 25% of square footage \$50.00.
Lot Line Adjustment	\$1,000.00 deposit
Parcel Map Waiver	\$2,000.00 deposit
Parcel Merger	\$1,000.00 deposit
Tentative Parcel Map	\$3,000.00 deposit
Revised Parcel Map	\$1,500.00 deposit
Final Parcel Map	\$2,500.00 deposit
Tentative Tract Map	\$2,500.00 deposit up to 100 lots. \$2,500.00 deposit + \$15.00 per lot over 100
Revised Tentative Tract	\$2,500.00 deposit
Final Tentative Tract	\$2,500.00 deposit
Tentative Tract Extension	\$500.00 deposit
Development Agreement	\$3,000.00 deposit
Improvement Agreement	Incl. in Final Map deposit
Conditional Use Permit	\$1,500.00 deposit
Conditional Use Permit Amendment	\$750.00 deposit
Zone Variance	\$1,000.00 deposit
Zone Change	\$5,000.00 deposit
General Plan Amendment	\$5,000.00 deposit
Specific Plan	\$5,000.00 deposit
Precise Development	\$5,000.00 deposit
Landscape Review	\$500.00 deposit
Annexation	\$5,000.00 deposit
Williamson Act Cancellation	\$2,000.00 deposit
Williamson Act Non-renewal	\$250.00 flat fee
Sign Permit	\$50.00 flat fee individual, \$250.00 for sign program
Home Occupation Permit	\$75.00
CEQA	
Environmental Impact Report	City will not prepare EIR, \$5,000.00 deposit peer review.
MND/ND	\$3,000.00 deposit
Notice of Exemption	\$100.00 flat fee
Mitigation Monitoring Program	\$1,000.00 flat fee

MISC	
Appeal	\$200.00 flat fee
Research/Zoning Letter	\$50.00 flat fee
Address Change	\$50.00 flat fee

ENGINEERING FEES	
Grading Plan Check – Commercial or Multi Family 5 acres or less	\$1,500.00 deposit
Grading Plan Check – Commercial or Multi Family over 5 acres	\$1,500.00 deposit
Grading Plan Check – Subdivisions	\$1,500.00 deposit
Improvement Plan Check	1,075.00 + 1% of the engineer's estimate (includes 3 checks) Time and material for add'l checks
Improvement Inspection	3% of engineer's estimate
Certificate of Compliance	\$500.00 deposit
Encroachment Permit	\$50.00 flat fee

McFarland Housing Element ~~2008-2013~~ 2015 - 2023

APPENDIX D BUILDING FEES

BUILDING FEES

CITY OF McFARLAND

Fee Schedule
07/07/11 to 06/30/12

Fee Schedule *
07/01/13 to 06/30/16

Building Unit Fees		
Issuance Fee	\$101.00	(\$75)
<u>Plumbing Fee</u>		
Plumbing Fixtures A/O Drain	\$57.00	(\$8 EA.)
Water Piping A/O Service	\$57.00	(\$8 EA.)
Hose Bibbs	\$57.00	(\$8 EA.)
Rain Water System	\$57.00	(\$7 EA.)
Water Heater A/O Vent	\$57.00	(\$8 EA.)
<i>Sewer (Building or Trailer Coach)</i>		
First Outlet	\$57.00	(\$8)
Outlet 2 or Over	\$57.00	(\$4)
Sewer Disposal 1 Tank/Drain	\$57.00	(\$44)
Additional Tank or Drain	\$57.00	(\$14)
Repair Tanks or Drain	\$57.00	(\$27)
Repair/Alteration	\$57.00	(\$8)
Back Flow Protecting Device	\$57.00	(\$8 EA.)
Grease Interceptor	\$57.00	(\$31)
Septic Abandonment	\$57.00	(\$12)
Graywater System	\$57.00	(\$40)
<u>Mechanical Fee</u>		
0-150 M BTU (M = 1000)	\$57.00	(\$14)
150-1,750 M BTU	\$57.00	(\$18)
Over 1,750 M BTU	\$57.00	(\$37)
Comb Heating/Air Conditioning Unit to 5 HP	\$57.00	(\$27)
Comb Heating/Air Conditioning Unit Over 5 HP	\$57.00	(\$37)
Heaters Requiring No Ducts	\$57.00	(\$14)
Appliance Vents	\$57.00	(\$8)
Repair/Alteration Heating Cooling Absorption	\$57.00	(\$14)
Evaporative Cooler	\$57.00	(\$14)
Equipment Not Classed	\$57.00	(\$14 NO KC)
Boiler Compressor Absorb Unit		
To 5 HP or 150 M BTU (M = 1000)	\$57.00	(\$18)
Over 5HP or 150 M BTU	\$57.00	(\$31)
Air Handling Units Including Ducts		
To 10 M Cubic Feet (M = 1000)	\$57.00	(\$14)
Over 10 M Cubic Feet	\$57.00	(\$18)
Vent Fan (To Single Duct)	\$57.00	(\$8 EA.)
Vent System - Vent Hood	\$57.00	(\$11)
Commerical Hood including ducts	\$57.00	(\$34)
Free Standing Fireplace	\$57.00	(\$18)
Incinerator	\$57.00	(\$45)
<u>Electrical Fee</u>		
Service 0-600 Volts	\$57.00	(\$12)
Service Over 600 Volts	\$57.00	(\$29)
** Motors-Transformers - Appliances (HP, KW, or KVA)		
0.0 to 5	\$57.00	(\$5)
5.1 to 15	\$57.00	(\$6)
15.1 to 100	\$57.00	(\$11)
100.1 to 500	\$57.00	(\$20)
Over 500	\$57.00	(\$34)
Signs-Alteration/Monument	\$57.00	(\$11)
Temporary Services	\$57.00	(\$12)
Recept-Lights	\$57.00	(\$5)

* Fee increase by 0.9% per City
of McFarland Resolution 2006-097

Note: () indicates 2013 Kern County Fees

HP = Horse Power KVA = Kilo-Volt-Amps

KW = Kilowatts M:\A\CHINA\DEPARTMENT\COPY OF Fee Review List_ValuationFees.xlsx

*** Light Standards	\$57.00		(\$5)
<u>Specifications</u>			
Commercial Coach	\$190.00		\$191.71
Mobilehome/Commercial Coach-Earthquake Stabilization System	\$171.00		\$172.54
Masonry Fireplace	\$114.00		\$115.03
Satellite Dish	\$114.00		\$115.03
Wall Sign	\$57.00		\$57.51
Monument Sign 6'	\$57.00		\$57.51
Single Pole Sign	\$114.00		\$115.03
Double Pole Sign	\$114.00		\$115.03
Solar Systems-Res	\$114.00		\$115.03
Inground Spas			
Standard Plan	\$114.00		\$115.03
Non Standard Plan	\$114.00		\$115.03
Inground Swimming Pools			\$0.00
Standard Plan	\$228.00		\$230.05
Non Standard Plan	\$228.00		\$230.05
Commercial	\$343.00		\$346.09
Special/Miscellaneous Permit Fee Application	\$114.00		\$115.03
Conc. Foundations, Heavy Engineered foundations & Retaining Walls			
Concrete Foundations w/ Light Reinforcement - per yard	\$238.00	\$64 min permit fee	\$240.14
Heavy Engineered Foundation - per yard	\$360.00	\$64 min permit fee	\$363.24
Conc. Block Retaining Walls - Wall Height (Price/Linear foot of wall)			
0' to 3'0"	\$6.00		\$6.05
3'1" to 4'0"	\$8.00		\$8.07
4'1" to 5'0"	\$9.00		\$9.08
5'1" to 6'0"	\$14.00		\$14.13
6'1" to 7'0"	\$17.00		\$17.15
7'1" to 8'0"	\$20.00		\$20.18
8'1" to 9'0"	\$21.00		\$21.19

**** Notes:**

1. For equipment or appliances that have more than one motor, heater or combination of both, the sum of the combined ratings may be used to compute the fee.
2. These fees shall include all switches, circuit breakers, contactors, relays and other directly related control equipment.

***** Miscellaneous**

- a. Area lighting standards (over six feet in height), up to and including ten on a site, each (\$5 EA.)
Over ten on a site, each (\$3 EA.)
- b. Temporary sale stands (Christmas tree lots, etc., including service) (\$18 EA.)

New Construction/Remodel Permit Fees Per 2013 Kern County Fees

Total Valuation	Permit Fee
\$1 to \$28,000	Exhibit "D" (Note: Use Exhibit "D" for new & remodel construction)
\$28,001 to \$500,000	1.1% of Valuation
\$500,000 to \$1,000,000	\$5,500.00 for the first \$500,000.00 of Valuation, plus \$0.80 for each \$100.00 of Valuation or fraction thereof, up to and including \$1,000,000.00.
\$1,000,001 or more	\$9,500 for the first \$1,000,000 of Valuation, plus \$0.50 for each \$100.00 of Valuation or fraction thereof.

(Standard repair cost per Exhibit "C")

* Fee increase by 0.9% per City
of McFarland Resolution 2006-097

Note: () indicates 2013 Kern County Fees

HP = Horse Power
KW = Kilowatts

KVA = Kilo-Volt-Amps
A/O = and/or

McFarland Housing Element ~~2008-2013~~ 2015 - 2023

APPENDIX E HOMELESS CENSUS 2015

The work to end homelessness continues.

The Kern County Homeless Collaborative (KCHC) is designated as a the Continuum of Care (CoC) for Kern County. CoCs are regional or local planning bodies that coordinates housing and services funding for families and individuals who are homeless.

The KCHC conducted the 2015 Homelessness Census, a 24 hour effort, Thursday January 22, through Friday January 23. The KCHC has organized full countywide counts of sheltered and unsheltered homeless individuals and families in 2007 and 2009; and then annually since 2013.

Face to face interviews were conducted by teams of surveyors across the county at shelters and streets. Teams were composed of more than 200 service provider staff and community volunteers – the largest number of Census workers to date!



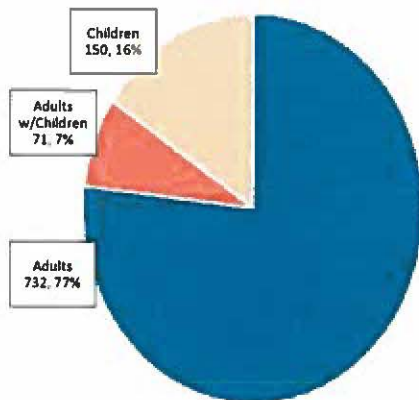
"SCOTT" PHOTO: MICHAEL FAGANS, UNITED WAY 2015

Information gathered during the Census reflects the number of those living in homelessness as defined by the U.S. Department of Housing and Urban Development (HUD) (SEE DEFINITION PAGE 2). The data is intended to help keep the community informed about the work ending homelessness and provides information for the Collaborative, useful to strategic planning, community development, and local and federal governments.

Executive Summary

The Census reflected that 953 individuals were homeless in Kern County during the 24 hour period January 22, through January 23, 2015.

CHART 1: POPULATION BREAKDOWN



Kern County homelessness continues to decline:

- 38% decrease overall since 2007. [2007-1537; 2015-953]
- 4% decrease overall from last year. [2014-992; 2015-953]
- 41% decrease in single adults since 2007. [2007-1248; 2015-732]
- 27% decrease in adults with children since 2007. [2007-97; 2015-71]
- 22% decrease in children since 2007. [2007-192; 2015-150]

Metro Bakersfield continues to see decreases in homelessness:

- 6% overall from last year. [2014-856; 2015-809]
- 8% decrease in unsheltered individuals. [2014-306; 2015-282]
- 9% decrease in sheltered individuals. [2014-577; 2015-527]

TABLE 2: BY CITY	2015	2014	2015	2014	2015	2014		
Arvin	7	2	Lamont	2	1	Rosamond	1	n/c
Metro Bakersfield	809	856	Lost Hills	5	n/c	Shafter	0	0
Delano	16	43	McFarland	7	8	Taft	22	15
Frazier Park	5	0	Mojave*	64	6	Tehachapi	2	6
Kern River Valley	4	17	Ridgecrest	17	26	Wasco	8	5

Summary Continued...

HUD DEFINITION OF HOMELESS

1) An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:

(i) An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground;

(ii) An individual or family living in supervised public or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations; by federal, State, or local government programs for low-income individuals); or

(iii) An individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution;

2) An individual or family who will imminently lose their primary nighttime residence, provided that:

(i) The primary nighttime residence will be lost within 14 days of the date of application for homeless assistance;

(ii) No subsequent residence has been identified; and

(iii) The individual or family lacks the resources or support networks, e.g., family, friends, faith-based or other social networks, needed to obtain other permanent housing;

3) Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:

(i) Are defined as homeless under section 387 of the Runaway and Homeless Youth Act (42 U.S.C. 5732a), section 637 of the Head Start Act (42 U.S.C. 9832), section 41403 of the Violence Against Women Act of 1994 (42 U.S.C. 14043e-2), section 330(h) of the Public Health Service Act (42 U.S.C. 254b (h)), section 3 of the Food and Nutrition Act of 2008 (7 U.S.C. 2012), section 17(b) of the Child Nutrition Act of 1966 (42 U.S.C. 1786(b)), or section 725 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434a);

(ii) Have not had a lease, ownership interest, or occupancy agreement in permanent housing at any time during the 60 days immediately preceding the date of application for homeless assistance;

(iii) Have experienced persistent instability as measured by two moves or more during the 60-day period immediately preceding the date of applying for homeless assistance; and

(iv) Can be expected to continue in such status for an extended period of time because of chronic disabilities; chronic physical health or mental health conditions; substance addiction; histories of domestic violence or childhood abuse (including neglect); the presence of a child or youth with a disability; or two or more barriers to employment, which include the lack of a high school degree or GED, illiteracy, low English proficiency, a history of incarceration or detention for criminal activity, and a history of unstable employment; or

4) Any individual or family who:

(i) Is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return to their primary nighttime residence; (ii) Has no other residence; and

(iii) Lacks the resources or support networks, e.g., family, friends, and faith-based or other social networks, to obtain other permanent housing.



"RIVERBED TEAM" PHOTO BY MICHAEL FAGANS, UNITED WAY 2015

Rural homelessness showed significant decreases in Delano, and Tehachapi (SEE TABLE 1, PAGE 1).

- 11% increase overall since 2014. [2014-134; 2015-150]
- 967% substantial increase in Mojave. [2014-6; 2015-64]
- 35% decrease in Ridgecrest. [2014-26; 2015-17]
- 47% increase in Taft. [2014-15; 2015-22]

Chronic homelessness has reduced 43% in Kern County since 2013. [2013-286] A 63% decline has been steady since 2011 when chronic homelessness was at its peak. [2011-445; 2015-164]

HUD defines chronic homelessness as:

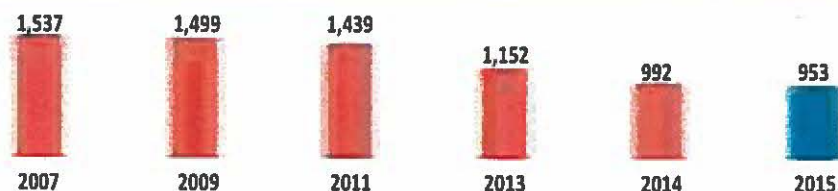
"an individual or family with a disabling condition who has been continuously homeless for a year or more or has had at least four episodes of homelessness in the past three years."

Veterans make up 9% of the homeless population [OVERALL: 953; VETERANS 89]. There has been a 34% decrease in veteran homelessness since 2013 when nearly half of the unsheltered population was made up of veterans. [2013-135; 2015-89]

The length of time people are remaining homeless has increased 7% to 29 months, from an average of 27 months in 2013. The length of time people stay in shelters is now an average of 17 months, increasing 13%. [2013-15 MONTHS]

Pregnancies of homeless mothers have reduced by 63% since 2013. U.S. births have declined since 2007.¹

TABLE 3: HOMELESSNESS —SEVEN YEARS AND STILL DECLINING



Process Overview

KCHC is one of 8,500 CoCs across the U.S. participating in the HUD CoC funding program. Efforts are aimed at quickly re-housing homeless individuals and families, veterans and the chronically homeless, to minimize trauma and dislocation; promoting access to and utilizing mainstream programs; and optimizing self-sufficiency among individuals and families experiencing homelessness.

HUD provides nearly \$2 billion towards the work of ending homelessness.



"TRAINING FOR 200" PHOTO: CHRISTINE LOLLAR, UNITED WAY 2015

Having a CoC allows Kern County the facilitation of HUD funding across our 8,150 square mile county and makes it possible for the agencies to collectively work towards housing individuals, children and families, veterans and the chronically homeless.

Eleven of the KCHC's 24 members, receive 22 HUD grants. Funds a range of allocations directed towards reaching the goal of ending homelessness including:

- New construction;
- Acquisition, rehabilitation, or leasing of buildings to provide transitional or permanent housing;
- Rental assistance;
- Supportive services (i.e. legal services, case management before and after housing, and more);
- Re-housing services;
- Operating costs;
- Payment of administrative costs; and
- Grants for technical assistance.

One of HUD's requirements is that each CoC conduct a Census at least every two years, during the last ten days of January. Census results are used to update the County of Kern and City of Bakersfield's Consolidated Plans as well as the 10-Year Plan to End Homelessness. The same data methods have been conducted for all years.



CALIFORNIA VETERANS ASSISTANCE FOUNDATION VETERANS PUT TOGETHER HYGIENE KITS FOR INDIVIDUALS WHO PARTICIPATE IN THE CENSUS.

To conduct the Census a Census Committee convenes throughout the year to plan and oversee the effort. Community partners generously contribute and items are purchased to create over 1,500 hygiene kits filled with items such as: soap, deodorant, toothbrushes, shampoo, combs, razors, a pair of socks and nonperishable snacks. Volunteers assist with sorting and compiling the kits.

Approximately 200 community members participate and spread out across the county. Census surveyors are required to attend a three hour training that cover team operations, responsibilities and duties, engagement and interview techniques, safety procedures, homeless individual's rights and protection and the use of the Census surveys. Trainings are offered at various times and days of the week to accommodate as many people as possible. Train the trainer individual trainings are also available for the rural area surveyor process. Surveys are conducted in English and Spanish and American Sign Language interpreters are on hand to accommodate should the need arise.

Overview Continued...

Two methods are used in the Census process to count people who are homeless and provide a profile of the population. Demographic and background survey information is collected via:

1. A bed occupancy report is completed by all emergency shelter and transitional housing programs on the chosen first night of the process ; and
2. A countywide "street" count of people who are homeless and who were not sheltered on the pre-ceeding night, is conducted on the following day. Individuals are also counted at "standing sites," stationary locations where individuals are surveyed.

The combined numbers of sheltered and unsheltered people equals the total population who are homeless in Kern County during the selected 24 hour snapshot in time. In some instances individuals sometimes prefer not to be surveyed. If enough data is obtained, these individuals are still reflected in this report.

When evaluating the whole picture of homelessness in Kern County, the KCHC recommends consideration of those meeting the definitions of homelessness for the U.S. Department of Education (The McKinney Vento Act), and the U.S. Department of Health and Human Services.

- In the U.S. more than 3.5 million people experience homelessness each year.**
35% are families with children, the fastest growing segment of the homeless population.
- 23% are U.S. military veterans.
 - 25% are children under the age of 18.
 - 30% have experienced domestic violence.
 - 20-25% suffer from mental illness.

—WWW.STUDENTSAGAINSTHUNGER.ORG

The Census Report

The following information is extrapolated from the 24 hour Kern County 2015 Census and previous Census periods. Numbers reflect all of Kern unless otherwise indicated.

OVERALL HOMELESSNESS

953 individuals were counted as homeless.

- 38% decrease overall since 2007. [2007-1,537; 2015-953]
- 4% decrease overall since 2014. [2014-992; 2015-953]

Shelters and Transitional Housing 2015

544 homeless guests were sheltered at emergency shelters and transitional housing facilities combined.

- 25% more people were sheltered than unsheltered. [SHELTERED – 544; UNSHELTERED – 409]
- 6% increase in emergency shelter guests. [2014-577; 2015-544]
- 7% decrease in people staying in Kern's 11 transitional housing facilities. [2014-195; 2015-182]

Unsheltered 2015

409 individuals were unsheltered.

- 8% decrease in metro Bakersfield unsheltered. [2014-306; 2015-282]
- 16% increase in rural area unsheltered. [2014-107; 2015-127]

CHART 2: KERN AND METRO BAKERSFIELD

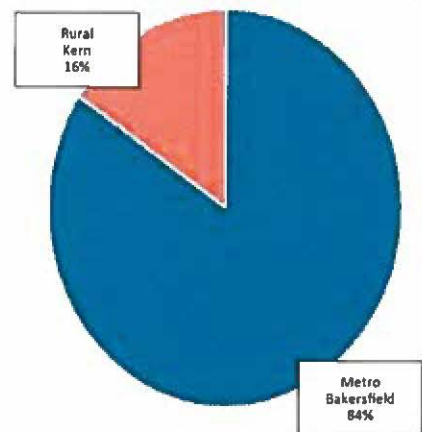
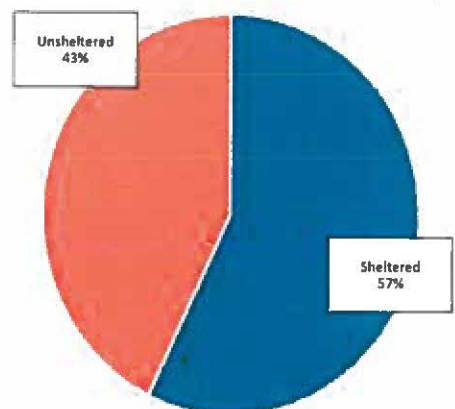


CHART 3: SHELTERED AND UNSHELTERED



2015

The Census Report: OVERALL HOMELESSNESS Continued...

Metro Bakersfield 2014 to 2015

792 individuals were located in metro Bakersfield.

- 47% more individuals were sheltered than are unsheltered. [UNSHeltered-282; SHeltered-527]
- 55% more individuals were unsheltered in metro Bakersfield than in rural Kern. [METRO BAKERSFIELD-282; RURAL-127]
- 62% decrease at standing facilities sites counting unsheltered homeless. [2014-113; 2015-43]



"SURVEYORS READY FOR DUTY"
6AM CENSUS DAY AT THE MISSION AT KERN COUNTY.
MICHAEL FAGANS, UNITED WAY 2015

Rural Kern County 2014-2015

150 individuals who were homeless were located in rural Kern County.

- 87% of individuals in rural Kern were unsheltered. (Two shelters are located in rural Kern: Women's Center High Desert in Ridgecrest and the Alpha House in Taft.) [UNSHeltered—127; SHeltered—17]
- Substantial decreases in Delano [63%], Kern River Valley [77%], Ridgecrest [35%], and Tehachapi [67%].
- Significant increases in Arvin [71%], Taft [47%], and Wasco [38%].
- 967% increase in Mojave (SEE TABLE 1, PAGE 1). Close monitoring in recent days estimate numbers more closely paralleled the 2014 count. [2014-6; 2015-64]

SINGLE ADULT HOMELESSNESS

732 single adults were counted as homeless.

- 41% decrease overall (sheltered and unsheltered) since 2007. [2007-1,248; 2015-732]
- 12% more unsheltered than sheltered in 2015, which was a span of 6% in 2014. [2014 SHeltered—350; 2014 UNSHeltered—371; 2015—SHeltered-343; 2015—UNSHeltered 389]
- 5% increase in unsheltered in rural areas. [2014-107; 2015-113]
- 12% increase in metro Bakersfield. [2014-543; 2015-614]
- 34% decrease in rural Kern. [2014-178; 2015-118]
- 16% are in rural Kern. [KERN-732; RURAL KERN-118]

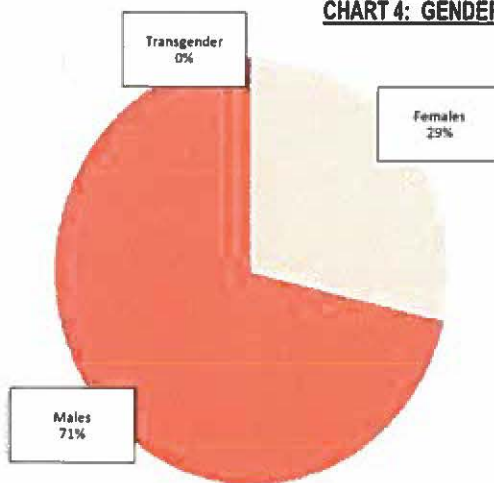
VETERAN
HOMELESSNESS
has declined 34%
since 2013

ADULTS WITH CHILDREN HOMELESSNESS

71 adults with children were counted as homeless.

- 7% decrease in since 2007. [2007-97; 2015-71]
- 19% decrease since 2014. [2014-89; 2015-71]
- 50% decrease of unsheltered since 2014. [2014-18; 2015-9]
- 24% decrease in metro Bakersfield. [2014-81; 2015-62]

CHART 4: GENDER



"We're no longer content simply to manage the crisis,
we're beginning to end the disgrace." —PHILLIP MANGANO

President / CEO - American Round Table to Abolish Homelessness,
former executive director - US Interagency Council on Homelessness

CHILDHOOD HOMELESSNESS

150 children were homeless.

- 22% decrease since 2007. [2007-192; 2015-150]
- 16% decrease since 2014. [2014-178; 2015-150]
- 16% of all homeless were children; up from a 10% span in 2011. [ALL KERN 2011-1,439; CHILDREN 2011-140; ALL KERN 2015-953; CHILDREN 2015—150]
- 89% of all children were in metro Bakersfield. [BAKERSFIELD—133; ALL KERN—150]
- 22% of unsheltered children were located in rural areas of Kern County. [BAKERSFIELD-2; RURAL KERN-9]
- 7% of all Kern County children were unsheltered. [ALL—150; UNSHELTERED—11]

A report: HOMELESS YOUTH IN KERN will be released in summer 2015.

CHART 5: WHERE DID YOU SLEEP LAST NIGHT?

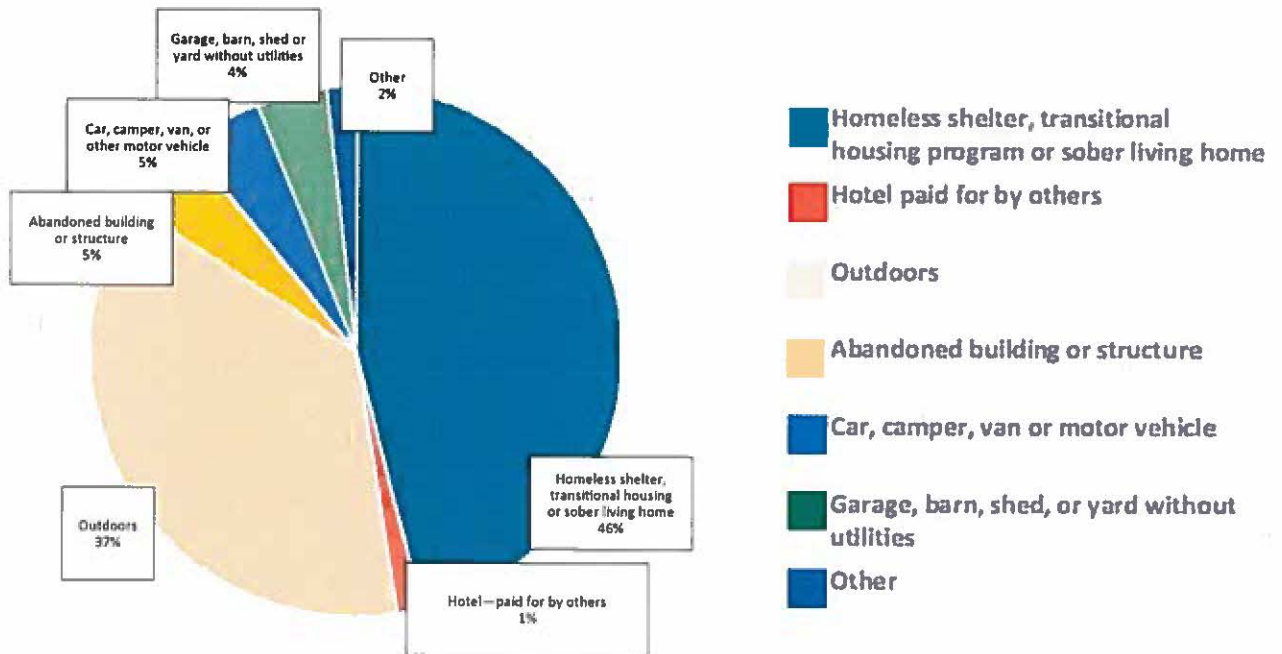
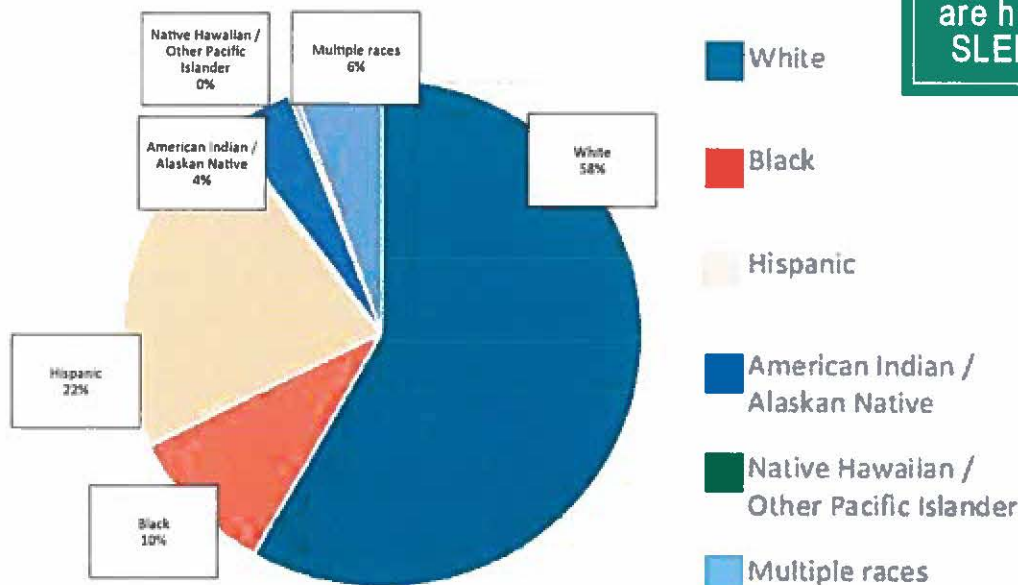


CHART 6: ETHNICITY



37% of all people who are homeless in Kern SLEEP OUTDOORS.

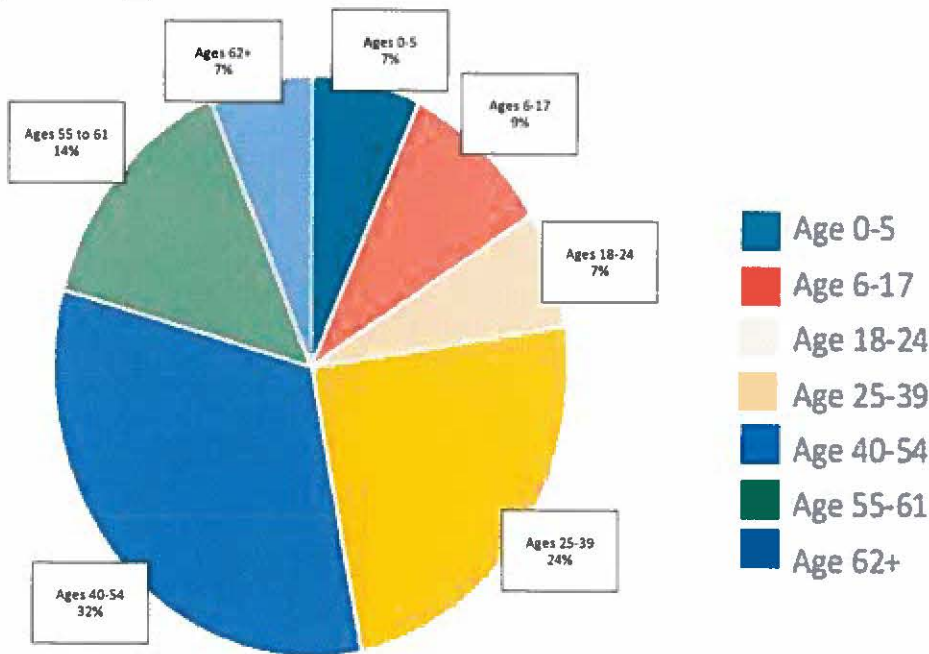
The Census Report Continued...

TABLE 3: MENTAL HEALTH		UNSHeltered
Has been hospitalized for mental issues	109	56%
Has a mental disability	122	62%
Total who report being mentally ill	177	59%
Receiving mental disability financial support	52	67%
Receiving physical disability financial support	69	58%

TABLE 4: DISCHARGED TO HOMELESS		UNSHeltered
Jail or prison	79	60%
Mental health facility	12	58%
Hospital	10	70%
Foster care	6	100%

TABLE 5: LAW ENFORCEMENT / SUBSTANCE ABUSE		UNSHeltered
Before age 18, involved in the justice system	169	73%
Has been arrested for substance abuse	233	60%
Is in a substance abuse program	347	54%
Individuals substance abuse issues	401	57%
<i>What substance did you, or do you regularly use?</i>		
Alcohol	185	56%
Marijuana	75	61%
Cocaine / crack	29	41%
Methamphetamines	126	53%
Heroin	34	76%
Prescription drugs	17	65%
Other	8	63%

CHART 7: AGES



2015
 25% more individuals sheltered [544] than were unsheltered [409].

2013: 10% more sheltered [547] unsheltered [605].

2007: 30% more sheltered [905] unsheltered [632]

Shelters are a beginning path towards BEING HOUSED and LIVING INDEPENDENTLY and a respite for the homeless.

TABLE 6: CHRONIC ILLNESS		UNSHeltered
Valley Fever	28	64%
TB	19	79%
Hepatitis	65	69%
HIV/AIDS	2	100%
TOTAL with chronic illness	98	68%

TABLE 7: DOMESTIC VIOLENCE		UNSHeltered
Victims of domestic violence - <i>adults</i>	77	46%
Has been a victim of domestic violence and who <i>has children</i>	21	5%
Children of victims of domestic violence who are <i>under age 6</i>	24	0%
Children of victims of domestic violence who are <i>ages of 6 to 17</i>	23	23%



KERN COUNTY HOMELESS COLLABORATIVE

Jim Wheeler, Governing Board Chair
 Juan Garcia, Governing Board Vice Chair
 Mary Linares, Governing Board Secretary

KCHC MEMBERS

- Alliance Against Family Violence and Sexual Assault
- Alpha House
- Bakersfield Homeless Center
- California Veterans Assistance Foundation, Inc.
- City of Bakersfield
- City of Wasco
- Clinica Sierra Vista
- Community Action Partnership of Kern Corporation for Better Housing
- Flood Bakersfield Ministries
- Golden Empire Affordable Housing
- Golden Empire Transit
- Greater Bakersfield Legal Assistance
- Griffin's Gate
- Hearthstone Community Services
- Housing Authority of the County of Kern
- Independent Living Center of Kern County
- Kern County Mental Health*
- Living Hope Fellowship
- Mayor Harvey H. Hall
- Stewards Inc.
- The Mission at Kern County
- United Way of Kern County**
- Women's Center High Desert

**KCMH is the HMIS Data Lead*

***United Way is the Collaborative Applicant and Fiscal Agent*

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Let's
 Make
**EVERYONE
 COUNT!**

THANK YOU...

*...to the workers and agencies
 who made the Census possible!*

SPECIAL THANKS

The 2015 Census Committee

For your dedicated efforts!

Chair—Heather Kimmel

Data Coordination—Kim Albers

Media, Youth and Purchasing—Christine Lollar

Home Base Coordinator—Jan Lemucchi

Rural Outreach—Margarita Rosson, Ana Vigil

Training—Stacy Rivera, Stephanie Camarena

Volunteer Coordinator—Tina Posey

- **Barb Miller**—*Crocheted hats for homeless youth.*
- **California Veterans Assistance Foundation**—*Inventory storage and provided volunteers for hygiene kit coordination.*
- **CSUB Nursing Program**—*Provided two dozen nursing students as surveyors.*
- **Frito Lay**—*Donation of 1500 snacks for people who are homeless.*
- **Independent Living Center of Kern County**—*Provided thumb drives for homeless youth.*
- **Kern County Network for Children**—*Assisted with the Homeless Youth Project.*
- **Teen Challenge**—*Provided volunteers for hygiene kit coordination.*
- **The Mission at Kern County**—*Hosted trainings and Census Home Base including set up and staff support.*
- **United Way of Kern County**—*Provided staff for Census administration and clerical support.*

TO VOLUNTEER OR DONATE PLEASE VISIT

www.KERNHOMELESS.ORG

**ALL DONATIONS ARE TAX DEDUCTIBLE THROUGH
 THE UNITED WAY AND PROCEEDS STAY LOCAL TO
 END HOMELESSNESS IN OUR COMMUNITY.**

1. Gholipour, Bahar (Dec 2014) - CDC's National Center for Health Statistics, <http://www.livescience.com/48995-us-birth-rate-hits-all-time-low.html>