

# **Chapter 5**

## **HOUSING**

### **ACCOMPLISHMENTS**

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The 1992 Housing Element set forth a series of goals, quantified objectives and programs to address the housing needs in Kings County and the cities of Avenal, Corcoran, Hanford, and Lemoore. An important step in developing a five-year housing strategy for 2003-2008 is to evaluate the success of the prior Housing Element. This chapter presents and examines the progress made in implementing major housing programs. Chapter 6 contains housing policies and programs to be pursued for the 2003-2008 planning period.

#### **A. Quantified Objectives**

The 1992 Kings County Housing Element set forth a series of goals, policies, and programs to address the housing needs of the cities of Avenal, Corcoran, Hanford, Lemoore, and the unincorporated areas of Kings County. Although framed slightly different in each jurisdiction, these goals were designed to:

- 1) Preserve and improve housing and neighborhoods
- 2) Promote the production of a diversity of housing
- 3) Assist in the provision of affordable housing
- 4) Remove or mitigate constraints to housing investment
- 5) Promote equal housing opportunity

To achieve these objectives, each jurisdiction set forth housing programs along with a number of quantified objectives regarding new construction, housing rehabilitation, and conservation for the years 1992-1997. However, during the late 1990s, the State Legislature extended the planning period due to state funding cutbacks and the economic recession which slowed housing construction activity at that time. As a result, the Housing Element planning cycle period was extended an additional five years. The following discussion thus evaluates progress made by each jurisdiction in implementing their housing programs through 2000.

The 1992-2000 Housing Element provided the following quantified objectives for the housing element planning cycle. In evaluating the progress toward these objectives, it is important to note that the County and each jurisdiction adopted lower objectives for housing construction based upon historical construction patterns and economic conditions.

CHART 5-1  
HOUSING OBJECTIVES  
FROM THE 1992 HOUSING ELEMENT

Planning Area	Income Group	Quantified Objectives		
		Construction	Rehabilitation	Conservation
<b>Avenal</b>	Very Low	56	30	35
	Low	50	30	35
	Moderate	58	0	0
	Above Mod.	110	0	0
<b>Corcoran</b>	Very Low	71	30	30
	Low	54	30	30
	Moderate	78	0	64
	Above Mod.	137	0	0
<b>Hanford</b>	Very Low	482	30	41
	Low	289	15	66
	Moderate	358	0	12
	Above Mod.	772	0	0
<b>Lemoore</b>	Very Low	254	8	16
	Low	157	6	10
	Moderate	254	8	16
	Above Mod.	545	17	33
<b>Unincorporated</b>	Very Low	24	20	0
	Low	30	10	0
	Moderate	33	0	0
	Above Mod.	63	0	0

Source: 1992 Kings County Housing Element

## 1. Kings County's Progress in Meeting Quantified Objectives

From 1992 through 2000, 59 lower income households in unincorporated County areas were assisted through the County *Housing Rehabilitation Program*. This more than exceeded the 1992 to 2000 planning period goal of rehabilitating 30 housing units. The County contracts with Self-Help Enterprises and Corcoran for administration of housing rehabilitation loan and anticipates assisting 5 to 10 households per year. The actual number of housing units declined in the County due to annexations into other jurisdictions. No quantified objectives for preserving at-risk housing units were included in the 1992 Housing Element.

## 2. Avenal's Progress in Meeting Quantified Objectives

- **Rehabilitation:** During the mid 1990s, with state and local budget cutbacks, Avenal was unable to obtain funding to aggressively pursue its housing rehabilitation goals. The City received CDBG grants in 1990, 1993, 1995, 1997 and 1999 for housing rehabilitation. During that period, a total of 41 home were rehabilitated. Additional

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home rehabilitation projects financed through private financing also were completed. In 2002, the City's home rehabilitation program received \$600,000 in HOME funds which should fund up to 12 additional loans in 2002. Housing rehabilitation will continue to be an important focus in the present Housing Element.

- **New Construction:** Between 1992 and 2000, 210 detached single-family homes, 10 attached units and 85 multi-family units were constructed in Avenal. These 305 new housing units more than exceeded the construction goal of providing 274 new units. Most single-family units met the housing need for moderate and upper income households, while multi-family units were affordable to low income households. Although no new assisted housing for very low income households was built, the 81-unit El Palmer apartments for very low income renters is currently under construction.
- **Preservation:** The 1992 to 2000 Housing Element included the quantified objective to preserve 70 lower income housing units. No affordable housing developments in Avenal converted to market-rate housing over the 1992-2000 planning period. Two affordable family Section 515 housing complexes (Pleasant Valley Manor and Wien Manor) provided 70 units of affordable housing to lower income families but, due to 50-year affordability covenants, will not expire until 2032 and 2036 respectively.

### 3. Corcoran's Progress in Meeting Quantified Objectives

- **Rehabilitation:** Between 1992 and 2000, the City of Corcoran rehabilitated approximately 150 housing units through its *Housing Rehabilitation Program*. These loans were targeted to very low and low income householders. Corcoran well exceeded its target of rehabilitating 60 units for lower income households. Housing rehabilitation will continue to be strong focus in the present housing element.
- **New Construction:** During the 1992-2000 planning period, 184 single-family homes, and 94 detached homes were constructed. However, the City had 67 fewer multi-family units in 2000 than in 1992 due to demolition activities. While the City fell short of meeting the construction need of developing 340 new housing units, in 1998 the City successfully developed the Corcoran Station Senior Apartments which provided 44 housing units for very low and low senior/disabled households.
- **Preservation:** Between 1992 and 2000, Corcoran had 313 affordable housing units in the community. The 1992 Housing Element included the quantified objective to preserve 124 affordable housing units. During the 1992-2000 timeframe, no affordable housing developments in Corcoran converted to market-rate housing. This included the 63 unit Whitley Gardens project identified as potentially at-risk of converting to market rate housing in the 1992 Housing Element.

#### 4. Hanford's Progress in Meeting Quantified Objectives

- **Rehabilitation:** Between 1992 and 2000, Hanford rehabilitated approximately 148 housing units through its *Housing Rehabilitation Program*, which is operated by Self-Help Enterprises. Agency records indicate that 59 low income units and 85 very low income units were rehabilitated through January 2002. Housing rehabilitation will continue to be strong focus in the present housing element.
- **New Construction:** During the 1992-2000 period, more than 2,865 housing units were constructed in Hanford, exceeding construction goal of 1,901 units. These units included 2,586 single-family residences and 331 multi-family units. While most of units built met the construction goal of upper and moderate income households, the City encourage the development of 325 units affordable to lower income households.
- **Preservation:** Between 1992 and 2000, 760 housing units affordable to lower income households were located in Hanford. The 1992 to 2000 Housing Element included the quantified objective to preserve 119 affordable housing units. No affordable projects converted to market-rate housing over the 1992-2000 planning period. This included the 97 unit Kings Garden project which was identified as potentially at-risk of converting to market rate housing in the 1992 Housing Element.

#### 5. Lemoore's Progress in Meeting Quantified Objectives

- **Rehabilitation:** While the City was unable to meet its target goal of rehabilitating 39 housing units (along 19<sup>th</sup> Avenue and Highway 198) from 1992 to 2000, the City is anticipating initiating a new Housing Rehabilitation Program in 2003. The *Housing Rehabilitation Program* will be funded by a recently awarded HOME grant and will serve 9 low income households with substantial home repairs.
- **New Construction:** From 1991 through 2001, 1,416 single-family detached units, 50 detached units, and 259 multi-family units were built. This level of construction exceeded their new construction goal of 1,210 housing units. The City's housing goals for upper and moderate income households were met. Although the City was unable to meet the lower income housing production goal, over 250 units of assisted multi-family projects were developed under the LIHTC and Section 515 programs.
- **Preservation:** Between 1992 and 2000, 438 affordable units for lower income households were in Lemoore. The 1992 Housing Element included the quantified objective to preserve 75 housing units. No affordable housing developments in Lemoore converted to market-rate housing over the 1992-2000 planning period. This included the 23-unit Lemoore Elderly Apartments and the 36-unit San Joaquin Apartments that were identified as potentially at-risk in the 1992 Housing Element.

## B. Accomplishments from the 1992 Housing Element

### Kings County

**GOAL 1:** Ensure adequate provision of sites for housing.

**Policy 1.1:** Promote orderly growth of housing along public utility lines, encouraging infilling of vacant bypassed land within the urban areas in preference to outward expansion.

The County of Kings holds in reserve unincorporated land within the planned urban areas of the cities of Hanford, Lemoore, and Corcoran, and around Armona, Kettleman City, and Stratford, zoning it as Limited Agriculture with a minimum parcel size of ten acres. This keeps the land in parcel sizes which can accommodate future development. These reserves are the major inventory of sites for future housing in Hanford, Lemoore, and Corcoran and the communities of Armona, Kettleman City, and Stratford, and must be annexed to these cities and communities before development occurs.

**Action 1.1.1:** *Urban development requires an extensive system of services which the cities and service districts provide and the County does not. Therefore, development should be expedited by annexation, as identified in the urban services areas policies of the Land Use Element.*

**Objective:** To encourage continued annexation of urban and community fringe areas as a prelude to development

**Accomplishment:** The County continues to consistently direct urban growth to the Cities and unincorporated Communities with District water and sewer services. As of April, 2003, the following acreage totals are zoned Limited Agriculture (AL 10) within the City and Community Service District Primary Sphere of Influence Boundaries: City of Lemoore – 4,182 Acres; City of Hanford – 4,713 Acres; City of Corcoran – 1617 Acres; Armona – 182 Acres; Stratford – 301 Acres; and Kettleman City – 573 Acres.

The County consistently directs urban development to the Cities and Community Service Districts for annexation. The County maintains tax sharing agreements with each of the four Cities, which allows annexation to occur without delay within their Sphere of Influence. However, the Cities and Community Service Districts are the entities that initiate the annexation process, and therefore annexation is dependent upon their initiating efforts.

**Action 1.1.2:** *The County will prepare and maintain an inventory of developable land within the unincorporated County around the cities and communities.*

**Objective:** The County will prepare and maintain a land use plan and update it at least once every five years. This plan will designate sufficient land area to meet future residential needs in two phases of five years each. Land reservation will be in excess of need in order to allow sufficient land choice by 1997.

**Accomplishment:** On December 28, 1993, the Kings County Board of Supervisors adopted the 1993 Kings County General Plan. The General Plan contains a land use plan, i.e. the "Land Use Element". The "Land Use Element" has been amended 14 times since the adoption of the 1993 Kings County General Plan. GOAL 1 of the "Land Use Element" requires new development in city fringe areas (except a single-family house on an existing lot) to annex to the city or community services district which provides services. The Kings County General Plan identifies unincorporated areas that are designated as residential and Appendix 2 shows available residentially designated land (in acres) and minimum and maximum potential housing units for city fringe areas, unincorporated communities.

**Action 1.1.3:** *Designate an area suitable for farm labor housing and encourage such construction.*

**Objective:** If funding is available, develop up to forty units throughout the south county (south of Kansas Avenue). The County will process any request for farm labor housing and will ensure it is processed in a timely manner.

**Accomplishment:** On-going. The Kings County Zoning Ordinance allows for farm employee housing in the Agricultural Zone Districts. Farm employee housing, up to five dwelling units, is permitted with a site plan review zoning permit in the General Agricultural (AG-20, AG-40) zone districts, Limited Agricultural (AL-10) zone district and the Exclusive Agricultural (AX) zone district. Farm employee housing, in excess of five dwelling units, is permitted with a conditional use zoning permit in the General Agricultural (AG-20, AG-40) Zone Districts. Between 1992 and 2002 there were 13 farm employee dwelling units permitted either by site plan review or conditional use.

**Policy 1.2:** The County will continue encouraging the improvement of existing housing stock.

**Action 1.2.1:** *Provide a housing referral service to assist lower-income households displaced as a result of demolition activities.*

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**Objective:** The County shall provide brochures to all persons requesting rental unit demolition permits where displacement of lower-income tenants may result. The brochures will provide the name, address, and telephone number of housing referral agencies which can provide displaced tenants with information regarding replacement housing.

**Accomplishment:** No lower income persons have been displaced as a result of demolition activities in the County. The County will offer housing referrals if these activities occur.

**Action 1.2.2:** *Establish a mobile home repair assistance programs for very low-income mobile home owners.*

**Objective:** Assist very low-income residents living in mobile homes by providing health and safety inspection and possible repairs. If funding is available, assist up to 24 units.

**Accomplishment:** Because the State of California, not the County, has jurisdiction over mobile home repairs, the Kings County Building Department does not offer this service. Self-Help Enterprises offers this service to residents throughout the county.

**Action 1.2.3:** *Monitor all units at risk of conversion in the unincorporated area and prepare a plan to ensure that they are either conserved or replaced.*

**Objective:** Inventory any units that may be lost due to termination of low-income housing provision contracts and assess the cost of replacing these units versus the cost of conserving them.

**Accomplishment:** The County has not kept an inventory of units at risk of conversion.

**GOAL 2:** **Assist in the provision of an adequate supply of affordable housing for very low-, low-, and moderate-income households.**

**Policy 2.1:** Request that the Kings County Housing Authority, or other public agencies and private enterprises, investigate the feasibility of providing a variety of affordable housing in the County.

**Action 2.1.1:** *Since 1992, the Housing Authority has provided 78 additional Section 8 vouchers for residents. The County will continue to support the Housing Authority's implementation of the conventional Public Housing Rental Program and the Section 8 Existing Program.*

**Objective:** Improve and increase funding availability in Kings County. Attempt to create 100 new conventional housing units and operate 100 new Section 8 Housing Program units.

**Accomplishment:** The County Housing Authority increased the number of leased units by 213, from 1992 to 2002.

**Action 2.1.2:** *The Housing Authority should continue its orientation program for incoming residents in new housing developments to acquaint them with their living quarters and instill a sense of pride in their neighborhood and community.*

**Objective:** Encourage occupants to maintain their own housing units, and thereby keep rents low.

**Accomplishment:** The Housing Authority offers an orientation program for public housing residents with the clerical and management staff just prior to moving into a development.

**Policy 2.2:** Promote the development and construction of multi-family housing units through the Kings County Housing Authority.

**Action 2.2.1:** *Utilize federally-funded technical assistance in housing programs.*

**Objective:** Develop 100 units of multi-family housing for very low-, low-, and moderate-income families.

**Accomplishment:** The County continues to work with the Kings County Housing Authority and other agencies to encourage affordable housing production.

**Policy 2.3:** Encourage and support housing to accommodate special needs.

**Action 2.3.1:** *Encourage developers and nonprofits to utilize federal and private funds for the construction of rental housing for very low-, low-, and moderate-income families, elderly persons, and the handicapped; and work with and assist developers by expediting the processing and approval of such projects.*

**Objective:** To develop up to fifty units for the elderly and handicapped which are near transportation lines, provide security, and afford access to medical services.

**Accomplishment:** No new housing developments for the elderly or handicapped have been developed during 1992-2002. Senior/disabled housing has typically been developed within incorporated more urban

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communities within the County within close proximity to services and transportation. However, the County allows a second unit (mobilehome) on A and RR zoned parcels for immediate family members over the age of 62.

**Action 2.3.2:** Utilize federal and private funds for modifications necessary to make units accessible and suitable for the physically disabled.

**Objective:** Comply with 504 regulations which state that any new housing units built must be accessible to the physically disabled.

**Accomplishment:** All new housing in Kings County is constructed in compliance to all applicable building codes and agency regulations.

**Action 2.3.3:** *Encourage the Housing Authority and nonprofits to apply for a combination of grants and loans to finance the construction of migrant farmworker rental housing, including the HCD Farmworker Housing Program for renters and owners.*

**Objective:** Provide at least forty additional rentals for migrant and seasonal farmworkers. The County will process any requests for farm labor housing in a timely manner.

**Accomplishment:** Ongoing

**Action 2.3.4:** *Undertake program data analysis to define the need for farmworker housing.*

**Objective:** Have discussions with EDD, Self-Help, County Planning Department, and agricultural workers' groups to determine the amount, location, and type of housing need in all parts of the county.

**Accomplishment:** Due to funds for farmworker housing being unavailable during 1992-2002, the County has not pursued unmet need discussions.

**Policy 2.4:** Encourage the use of manufactured housing.

**Action 2.4.1:** *Provide adequate public information so that factory-built housing units, such as modular homes and mobile homes, will not be discriminated against by the occupants of conventional housing.*

**Objective:** Ensure that the public and developers are aware that Mobile homes are permissible in the Kings County Zoning Ordinance.

**Accomplishment:** The Kings County Planning Department website provides the applicable zoning regulations and zoning applications in reference to mobile homes.

**Policy 2.4:** Encourage the development of housing affordable to median- to moderate-income first-time homebuyers.

**Objective:** The County is involved in a joint Mortgage Credit Certificate Program with the cities and expects to produce over twenty new units.

**Accomplishment:** This program ended in 1992.

**GOAL 3: Remove governmental constraints to the maintenance, improvement, and development of housing.**

**Policy 3.1:** Encourage energy-efficient houses by distributing the latest technical information upon request.

**Action 3.1.1:** *Review and distribute information on new energy codes; determine their applicability to the county; and monitor the building industry to make better use of energy conservation techniques.*

**Objective:** Publish and distribute to the public current information on energy-efficient housing and new energy codes.

**Accomplishment:** Due to staff and budgetary constraints, the Kings County Building Department does not publish information on energy-efficient housing and new energy codes, but provides such information upon request on a case-by-case basis.

**Action 3.1.2:** *Distribute a set of working drawings for an affordable house which is federally mortgageable and solar efficient. The plans are available at cost.*

**Objective:** Make low-cost plans for energy-efficient housing available to the public for the cost of duplication.

**Accomplishment:** The Kings County Building Department no longer offers this program.

**Policy 3.2:** Survey neighborhoods on a periodic basis to assess the condition of public improvements, and incorporate the information for capital outlay and assistance programs.

**Action 3.2.1:** *Continue to use the CDBG program aggressively in areas having basic housing needs.*

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**Objective:** Eliminate health hazards and preserve up to fifteen units of existing housing stock per year, subject to the County receiving CDBG funding.

**Accomplishment:** On-going. The County's Housing rehabilitation program using CDBG and HOME funds are rehabilitating approximately 9 homes per grant.

**Action 3.2.2:** *Prioritize rehabilitation areas for CDBG funds.*

**Objective:** The County would identify neighborhoods with the largest stock of substandard units, and the owners of these properties. Notification would be given to owners to upgrade their housing units. Owners elected to use these monies for rehabilitation would be required to sign an agreement for a specific period of time. Those owners not complying after a specified period of time would trigger Code compliance under Section 17299 of the Revenue and Taxation Code.

**Action 3.2.3:** *Arrange study sessions with the Housing Authority, Self-Help groups, County officials, and residents on the issue of low-income housing projects and cooperation between all groups.*

**Objective:** Eliminate duplication of effort through coordination to provide low-income housing.

**Accomplishment:** On-going. The County reviews what projects are of the highest priority when applying for CDBG funding on an annual basis. This includes lower income neighborhoods with a large number of substandard units. If a high enough priority is given to a neighborhood a grant application would be applied for to provide funding assistance for the targeted area.

**Policy 3.3:** Continue to encourage participation in available federal and state housing assistance programs to meet the needs of the community.

**Action 3.3.1:** *Inform developers about current housing programs to meet the needs of the County's existing and future residents, especially those of low income.*

**Objective:** Publicize the availability to private enterprise of various federal and state housing programs, including federal funds such as Section 8, HUD 202 and FmHA, state funds such as CHFA direct loans, MCC program and CDFA Home Mortgage Purchase Program.

**Accomplishment:** The County provides information on these programs upon request.

**GOAL 4:** To conserve and improve the condition of existing housing and neighborhoods.

**Policy 4.1:** Encourage programs of housing conservation and rehabilitation in deteriorating areas.

**Action 4.1.1:** *Pursue available state and federal funding, such as Community Development Block Grants, for the rehabilitation of low-income housing in deteriorated rural areas.*

**Objective:** Rehabilitate up to fifteen units, subject to available funding.

**Accomplishment:** On-going, the County's Housing rehabilitation program using CDBG and HOME funds are rehabilitating approximately 9 homes per grant.

**Action 4.1.2:** *Provide ongoing guidance and technical assistance to renters and homeowners seeking to upgrade their homes.*

The County shall, through surveying, identify those neighborhoods that are in need of upgrading and beautification. The County will research the programs available for beautification and preservation. Those programs appearing to be the most successful and cost-effective would be recommended for Board approval and implementation.

**Objective:** To assist households upon request.

**Accomplishment:** The County continues to assist

**Action 4.1.3:** *Encourage cities and the County to participate in identifying mutual housing needs and work jointly in addressing those needs.*

**Objective:** Rehabilitate approximately fifteen units throughout city fringe areas by setting up a joint rehabilitation project for housing applications with the cities, subject to available funding.

**Accomplishment:** The County continues to rehabilitate substandard housing in within unincorporated areas of the County through the Housing Rehabilitation Program.

**Policy 4.2:** Encourage programs of community infrastructure construction, repair, or modernization.

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**Action 4.2.1:** *Where a need is identified, utilize state and federal funds for the improvement of water and sewage facilities in rural areas. Use County resources to seek state and federal funds.*

**Objective:** Eliminate health hazards

**Accomplishment:** The County continues to utilize state and federal funds to provide infrastructure in rural areas.

**Policy 4.3:** The Housing Code mandates that health and safety deficiencies be corrected in accordance with construction standards in effect at the time the structure was built. For housing units that were built prior to the adoption of local codes, inspectors use their own discretion in applying housing codes. The enforcement of the Housing Code is normally handled on a passive complaint/response basis.

**Action 4.3.1:** *Continue the Block Grant program, which combines free compliance inspection with loans to families willing to rehabilitate their homes.*

**Objective:** Eliminate health and safety hazards in up to fifteen units per year, subject to available funding.

**Accomplishment:** Continue to offer free compliance inspections with rehabilitation loans.

**GOAL 5:** **Ensure the implementation of the Housing Element and monitor its progress toward the attainment of housing goals.**

**Policy 5.1:** The County shall evaluate, on an annual basis, the status of implementation of all Housing Element programs.

**Action 5.1.1:** *The County shall designate staff to prepare a Housing Monitoring Plan showing the status of all County Housing Element programs, and to report to the Board annually on program implementation.*

**Objective:** Report annually to the Board and the public to identify the effectiveness of goals and policies.

**Accomplishment:** Due to staff and budgetary cutbacks, this program has not been accomplished.

**GOAL 6:** **To promote equal housing opportunities for everyone.**

**Policy 6.1:** Support actions that expand housing opportunities for all lower-income residents.

**Action 6.1.1:** *Maintain a directory of housing accessible to handicapped persons, and provide a referral service.*

**Objective:** Keep a current index of local landlords with handicapped units available. Continued support for a referral service will be provided whereby elderly and disabled persons can be matched with other households to share the costs of a single-family housing unit.

**Accomplishment:** Due to staff and budgetary cutbacks, this program has not been accomplished.

**Action 6.1.2:** *Use density bonuses to reduce per-unit land costs in developments for low- and moderate-income families.*

**Discussion:** Density bonuses, when combined with other incentives, can encourage developers to provide low- and moderate-income housing.

**Objective:** In the review process, offer density bonuses to developers submitting tract maps. Any requests made for density bonuses will be reviewed and subject to State Density Bonus statute.

**Accomplishment:** The County adopted a local density bonus in the mid 1990s. In 2000, the Hacienda-Armona project- a 104 single-family housing development utilized a density bonus to increase densities by 20%. Of the 104 units, 10% are affordable to very low income households.

**Action 6.1.3:** *Support programs which direct grants to local sponsors for providing housing counseling to low- and moderate-income households.*

**Accomplishment:** Due to staff and budgetary cutbacks, this program has not been accomplished.

**Action 6.1.4:** *The County will designate and publicize an agency to provide information on fair housing laws, and refer complaints of housing discrimination to the appropriate state or federal agencies.*

**Objective:** The County shall continue to support the Human Rights/Fair Housing Commission.

**Accomplishments:** The County's Building Inspection Division supports the Human Rights/Fair Housing Commission, and refers complainants to the Fair Housing Commission at the Fresno, CA, office.

### Avenal

**GOAL 1:** To ensure adequate provision of sites for housing, the City of Avenal shall:

**Policy 1.1:** Promote new residential development with emphasis on infill development before adding new areas.

**Action 1.1.1:** *Continue to offer incentives such as low minimum lot size and density bonuses to developers, in order to make the most efficient use of existing public improvements.*

**Objective:** Encourage efficient use of existing infill.

**Accomplishment:** The City continues to offer density bonuses and low minimum lot sizes to developers to encourage low income housing development.

**Policy 1.2:** Continue supporting the use of infill land as sites for mobile homes and housing units with permanent foundations in designated residential areas.

**Objective:** 3-5 units per year.

**Accomplishment:** Infill lots are being utilized extensively in Avenal. Mobile homes are also allowed on city lots. Approximately about four (4) mobile homes are approved each year.

**GOAL 2:** Provisions for very low-, low- and moderate-income housing:

**Policy 2.1:** Promote the development of new housing units for low- and moderate-income levels.

**Action 2.1.1:** *Encourage incentives, such as density bonuses, to reduce land costs in developments for low- and moderate-income levels.*

**Objective:** Promote the development of up to 25% more units of affordable housing than are actually applied for, based on each tract map.

**Accomplishment:** Since 1992, no housing developments in Avenal have utilized density bonuses. Due to the fact that the City has a large amount of small lots, density bonuses are not needed.

**Action 2.1.2:** *Encourage developers to make application for FmHA 502 Interest Subsidy programs; work with and assist those developers.*

**Objective:** Depending on available federal funding, development of 10-15 FmHA 502 homes per year.

**Accomplishment:** A large 35 unit subdivision was assisted through FmHA 502 in the early 1990s.

**Action 2.1.3:** *Support the Housing Authority's implementation of the conventional Public Housing Rental Program and the Section 8 Existing Program, which provide rent subsidies directly to participants' landlords; and support that agency's attempts to secure additional funding for expanded programs.*

**Objective:** Encourage expansion of rental programs and Section 8 program for additional affordable housing. The City will continue to identify housing needs to the Housing Authority, and will work with them on any grant application preparation for future funds.

**Accomplishments:** The City continues to support Section 8 rental housing subsidized provided by the Kings County Housing Authority. As of May 2003, 2 householders in Avenal receive Section 8 vouchers.

**Action 2.1.4:** *Work with and assist those developers who are willing to provide low- and moderate-income housing. The City will take all necessary action to expedite processing and approval of such projects.*

**Objective:** Reduce cost and time of application process to developers providing low- and moderate-income housing.

**Accomplishments:** The City continues to work with developers that provide affordable housing. Recently, the City provided expedited review and deferred development/application fees for El Palmar- an 81 unit affordable housing project. This development includes a variety of features and amenities such as a clubhouse, pool, and playground. The rental homes will be restricted to households of low income and will fill a critical need for affordable housing for Avenal's farm workers and lower paid government employee population.

**Policy 2.2:** Encourage participation in federal and state housing assistance programs.

**Action 2.2.1:** *Coordinate with agencies which address housing, such as Self-Help Enterprises, Kings County Community Action Organization, Kings County Regional Planning Agency, and the County Housing Authority, in order to be informed on housing assistance programs available and appropriate in Avenal.*

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**Objective:** Raise awareness of housing funds available so that those which are relevant to the City's needs can be pursued. Community Development Block Grant funds will be applied for on an annual basis by the City.

**Accomplishments:** The City continues to coordinate with Self-Help Enterprises and the Kings County Housing Authority to be informed of housing issues. The City currently works with Self-Help Housing Enterprises to administer the City's housing rehabilitation and homebuyer services.

**Policy 2.3:** Promote housing sites and facilities for the elderly and handicapped which provide security, are near transportation lines, and which provide easy access to medical services.

**Action 2.3.1:** *Assist in planning and location of specialized facilities in order to meet the special housing needs of local elderly and handicapped residents.*

**Objective:** Assist in the development of 5-10 units per year.

**Accomplishments:** The City recently completed two housing studies that identified the need for senior and disabled housing in the community. The developer of El Palmer housing has indicated interest in developing senior housing as a component of the development.

**Action 2.3.2:** Promote FmHA programs to provide assisted housing accessible to the elderly and handicapped.

**Objective:** Encourage the private sector to construct up to five units of affordable housing for the elderly and handicapped per year.

**Accomplishments:** To date, no FmHA housing has been constructed in Avenal.

**Policy 2.4:** Encourage efforts to provide decent, affordable housing for farmworkers employed seasonally around Avenal.

**Action 2.4.1:** *Work with the County Housing Authority to seek funding for adequate farmworker housing.*

**Objective:** Encourage the Housing Authority to build approximately forty units, depending on the availability of funding.

**Accomplishments:** No farmworker housing is located within Avenal. However, low interest rates and the City's First-Time Homebuyer program

have allowed many farmworkers the opportunity to purchase a home in Avenal.

**Policy 2.5:** Investigate innovative ways of providing decent and affordable housing for special needs groups.

**Action 2.5.1:** *Pursue available California Department of Housing and Community Development (HCD) and Farmers Home Administration (FmHA) funds, together with private developers in utilizing these funds, together with private developers in utilizing these funds to build new single-family and rental housing for special needs groups, i.e., handicapped, farmworkers, female-headed households, large families, etc.*

**Objective:** Promote use of federal and state housing funds to increase supply of affordable housing. Currently over forty FHA homes have been built in Avenal, of which some are still on the market.

**Accomplishments:** The City has used HOME funds to start a First-Time Homebuyer Program. To date, the City has assisted approximately 12 homebuyers.

**Action 2.5.2:** *Encourage the Housing Authority to utilize federally-funded technical assistance to develop affordable single- and multi-family housing units to meet needs of special needs groups.*

**Objective:** Increase supply of affordable housing available to meet needs of special needs groups.

**Accomplishments:** The City continues to work with the Kings County Housing Authority to encourage housing in Avenal. The City refers requests for rental assistance to the Housing Authority.

**GOAL 3: Remove constraints:**

**Policy 3.1:** Promote and facilitate the development of housing units affordable to all socioeconomic groups.

**Action 3.1.1:** *Encourage Planned Unit Developments (PUD) to add flexibility to land utilization and increase the potential for a variety of housing types.*

**Objective:** Encourage innovative design to reduce housing costs.

**Accomplishments:** To date the City has not used any Planned Unit Developments in the community. The City is currently experiencing a significant level of housing development but mostly as infill development.

## Housing Accomplishments

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**Policy 3.2:** Carry out planning activities to enable Avenal to guide City development.

**Action 3.2.1:** *Make application to HCD and other appropriate agencies to fund housing rehabilitation activities and continue to promote the provision of affordable accessible housing, adequate site for housing, and encourage rehabilitation of existing housing stock.*

**Objective:** Rehabilitate up to twenty units per year.

**Accomplishments:** The City continues to apply for CDBG funds each year to support the Housing Rehabilitation Program. In 2002, the City was also awarded HOME funds to further support housing rehabilitation. Approximately 5 homes per year are assisted annually.

**Action 3.2.2:** *Continue waving building permit fees for homes that are in the CDBG housing rehabilitation program.*

**Objective:** Incentive to rehabilitate up to twenty structures per year.

**Accomplishments:** The City currently waives building fee applications for rehabilitation of homes assisted under the housing rehabilitation program.

**Action 3.2.3:** *Encourage citizen participation in the City's housing-related activities in order to inform and educate all groups interested in local housing problems.*

**Objective:** Hold public hearings before making decisions on housing issues; publish and distribute notices and staff reports beforehand.

**Accomplishments:** Avenal holds several public hearings each year related to CDBG and HOME programs that provide an opportunity for residents to discuss housing.

**Action 3.2.4:** *Participate on committees and advisory groups which address the housing problems of Kings County and its cities, to assure that Avenal's housing needs are heard by County-level decisionmakers.*

**Objective:** Attend at least six County-level meetings per year.

**Accomplishments:** The City participates with the Kings County Community Action Organization and the Kings County Housing Authority. Avenal staff attends approximately 6 meetings with both agencies annually.

**GOAL 4:                   Housing rehabilitation and conservation:**

**Policy 4.1:** Encourage expansion of, and participate in, available federal, state, and local housing assistance programs.

**Action 4.1.1:** *Continue to participate in housing assistance programs, such as the State CDBG program and federal (FmHA program) funds, and pursue any other available programs and funds for rehabilitation and conservation.*

**Objective:** Rehabilitate and/or upgrade existing housing stock at the rate of 15-20 units per year.

**Accomplishments:** The City continues to apply for CDBG funds each year to support the Housing Rehabilitation Program. In 2002, the City was also awarded HOME funds to further support housing rehabilitation. Approximately 5 homes per year are assisted annually.

**Action 4.1.2:** *Continue to provide consultation and referral services to such organizations as Kings County Community Action, Self-Help Enterprises, Inc., and the County Housing Authorities in directing some of their efforts to targeted areas in need in Avenal.*

**Objective:** To conserve affordable housing by obtaining assistance in upgrading 15-20 units of community housing per year.

**Accomplishments:** The City refers to potential recipients of CDBG and HOME funds to Self Help Housing Enterprises that administer these programs on behalf of the City. Questions received at the front counter regarding Section 8 rental assistance are referred to the Housing Authority.

**Action 4.1.3:** *Continue to enforce the Substandard Housing Code, which provides minimum health and safety standards for the maintenance of the existing housing supply.*

**Objective:** Identify substandard structures that do not meet health and safety standards, and further, to inform property owners of programs available for the rehabilitation of those structures to help conserve existing housing stock.

**Accomplishments:** The City continues to enforce the Substandard Housing Code. The City is presently working with owners of dilapidated apartments to encourage repairs and restoration.

**GOAL 5:** **Ensure the implementation of the Housing Element and monitor its progress toward the attainment of housing goals.**

**Policy 5.1:** The City shall evaluate, on an annual basis, the status of implementation of all Housing Element programs.

## Housing Accomplishments

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**Action 5.1.1:** *The City shall designate staff to prepare a Housing Monitoring Plan of the activity of all City Housing Element programs, and to report to the City Council annually as to the status of program implementation.*

**Objective:** Report annually to the City Council and the public in order to identify the effectiveness of goals and policies.

**Accomplishments:** The Community Development Director is designated to oversee the Housing Element preparation and monitoring. Housing activities are generally reported to the City Council during annual CDBG and HOME hearings.

**GOAL 6:                   Promotion of equal housing opportunities:**

**Policy 6.1:** Encourage accessibility to housing of all segments of the population.

**Action 6.1.1:** *Identify the housing needs of all socioeconomic groups in Avenal.*

**Objective:** Assure that the City's housing policies and decisions do not overlook any segment of the local population.

**Accomplishments:** The City continues to develop housing programs that do not overlook any segment of the population. El Palmar Apartments (under construction) will provide 81 affordable units for lower income family households. In addition, a number of farmworker families have achieved home ownership assistance through the City's First Time Homebuyer Program.

**Policy 6.2:** Promote equal access of all population groups to housing resources.

**Action 6.2.1:** *Designate and publicize an agency to provide information on fair housing laws, and refer complaints of housing discrimination to the appropriate state or federal agencies.*

**Objective:** To assure that complaints of housing discrimination or related matters are addressed by the appropriate agencies.

**Accomplishment:** Presently the City does not refer fair housing complaints to a fair housing agency. The City will refer any fair housing questions or complaints to the Human Rights/Fair Housing Commission in Fresno, CA.

Corcoran

**GOAL 1: Provision of adequate sites for housing development.**

**Policy 1.1:** Corcoran will promote the use of infill for vacant land in existing developed areas of the community.

**Action 1.1.1:** *Offer incentives to developers such as density bonuses and zero lot lines.*

**Objective:** To encourage efficient land use.

**Accomplishment:** The City implemented a program funded by HOME in 1994 and 1995 that provided new homes for 13 low income families on infill residential lots. In addition, developers of “The Villa”, a 13 unit subdivision, initially used zero lot lines in their subdivision. General Plan and Zoning Ordinance have been changed to allow for incentives such as density bonuses and zero lot lines. A survey of the City’s existing vacant lots has been completed and made available to interested developers.

**Action 1.1.2:** *Encourage the development of a coordinated long range plan with the County for annexation of urban fringe areas.*

Aggressively support a joint policy for city and county adoption of uniform improvement standards.

**Objective:** To adopt improvement standards consistent in both fringe and unincorporated territories.

**Accomplishment:** Under a City/County agreement the City continues to annex property as property owners seek to divide or development is proposed in the unincorporated fringe area of the City.

**Policy 1.2:** Provide consultation to developers to aid in expanding housing opportunities.

**Action 1.2.1:** *Identify state and federal programs that can provide funds to build new housing for low and moderate income households.*

**Objective:** Promote use of federal and state housing funds by private enterprise.

**Accomplishment:** The City offers over the counter assistance in locating appropriately zoned properties and offers information about any known available financing or funding for housing.

## Housing Accomplishments

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**Action 1.2.2:** *Promote the use of federal and state housing funds as they become available by publishing and distributing a list of housing related grant funding sources.*

**Objective:** Maintain a current file of interested private local housing development firms and state and federal housing-related grant funding programs.

**Accomplishment:** The City continues to keep abreast of various state and federal housing programs and will pass this information on to developers. The City presently refers potential developers and builders to local real estate offices for a listing of available properties. The City offers information about ownership of specific parcels through the computerized Assessors Parcel Book. The City will keep abreast of various state and federal housing programs and will pass this information on to developers.

**Action 1.2.3:** *Monitor units at risk of conversion at Whitley Gardens; prepare a plan to ensure that they are either conserved or replaced; and seek financing sources so that the units may be preserved for low-and moderate-income families. .*

**Objective:** The City will seek to assist in the effort to conserve and preserve the units at risk for low- and moderate-income as specified in Section 8.1.2.

**Accomplishment:** The City has set aside \$100,000 in the event that the units become at risk.

**Policy 1.3:** Encourage the use of planned unit developments.

**Action 1.3.1:** *Encourage use of planned unit developments (PUDs) to add flexibility to land utilization and increase potential for a variety of housing types.*

**Objective:** Lower consumer housing costs by offering the PUD alternative to developers. The average population density may be increased up to 25% as an incentive to a developer.

**Accomplishment:** The City continues to offer a density bonus. However, density bonuses are not often used by potential developers because land prices are low and the City does not require impact fees. However, the "Villas" were developed under a PUD that allowed narrow lots with zero lot lines.

**GOAL 2:** **Increase the supply of affordable and accessible housing within the City of Corcoran.**

**Policy 2.1:** Provide financial resources to supply a coordinated housing assistance program.

**Action 2.1.1:** *Provide the management and personnel resources necessary to carry out identified housing programs and responsibilities.*

**Objective:** Ensure that there is sufficient staff available to complete applications and carry out program functions.

**Accomplishment:** The City has continuously applied for and been awarded grant funding through the Community Development Block Grant Program and the HOME Program. The City has used CDBG and Redevelopment Agency funds to extent possible to adequately staff programs. Annual monitoring by the State CDBG Program helps ensure that the City is fulfilling all grant requirements in a timely manner. In addition, the City works with Kings County Housing Authority and with Pacific Housing and Finance to provide housing.

**Action 2.1.2:** *Streamline the permit process by coordinating development requirements with those of other governmental agencies to avoid delays associated with requirements of different governmental entities.*

**Objective:** Reduce cost and time of application process by becoming a one stop agency.

**Accomplishment:** The City invites other agencies to project review meetings and incorporates requirements into the conditions for the project.

**Policy 2.2:** Promote the development and construction of new housing units for low- and moderate-income families.

**Action 2.2.1:** *Use incentives such as density bonuses to reduce per unit land costs in developments for low and moderate income families.*

**Objective:** Promote the development of affordable housing.

**Accomplishments:** The City promotes affordable housing through density bonuses and minimal water and sewer connection fees for developers. Developers that request an expedited review for housing often receive necessary planning approvals and permits in a few weeks. For example, a conditional use permit can take 60 to 90 days with the expedited process taking as little as 45 days.

The density bonus is available if a developer requests the bonus for a development. However developers usually use density levels within the zoning ordinance requirements, primarily because land costs are small in comparison to other areas and there are no impact fees in the community.

## Housing Accomplishments

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**Action 2.2.2:** *Encourage developers and private agencies seeking sites for low-income housing projects to locate such units in dispersed locations throughout the city.*

**Objective:** Increase public acceptance of low-income housing projects.

**Accomplishments:** The availability of residential parcels throughout the City encourages developers and private agencies to develop in dispersed locations.

The generally public is more receptive to low income housing when the project is well designed, architecturally attractive, and offers benefits to its residents. For example the *Centex* subdivision, which is primarily comprised of low income families, also has a very nice passive park/storm drainage pond. The park/pond is a benefit not only to the subdivision but also to the community. The proposed *Kings Manor Apartments* for low-income families are enhanced through attractive architecture, wide spaces between buildings, a playground, and a recreation/study area that includes computers.

**Policy 2.3:** Encourage accessibility to housing to the targeted income population.

**Action 2.3.1:** *Continue to provide housing programs for the targeted income families.*

**Objective:** Assure that the city's housing policies and decisions encompass the targeted income population needs.

**Accomplishments:** The City continuously accepts applications for the First-time Homebuyer and Housing Assistance Programs, along with offering a workshop for potential first-time homebuyers.

**Action 2.3.2:** *Pursue available California Department of Housing and Community Development (HCD) and California Housing Finance Agency (CHFA) funds, together with private developers. Provide information and assist developers in utilizing these funds to build new single-family and rental housing for low- and moderate-income households.*

**Objective:** Reduce housing costs by providing grant funds for low-interest loans to home buyers for the purchase of new housing (CHFA): four units per year; HAP (Housing Set-Aside Funds): six units per year; FmHA: ten units, as funds available.

**Accomplishments:** The City works with local lenders and real estate agents to attract private developers to qualify applicants for CHFA. The City has

provided low interest loans to first-time homebuyers for purchasing new homes through CHFA (5 units); HPA (13 units); and FmHA (10 units) per year.

**Policy 2.4:** Encourage nonprofit sponsors to apply for HUD Section 202 allocations for construction of rental housing for seniors and handicapped-accessible, and take all actions necessary to expedite processing and approval of such projects.

**Objective:** Encourage a least one new elderly project in conjunction with private developer or nonprofit sponsor.

**Accomplishments:** The City applied for HOME funds in 1994 to assist development of the “Corcoran Station” Senior Citizen apartments. While the 41 units took over three years to be filled, it is now a very successful project and is a benefit to the downtown. The apartments are visually attractive and bring additional people in the immediate downtown stimulates local business.

**Policy 2.5:** Implement the density bonus requirements in state law. Government Code Sections 65913.4, 65915 and 65917.

**Objective:** Increase the number of housing units for low-income, very low-income, and senior citizens.

**Accomplishments:** The City has not had requests for the density bonus. This is primarily due to the relatively low land costs and the policy of the City Council to keep development fees as low as possible. The number of new housing units for low income has increased due to private development. City assistance has been through the City’s First-time home buyer program, new construction program and major reconstruction/rehabilitation program.

### **GOAL 3: Removal of Constraints**

**Policy 3.1:** Continue the landbanking program to address the problem of land costs.

**Objective:** Continue to purchase any available lots citywide and make them available to low income residents. The city will make available five residential lots through housing programs for low- to moderate-income families over the next five years.

**Accomplishments:** The City has acquired five residential lots and is now developing a new construction program to place homes on the property and sell them to low-income families.

### **GOAL 4: Preserve and conserve existing neighborhoods.**

## Housing Accomplishments

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**Policy 4.1:** Investigate innovative ways to finance rehabilitation such as using CDBG funds for leveraged loan guarantees and/or reduced interest loans, low-interest loans or deferred payment loans, and grants to fund housing rehabilitation.

**Action 4.1.1.:** *The present rehabilitation program offers a three-tiered interest rate structure plus totally deferred loans based upon household income. The city has pledged Redevelopment Agency funds plus program income from previous CDBG programs to provide local leverage to enable successful attainment of grants.*

**Objective:** Increase the funding pool available for housing rehabilitation.

**Accomplishments:** The City currently offers a Housing Rehabilitation Loan and Health and Safety grant for both owner occupied and owner investor to help bring houses up to code.

**Action 4.1.2:** *Consider the redesignation and rezoning of multi-family areas which are composed primarily of single-family dwellings as single-family areas, as part of future General Plan revisions.*

**Objective:** Retain and protect the existing, more durable and affordable, housing stock from demolition.

**Accomplishment:** The City has not rezoned any multi-family areas.

**Policy 4.2:** Where possible, take action to promote the removal and replacement of those substandard units which cannot be rehabilitated.

**Action 4.2.1:** *Require removal or correction of structures which are a threat to health and safety.*

**Objective:** Remove or rehabilitate up to fifteen units per year.

**Accomplishments:** The City's Housing Acquisition will help to ensure that substandard units will be removed and rebuilt. The purpose of the program is to improve the conditions of housing for families that live in substandard or overcrowded housing and assist very low, low and moderate-income families purchase quality homes.

**GOAL 5:** **Ensure the implementation of the Housing Element and monitor its progress toward the attainment of housing goals.**

**Policy 5.1:** The City shall evaluate, on an annual basis, the status of implementation of all Housing Element programs.

**Action 5.1.1:** *The city shall designate staff to prepare a Housing Monitoring Plan of the activity of all City Housing Element programs, and report to the City Council annually as to the status of program implementation.*

**Objective:** To report annually to the City Council and the public in order to identify effectiveness of goals and policies.

**Accomplishments:** The City monitors housing element programs program and reports on housing set-aside funds in the AB 1290 implementation plan.

**GOAL 6: Promotion of Equal Housing Opportunities**

**Policy 6.1:** Promote equal access of all population groups to housing resources.

**Action 6.1.1:** *Provide information on fair housing laws and refer complaints of housing discrimination to the appropriate state or federal agencies.*

**Objective:** To assure that valid housing-related grievances are redressed.

**Accomplishments:** The City offers information and contact telephone numbers regarding fair housing laws. The City will continue their efforts to handle discrimination complaints in an effort to promote fair housing practices. The City Council of the City of Corcoran recently proclaimed that the Month of April, 2003 will be Fair Housing Month.

## Housing Accomplishments

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### Hanford

**GOAL 1:** Ensure adequate provision of sites for housing.

**Policy 1.1:** Provide for decentralization of low- and moderate-income housing units.

**Action 1.1.1:** *Designate additional vacant land for multi-family use to provide site located throughout the city for low- and moderate-cost housing as part of the comprehensive General Plan Update.*

**Objective:** Provide approximately 100 acres of medium- and high-density residential acreage.

**Accomplishments:** In 2002, the City completed a General Plan Update. The update included the designation of over 100 acres identified as future multi-family development.

**Policy 1.2:** Support the use of vacant land as sites for manufactured housing.

**Action 1.2.1:** *Continue to permit mobile homes, subject to architectural standards, to be permanently placed on single-family and multi-family residential lots.*

**Objective:** Approximately twenty units.

**Accomplishment:** Mobile home units are continuously permitted when requested. The amount varies from year to year based on number of applications submitted.

**Action 1.2.2:** *Inform developers that by using the Planned Unit Development process when developing mobile home subdivisions they can be allowed a 25% density bonus.*

**Objective:** Continue using the PUD process to allow flexibility in providing affordable housing. Also use PUDs to provide for mobile home subdivisions by allowing a 25% density bonus subject to the provisions of the City's Zoning Ordinance.

**Accomplishments:** The PUD process is used on a regular basis for multifamily development. The Hanford 2002 General Plan Update includes Planned Development Zone process that could apply to all residential zones. Through the Planned Development process, a project proponent can approach the city with a concept that may change or remove many of the conventional zoning restrictions. For example, housing units could be

clustered around large open space areas or other development amenities resulting in higher localized densities, so long as the average density for the entire project does not exceed the General Plan density maximum.

**Action 1.2.3:** *Provide public information in order that factory-built housing units, such as modular homes and mobile homes, become more accepted in conventional housing neighborhoods.*

**Objective:** Provide the greatest possible number of alternative housing types in the community.

**Accomplishments:** The Hanford Zoning Ordinance and Building Codes currently permit factory built housing.

**Policy 1.3:** **Support actions that expand housing opportunities for the elderly, handicapped, minority and lower-income residents.**

**Action 1.3.1:** *Thirty-day review can be provided to promote housing sites for the elderly and handicapped which are near transportation lines and provide security and access to medical services.*

**Objective:** Provide up to ten housing sites for special needs groups.

**Accomplishments:** The Hanford Zoning Ordinance and Land Use Element provides for several housing development sites near public transportation and medical services where housing for the elderly and handicapped may be developed.

**Action 1.3.2:** *Pursue craftsman and rehabilitation programs to assist poor and elderly residents where housing is structurally sound but suffers from superficial deterioration.*

**Objective:** Approximately thirty (30) units per funded grant cycle.

**Accomplishments:** On an ongoing basis, the City provides rehabilitation assistance through its CDBG Housing Rehabilitation Program. This program provides zero to low-interest loans to support housing repairs and improvements including roofing, plumbing, electrical, and handicapped accessibility. The City has designated central and southwest Hanford as the "target area" for the program. Approximately \$300,000 to \$500,000 per grant cycle are expended for this program which allows for 8-15 units to be rehabilitated.

**Action 1.3.3:** *Maintain a directory of accessible housing for handicapped persons and provide a referral service.*

## Housing Accomplishments

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**Objective:** Refer inquiries to Local Housing Authority's directory of landlords who have handicapped rental units available. Also promote housing site for the elderly and handicapped which are near transportation lines and provide access to medical services by expediting the review process, and allowing a 25% density bonus through the Planned Unit Development process.

**Accomplishments:** Completed and on-going process.

**Policy 1.4: Promote reduced land costs.**

**Action 1.4.1:** *Review the current zoning of single-family residential lots to determine if smaller lot size would lower land costs.*

**Objective:** Update the Zoning Ordinance. Evaluate recommendation on reduced lot size for possible inclusion in the update.

**Accomplishments:** Evaluation completed. Minimum size for newly created lots is 6,000 square feet. The PUD process will allow further lot size reduction.

**GOAL 2: Increase the supply of affordable and accessible housing within the City of Hanford.**

**Policy 2.1:** Provide financial resources to supply a coordinated housing assistance program.

**Action 2.1.1:** *Provide the management and personnel resources necessary to carry out identified housing programs and responsibilities.*

**Objective:** Contract with other agencies and firms to ensure sufficient staff is available to complete applications and carry out needs.

**Accomplishments:** City has consistently used Self Help Enterprises (SHE) to assist in CDBG programs.

**Action 2.1.2:** *Change city environmental review procedures to reduce time periods required for environmental review of housing projects.*

**Objective:** Reduce cost and time of application process.

**Accomplishments:** Completed. CEQA checklist evaluation statements have been streamlined by City staff and placed in computer for quick evaluation.

**Action 2.1.3:** *Streamline the permit process by coordinating development requirements with those of other governmental agencies to avoid delays associated with requirements of different governmental entities.*

**Objective:** Reduce cost and time of application process by becoming a one-stop agency.

**Accomplishments:** Completed. The City's Planning Department coordinates all development applications and is the one stop shop center.

**Policy 2.2:** **Continue to encourage and support participation in available federal and state housing assistance programs.**

**Action 2.2.1:** *Keep the Section 8 housing program strong and viable by working with the Kings County Housing Authority to ensure that at-risk units remain affordable to low- and very low-income families.*

**Objective:** To keep Kings Garden Apartments affordable to low- and very low-income families.

**Accomplishments:** Section 8 housing is being maintained as required.

**Action 2.2.2:** *Write letters to the appropriate state and federal agencies in support of proposed housing projects which are consistent with the General Plan.*

**Objective:** Assist the private development of affordable housing.

**Accomplishments:** On-going. The City prepares letters of support as requested.

**Action 2.2.3:** *Continue to pursue funding for sewer and water projects which are determined to be cost-effective and able to expand housing opportunity.*

**Objective:** Open additional lands to residential use, and increase housing quality and property value through the installation of additional sewer collection systems.

**Accomplishments:** On-going. The City recently installed approximately 4 miles of main sewer line along the west portion of the City.

**Action 2.2.4:** *Support and publicize tax assistance programs such as senior citizens property tax assistance, renter assistance and homeowners property tax exemptions.*

## Housing Accomplishments

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**Objective:** Help to reduce the housing costs of low-income homebuyers through referral to agencies specializing in tax assistance programs. Publicize the availability of such assistance.

**Accomplishments:** To date, no requests have been made. The City will continue to provide referrals on an on-going basis.

**Policy 2.3:** Expand participation in available federal, state, and local housing assistance programs.

**Action 2.3.1:** *The planning staff will contact the HUD area office every six months to review available housing programs as well as new programs for which the city may be eligible.*

**Objective:** To provide current information to homeowners and developers of affordable housing.

**Accomplishments:** On-going. City regularly applies for and receives "HOME" grants for housing assistance.

**Action 2.3.2:** *Pursue available California Department of Housing and Community Development (HCD) and California Housing Finance Agency (CHFA) funds, together with private developers. Provide information and assist developers in utilizing these funds to build new single-family and rental housing for low- and moderate-income households.*

**Objective:** Reduce housing costs by providing grant funds for low-interest loans to home buyers for the purchase of new housing (four units per year; HCD: thirty units per funded cycle, as funds available).

**Accomplishments:** On going. City provides deferred housing loans to low/very low-income first-time homebuyers with HOME and RDA funds.

**Action 2.3.3:** *Analyze latest Census data, as available, to determine the city's eligibility for programs intended to stimulate housing and economic development.*

**Objective:** Reduce housing costs by applying for UDAG grant funds when eligible.

**Accomplishments:** These funds are no longer available. As such, this program is no longer appropriate for the Housing Element.

**Action 2.3.4:** *Create a revolving loan fund in cooperation with for-profit and non-profit agencies for the rehabilitation of homes, with priority given to homeowners in*

*low- and moderate-income target areas by using Redevelopment 20% set-aside funds or CDBG program income funds to establish the loan fund.*

**Objective:** To eliminate duplication of efforts in the provision of affordable housing through coordination of responsible agencies.

**Accomplishments:** Completed and on-going. City provides first-time homebuyers with HOME and RDA loan programs.

**GOAL 3:** **To address and, if appropriate, remove governmental constraints to the maintenance, improvement, and development of housing.**

**Policy 3.1:** Promote and facilitate the development of new housing units for low-, moderate-, and middle-income families, singles, first-time homebuyers, and couples whose children have grown.

**Action 3.1.1:** *Review the current zoning of single-family residential lots to determine if smaller lot size would lower cost and allow a greater number of families an opportunity for housing.*

**Objective:** Determine if housing costs can be reduced by providing more lots per area.

**Accomplishments:** Accomplished through the PUD process.

**Action 3.1.2:** *Allow the use of the Planned Unit Development (PUD) process to add flexibility to land utilization and increase the potential for a variety of housing types.*

**Objective:** Encourage innovative design to reduce housing costs.

**Accomplishments:** On-going, accomplished with the PUD process.

**Action 3.1.3:** *Continue to use density bonuses to reduce per-unit land cost when the developments are for low- and moderate-income units by applying the Planned Unit Development 25% density bonus for such developments, and by setting up a monitoring system to ensure that the required number of low- and moderate-income units are available.*

**Objective:** Provide more units of affordable housing.

**Accomplishments:** PUD process is available and utilized to assist affordable housing developments.

## Housing Accomplishments

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**Action 3.1.4:** *Continue the attempt to assure that maximum arsenic concentration standards imposed by the state are supported by irrefutable evidence of danger to the public health.*

**Objective:** Continue to pursue documentation from the state on the hazard to public health posed by the arsenic content of Hanford's water supply.

**Accomplishments:** On-going. City continually monitors the water contents and publishes the results. Treatment improvements will be made as required.

**GOAL 4: Preserve and conserve existing neighborhoods.**

**Policy 4.1:** Support the preservation and conservation of housing stock in existing neighborhoods.

**Action 4.1.1:** *Survey neighborhoods on a periodic basis to assess the condition of public improvements; incorporate the information for capital outlay and assistance programs.*

**Objective:** Adopt and distribute the Housing and Community Development Plan and City Capital Improvements Plan. Identify neighborhoods in need of upgrading and improvement of housing and infrastructure.

**Accomplishments:** On-going. The City's Capital Improvement Plan (CIP) provides for continual upgrading of sidewalk and other infrastructure as required.

**Action 4.1.2:** *As part of the comprehensive update of the General Plan, consider the re-designation and rezoning of multi-family areas which are composed primarily of single-family dwellings as single-family areas.*

**Objective:** Retain and protect the existing, more durable and affordable, housing stock from demolition.

**Accomplishments:** On-going. The City uses CDBG funds for housing rehabilitation. The City has also rezoned some older "R-1" neighborhoods to "OR" which allows office, multi-family and single-family development to encourage the reuse of older homes for multi-family uses and discourage their abandonment and blighted neighborhood conditions.

**Action 4.1.3:** *Annually, review the conversion of existing apartments and mobile home parks to condominiums, evaluate loss of housing stock, and consider additional regulation of conversions if the low- and moderate-cost housing stock is being measurably impacted.*

**Objective:** Establish Housing Monitoring procedures to preserve affordable housing.

**Accomplishments:** On-going review. No conversions taking place.

**Action 4.1.4:** *The City should encourage voluntary efforts of homeowners to renew and upgrade their homes by providing guidance and technical assistance to them and by encouraging the community colleges to offer home repair clinics.*

**Objective:** Preserve existing housing stock at the lowest possible cost.

**Accomplishments:** On-going. City Building Department provides handouts for home improvement and energy conservation information.

**Policy 4.2:** Support the preservation and conservation of houses and neighborhoods of historical and architectural significance.

**Action 4.2.1:** *Conduct a general inventory of housing in the city to evaluate and identify housing of historical and architectural significance.*

**Objective:** Preserve existing older housing.

**Accomplishments:** City wide Housing Conditions Survey completed in 1997 and updated in 2002.

**Action 4.2.2:** *Use the Historic Resources Ordinance or an alternative process to recognize and provide for the preservation of neighborhoods containing substantial concentrations of historically and architecturally significant homes.*

**Objective:** Attempt to preserve up to five units of older affordable housing per year.

**Accomplishments:** Alternate process has been the use of CDBG funds for housing rehabilitation.

**Policy 4.3:** Support the rehabilitation of substandard and deteriorating housing, where feasible, in accordance with General Plan land use designations.

**Action 4.3.1:** *Apply for Housing and Community Development Block Grant funds to be used for leveraged loan guarantees and/or low interest or deferred payment loans, and CHFA funds for the rehabilitation of existing substandard or deteriorating units.*

**Objective:** Maintain up to 25 units of existing housing stock per year.

## Housing Accomplishments

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**Accomplishments:** On-going. The City utilizes CDBG funds for housing loans and rehabilitation of approximately 15 units per year.

**Action 4.3.2:** *Participate in the development of a coordinated housing rehabilitation and public improvement program with Kings County, for the unincorporated fringe areas and unincorporated islands within the city, to make annexation of these areas more attractive to the City and County residents.*

**Objective:** Improve the delivery of public services.

**Accomplishments:** On-going. The City and County cooperate by providing City water and sewer services to County island areas within the City Sphere.

**Policy 4.4:** Pursue a strict building code enforcement program to bring substandard structures up to the Uniform Housing Code.

**Action 4.4.1:** *Continue the program which combines free compliance inspection with grants or loans to families willing to rehabilitate their homes.*

**Objective:** Eliminate health and safety hazards; approximately fifty units are currently being rehabilitated as part of a two-year program.

**Accomplishments:** On-going. The City charges no inspection fees for CDBG housing programs.

**Action 4.4.2:** *Require removal or correction of structures which are a threat to health and safety.*

**Objective:** Eliminate health and safety hazards; approximately twelve units removed or corrected per year.

**Accomplishments:** On-going. The City prefers to rehabilitate a housing unit rather than remove a unit. However, if the unit is not repairable, City attempts to replace it with CDBG construction funds.

**GOAL 5:** **Continue to implement the Housing Element and monitor progress towards the attainment of housing goals.**

**Policy 5.1:** Establish a program to consistently implement the Element.

**Action 5.1.1:** *Monitor the progress of programs of action outlined in the Housing Element on an annual basis, through the office of the City Planning Department.*

**Objective:** Publish the Housing Monitoring Plan in order to implement the goals and policies of the Housing Element.

**Accomplishments:** The City provides four different housing programs in order to meet the goals of the Housing Element. These programs include: 1) *Redevelopment Agency First Time Homebuyer Program*, 2) *Home Sweet Home First Time Homebuyer Program*, 3) *Residential Infill Construction Program*, and 4) *CDBG Housing Rehabilitation Program*

**Action 5.1.2:** *Incorporate into the General Plan update the following: 1) That neighborhoods be used as a basic planning unit; 2) That sufficient amounts of land be available and protected for all types of residential development; 3) That all urban development occur in areas designated as urban; 4) That all elements of the General Plan be consistent.*

**Objective:** Assure implementation of Housing Element goals and policies.

**Accomplishments:** The 2002 General Plan Update is in full compliance with the above four actions.

**Action 5.1.3:** *Monitor changes in land use to assess their impact on housing demand, so the City and County can adequately respond in assuring the ability to meet new housing needs.*

**Objective:** Incorporate Housing Element policies into day-to-day planning, zoning, and building decisions.

**Accomplishments:** On-going. The City's General Plan and Zoning Ordinance provide for the development of all types of housing opportunities.

**GOAL 6:** **Ensure adequate housing opportunities for all social and economic segments.**

**Policy 6.1:** Encourage access of all segments of the population to housing.

**Action 6.1.1:** *Identify the housing needs of all socioeconomic groups in Hanford.*

**Objective:** To ensure that the city's housing policies and decisions consider all segments of the local population.

**Accomplishments:** The City's General Plan and Zoning Ordinance provide for all types of housing development.

**Action 6.1.2:** *Coordinate with existing programs and encourage new programs, if necessary, to meet the identified housing needs of all socioeconomic groups in Hanford.*

## Housing Accomplishments

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**Objective:** To assure that the city's housing goals and decisions consider all segments of the local population.

**Accomplishments:** On-going. The City has an infill housing program financed by RDA and HOME funds whereby the City buys the lot and builds the house for a low-income purchaser.

**Policy 6.2:** Promote equal access of all population groups to housing resources.

**Action 6.2.1:** *Make information and materials regarding equal housing opportunity, tenant/landlord rights and responsibilities, and submission of grievances to appropriate state agencies readily available to the community.*

**Objective:** Designate a person in city government to whom parties with complaints of discrimination may go for information and referral to appropriate agencies.

**Accomplishments:** On-going. The City employs a Housing Specialist who oversees all City housing programs.

## Lemoore

**GOAL 1: Reduce housing costs through joint public and private efforts.**

**Policy 1.1:** Streamline the permit process and instigate a one stop permit system.

**Action 1.1.1:** *Critically examine the process a developer is required to go through from the time of preliminary discussion to approval of plans.*

**Action 1.1.2:** *Eliminate unnecessary time lags, procedures, and after a critical examination.*

**Objective:** Cut 10% off the time it takes to get a project approved.

**Accomplishments:** Efforts have been made to streamline the processing of residential developments. The City continues to processing housing permits in less time permitted by code.

**Policy 1.2:** Maintain a sufficient inventory of developable land.

**Action 1.2.1:** *Provide a listing of all currently available residentially-zoned vacant land.*

**Accomplishments:** The list of all available residentially-zoned land is currently available to interested developers.

**Action 1.2.2:** *Assess the need to zone more land within the City for residential use.*

**Objective:** Have available enough residentially-zoned land so that scarcity does not increase the price.

**Accomplishments:** The City annexed 1,700 acres of land in 1997 providing an additional 448 acres of vacant residentially zoned property.

**Policy 1.3:** Encourage residential infill on vacant land within developed areas and where adequate infrastructure already exists.

**Action 1.3.1:** *Increase the flexibility of setback requirements and other development regulations.*

**Accomplishments:** The City's Plan Unit Development overlay zone implemented in 2002, provides flexibility of development standards and regulations.

**Action 1.3.2:** *Provide a listing of all currently developable infill sites with services available.*

**Objective:** Increase knowledge that developable infill sites exist and decrease the costs of development by making them easier to develop.

**Accomplishments:** The City's website provides a GIS internet link whereby a user can find out information on land use and zoning as well as an aerial view of land within the City by clicking on properties within the land use map. In addition, information on infill properties and services is always provided to developers at the public counter if requested.

**Policy 1.4:** Continue encouraging Planned Unit Developments (PUDs)

**Action 1.4.1:** *Establish a brochure describing the benefit and advantages to developing PUD.*

**Objective:** Increase residential densities in order to reduce per unit land costs; to provide flexibility in order stimulate creative, interesting development.

**Accomplishments:** The City implemented a PUD overlay zone in July of 2002 that applies to all undeveloped single-family residential areas over 10 acres and multi-family properties over 5 acres in size. A brochure describing the benefit and advantages to developing PUD was developed in September of 2002.

## Housing Accomplishments

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**Policy 1.5:** Encourage developers to reduce building costs.

**Action 1.5.1:** *Compile information on effective innovative building techniques and products.*

**Accomplishments:** Due to budgetary and staff constraints this has not occurred.

**Action 1.5.2:** *Provide information to interested developers.*

**Objective:** To reduce building costs on the private side.

**GOAL 2:** **Meet the housing needs of low-income households and elderly people.**

**Policy 2.1:** Promote the development and construction of housing units for low-income households.

**Action 2.1.1:** *Encourage and continue to use “density bonuses” and other incentives when residential developments include housing affordable to lower-incomes.*

**Objective:** Provide more units of affordable housing by encouraging developers to build them.

**Accomplishments:** The City has approved several tentative tract maps that did include density bonuses, but only one is still on the books while the others were allowed to expire by the developer.

**Action 2.1.2:** *Encourage developers to apply for FmHA 502 Interest Subsidy programs.*

**Objective:** Provide more units of affordable housing from outside agency.

**Accomplishments:** In 1999, Self-Help Housing and the City of Lemoore worked together to create 36 units of low income single-family units. These single-family homes were constructed on R-1 zoned land and included financial assistance from Lemoore RDA funds, CHFA assistance and “sweat equity” from new homebuyers. The new homes ranged from 2 to 4 bedrooms and prices ranged from \$94,000 to \$98,000.

**Action 2.1.3:** *Examine current City Zoning Regulations to see if changes can be feasibly made and should be made.*

**Objective:** Increase residential densities in order to reduce per unit land costs.

**Accomplishments:** The City's second dwelling unit ordinance was revised in 2003 to comply with AB 1866, allowing second units pursuant a ministerial permit. The City also expanded the permitted size of second dwelling units to 1,000 sq. ft. Approximately four to five second units are developed per year, with the majority renting to family members such as grandparents.

**Policy 2.2:** Promote development and construction of affordable housing units through the Kings County Housing Authority.

**Action 2.2.1:** *Contact and utilize this agency to discover programs applicable to the City.*

**Objective:** Make use of a local agency to provide help in building and as an advocate for low-income housing.

**Accomplishments:** The City does not generally pursue programs through the Housing Authority.

**Policy 2.3:** Use funds accumulated from the Redevelopment Agency on low-income housing.

**Action 2.3.1:** *Spend approximately \$200,000 to provide very low and low-income housing.*

**Objective:** Provide units of very low and low-income housing.

**Accomplishments:** The City has consistently utilized RDA funds to support housing programs.

**Policy 2.4:** Expand the development of affordable elderly housing.

**Action 2.4.1:** *Promote FmHA programs to provide housing accessible to and convenient for elderly people.*

**Accomplishments:** The City has been supportive of construction housing to meet the needs for seniors including constructing tax credit affordable housing, senior housing rehabilitation projects, and developing second units.

The City recently completed a *Senior Housing Study* in 2001 which provided analysis, strategies, and recommendations for the development of senior housing in the Lemoore Market Area.

**Action 2.4.2:** *Promote elderly housing sites near transportation and provide security and access to medical facilities.*

**Objective:** Pursue outside funding to encourage development of elderly housing.

## Housing Accomplishments

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**Accomplishments:** The City continues to pursue outside funding sources for the development of affordable senior housing and to support housing programs. The City was recently awarded \$1,000,000 in CDBG funds. Although Lemoore recently pursued \$500,000 in HOME funds for the development of affordable senior housing, the City was not awarded the funds.

**Action 2.4.3:** *Maintain a directory of housing units accessible to the elderly.*

**Objective:** Refer inquiries to Local Housing Authority's directory of landlords where units are available.

**Overall Objectives:** 1) Construct 42 units per year affordable to very low-income families; 2) Construct 26 units per year affordable to low-income families; 3) Construct 18 units per year exclusively designed for the elderly.

**Accomplishments:** The City continues to maintain a directory of accessible housing for seniors at the public counter and hands out the list as requested.

**GOAL 3: Make available municipal infrastructure of adequate capacity and at economical costs to stimulate residential development.**

**Policy 3.1:** Increase domestic water supply to meet the projected need beyond the year 1997.

**Action 3.1.1:** *Drill more wells to the north of the City.*

**Objective:** To provide a growing community with enough available water.

**Accomplishments:** The City's water system plans have changed since this action was drafted. Lemoore no longer receives its entire water supply from the water wells located in Laguna Irrigation District. The City presently drills and supplies a portion of its own water from a groundwater table. The City recently drilled three wells within City limits each providing 2,000 gallons/minute of additional water production.

**Action 3.1.2:** *Construct a parallel pipeline from those wells in to the City.*

**Accomplishments:** Pipelines have been constructed from recently drilled wells and have been incorporated into the water system.

**Action 3.1.3:** *Build another storage tank to increase the amount of available water.*

**Accomplishments:** The City has constructed two (2) additional water tanks (1.5 million gallon and 900,000 gallon capacity).

**Action 3.1.4:** *Provide information and begin exploring permanent conservation measures to reduce water consumption.*

**Accomplishments:** The City of Lemoore has drafted and implemented a water conservation ordinance for the community.

**Objective:** Provide a growing community with enough available water.

**Policy 3.2:** Increase the capacity of the City sewer system to meet projected needs beyond 1995.

**Action 3.2.1:** *Project future needs of a sewer facility and plan accordingly.*

**Objective:** Reduce capital improvement costs for City facilities.

**Accomplishments:** The Lemoore Sewer Master Plan was completed in 2001 and includes a 2020 planning horizon. The City's sewer infrastructure has increased capacity 30% over the past decade to keep pace with residential and commercial growth.

**Policy 3.3:** Reduce the need for future expansion of all public facilities.

**Action 3.3.1:** *Plan new residential developments within existing municipal infrastructure.*

**Objective:** Provide growth in an economically compact manner.

**Accomplishments:** The City annexed 1,700 acres of land in 1997 providing an additional 448 acres of vacant residentially zoned property. The City is not anticipating annexing additional property in the near future.

**GOAL 4:** **Provide and maintain a balance between various types of housing to meet the needs of all segment of the community.**

**Policy 4.1:** Create a balance between apartments and single-family housing.

**Action 4.1.1:** *Enact sufficient zoning to allow for the desired 60-40 ratio between single family and multi-family units.*

**Action 4.1.2:** *Monitor development to ensure this ratio is kept.*

**Objective:** Maintain the desired 60 to 40 balance between single family housing and multi-family housing.

## Housing Accomplishments

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**Accomplishments:** The City does not monitor a specific ratio between housing type in the City but continues to encourage a diversity of housing within the community. The City's recently adopted PUD zone allows R-1-7 zoned property to include multi-family residential development.

**Policy 4.2:** Provide for the use of manufactured housing on permanent foundations.

**Action 4.2.1:** *Provide adequate information to establish that manufactured housing is a viable form of housing.*

**Accomplishments:** As requested on an ongoing basis, the City provides information on manufactured housing on residentially zoned land.

**Action 4.2.2:** *Establish architectural standards to enable these type of homes to better fit in with City neighborhoods.*

**Objective:** Approximately 10 units.

**Accomplishments:** This task has been completed. Section 9-15, A-6 of the Zoning Ordinance includes architectural standards for residential neighborhoods.

**Policy 4.3:** Encourage access of all segments of the population to housing.

**Action 4.3.1:** *Identify housing needs of all socioeconomic groups in the City.*

**Objective:** Ensure that the City's housing policies and decisions consider all segments of the population.

**Accomplishments:** The Lemoore 2001 *Senior Housing Study* and 2002 *Housing Conditions Survey* identified housing needs and conditions for all income levels in the City. Completed as per housing element.

**Action 4.3.2:** *Coordinate existing programs and encourage new programs to meet the identified housing needs of all socioeconomic groups.*

**Objective:** Assure all segments of the local population are considered when housing decisions are made.

**Accomplishments:** The City has received HOME funds \$600,000 for housing rehabilitation and HOME funds of \$800,000 to support the City's first-time homebuyer program. The City continues to conduct annual hearings regarding low-income housing projects funded by CDBG funds.

**Policy 4.4:** Promote fair access to housing for all racial and economic groups.

**Action 4.4.1:** *Gather information on fair housing loans and refer reports of housing discrimination to appropriate agencies.*

**Objective:** Make sure that valid housing related problems are properly addressed.

**Accomplishments:** The City refers fair housing complaints to Kings County Housing Authority. Referrals should be made to the local HUD office.

**GOAL 5: Conserve and improve conditions of existing housing and neighborhoods.**

**Policy 5.1:** Encourage programs of housing conservation and rehabilitation in deteriorating areas.

**Action 5.1.1:** *Pursue available state and federal housing programs in rural residential areas.*

**Objective:** Rehabilitate approximately 12 housing units per year that are currently deteriorating.

**Accomplishments:** The City encourages housing conservation in deteriorating areas through its new Housing Rehabilitation Program and Paint-Up Fix-Up Program. The City assists 15 persons per year through both programs on an annual basis.

**Action 5.1.2:** *Identify deteriorating residential areas throughout the city and provide infrastructure improvements to promote housing rehabilitation.*

**Objectives:** Prepare and implement area improvement plans for these neighborhoods.

**Accomplishments:** The City has completed several infrastructure projects to improve low-income neighborhoods. The recently completed *Housing Conditions Survey* identified deteriorating housing within the community.

**Action 5.1.3:** *Identify dilapidated housing units which are not safe for habitation.*

**Accomplishments:** Public Works and Code Enforcement Personnel continuously work to identify and improve deteriorated housing in the community. Lemoore Housing Conditions Survey, completed in 2002, identified the number of dilapidated units.

**Action 5.1.4:** *Seek funding to repair dilapidated structures.*

## Housing Accomplishments

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**Objective:** Provide reliable advice to residents of the City.

**Accomplishments:** Lemoore recently received a \$600,000 HOME grant to support the City's Housing Rehabilitation program.

**Policy 5.2:** Support the preservation and conservation of houses and neighborhoods of historical and architectural significance.

**Action 5.2.1:** *Conduct housing and neighborhood inventory to evaluate and identify housing of historical and architectural significance.*

**Objective:** To preserve older, historically significant housing.

**Accomplishments:** The City has begun to inventory historical and architecturally significant housing within the community. The City anticipates completing the inventory by 2005.

**Policy 5.3:** Support rehabilitation of substandard and deteriorating housing where feasible.

**Action 5.3.1:** *Apply for Housing and Community Development Block Grant funds to be used for low interest or deferred payment loans, and CHFA funds for rehabilitating existing substandard or deteriorating units.*

**Accomplishments:** Lemoore recently received a \$600,000 HOME grant to support the City's Paint-up Fix-up program.

**Action 5.3.2:** *Provide funding of approximately \$100,000 annually to be used for rehabilitation.*

**Objective:** Rehabilitate approximately 10 units of substandard or deteriorating housing.

**Accomplishments:** The City continues to provide \$100,000 annually to support the Housing Rehabilitation Program.

**Policy 5.4:** Upgrade existing infrastructure in deteriorating areas.

**Action 5.4.1:** *Provide approximately \$300,000 annually for neighborhood conservation and infrastructure improvements.*

**Objective:** To upgrade deteriorating areas and stimulate development.

**Accomplishments:** The City continues to provide \$300,000 annually to support neighborhood conservation and infrastructure improvements.

**GOAL 6:** **Enhance the Community by creating well planned and aesthetically pleasing new residential development.**

**Policy 6.1:** Require common landscaping in new residential development.

**Action 6.1.1:** *Require all new developments to include parkway sidewalks and street trees.*

**Objective:** Create new housing that fits in and enhances the City.

**Accomplishments:** The City continues to require common landscaping for all new residential development.

**Policy 6.2:** Update the site plan approval process.

**Action 6.2.1:** *Critically examine the site plan review application process.*

**Accomplishments:** The City critically examines site plans as part of the development review application process on an ongoing basis.

**Action 6.2.2:** *Revise, delete and add to the application those things necessary to make it complete and efficient.*

**Objective:** Gain more control over the type and quality of development in the City.

**Accomplishments:** The City revises the application process as necessary to make it complete and efficient.

**GOAL 7:** **Monitor progress of attaining goals stated in the Housing Element of the General Plan.**

**Policy 7.1:** Evaluate on an annual basis the accomplishment completed thus far.

**Action 7.1.1:** *Designate staff to develop a housing monitoring program and report this to the City Council.*

**Objective:** Report to the City Council and citizens how well and effectively the City's goals are being achieved.

**Accomplishments:** The City annually reports RDA housing set-aside funding activities and accomplishments.