E4 Porterville Housing Resources

This section documents the methodology and results of the Site Inventory analysis conducted to demonstrate the City of Porterville's ability to meet the 6th cycle Regional Housing Needs Allocation (RHNA). Infrastructure, services, and financial and administrative resources that are available for the development, rehabilitation, and preservation of housing in the City of Porterville are also discussed in this chapter. Background information on regional development trends and analysis are included in Chapter 4, *Regional Housing Resources.*

The Site Inventory was developed through the analysis of development trends, the identification of vacant land, and community input. Community engagement events included an online, interactive community survey where residents identified areas for potential future residential development throughout Porterville, and a community workshop held on May 23, 2023.

E4.1 Regional Housing Needs Allocation (RHNA)

This Housing Element covers the planning period of December 2023 through December 2031 (also referred to as the 6th housing cycle). The Tulare County Association of Governments (TCAG), as the Metropolitan Planning Agency for the Tulare County region, is responsible for preparing the RHNA for the region based on recent growth trends, income distribution, and capacity for future growth. This methodology must align with state objectives, including but not limited to:

- Promoting infill, equity, and environmental protection
- Ensuring jobs-housing balance
- Affirmatively furthering fair housing

Porterville must identify adequate land with appropriate zoning and development standards to accommodate its RHNA, or assigned share of the region's housing need. Porterville's RHNA is 4,064 units, which is distributed among five income categories, as shown below in Table E4-1.

Table E4-1 Porterville 2023-2031 RHNA

Income Category (Percent of Tulare County Area Median Income [AMI])	Number of Units	Percent of Total Units
Extremely Low (< 30% of AMI)*	506	10.7%
Very Low (30 to 50% of AMI)	366	10.7%
Low (51 to 80% of AMI)	537	13.2%
Moderate (81% to 120% of AMI)	739	18.2%
Above Moderate (> 120% of AMI)	1,916	47.1%
Total	**4,064**	**100%**

*The RHNA does not project the need for extremely low-income units, but pursuant to state law (AB 2634), the City must project its extremely low-income housing needs based on Census income distribution or assume 50 percent of the very low-income units required by the RHNA as extremely low-income units. The City's very low-income requirement is 872 units. The number of extremely low-income units that the City must plan for shown here was projected using Census data. According to the Comprehensive Housing Affordability Strategy (CHAS), data developed by HUD, 39.0 percent of households in the city earned less than 50 percent of the AMI. Among these households, 58.0 percent earned incomes below 30 percent (extremely low-income). Therefore, the City's RHNA allocation of 872 very low-income units was distributed as 506 extremely low (58 percent of the 872 very low-income units required by the RHNA) and 366 very low-income units. However, for the purpose of identifying adequate sites for the RHNA allocation, state law does not mandate the separate accounting for the extremely low-income category.

Source: TCAG, 2022. Final Regional Housing Needs Plan.

E4.2 Meeting the RHNA

Each jurisdiction must identify adequate land with appropriate zoning and development standards to fulfill its required RHNA. Jurisdictions can use planned and/or approved projects, estimated accessory dwelling unit (ADU) production, and vacant and/or underutilized sites to accommodate the RHNA. In some cases, rezoning must occur to ready sites for future residential development.

Once the City has demonstrated that the Housing Element has the development capacity to accommodate the RHNA, it has two implementation-related obligations during the planning period:

1. Maintain a "No Net Loss" policy of its residential development capacity over the housing element planning period, meaning that sites listed in the adopted Housing Element land inventory may not be down-zoned to a lower-density residential zone or rezoned to a nonresidential zone, unless the City up-zones or rezones alternative sites prior to the density reduction or rezone on the inventoried site.
2. Continue to allocate ~~available~~ funding resources to and facilitate the development of affordable housing.

E4.2.1 RHNA Credits

The City may use units in approved and/or permitted residential developments which will be completed within the planning period, and anticipated ADU production, as credit towards fulfillment of its RHNA.

Planned and Approved Projects

Residential developments approved and permitted, but not yet built (also called "pipeline projects"), can be credited towards the City's RHNA, provided it can be demonstrated that the units can be built by the end of the 6th cycle planning period. Similarly, units that have not yet received a building permit as of June 30, 2023, can also be credited towards the RHNA. Affordability (the income category in which the units are counted) is based on the actual or projected sale prices, rent levels, or other mechanisms used to determine the affordability of the units within the project. Pipeline projects that can count toward the City's 6th cycle RHNA are listed in Table E4-2. All pipeline projects consist of housing considered affordable to above moderate-income households.

Figure E4-1 shows the locations of pipeline projects. For the purposes of analysis in this Housing Element, the city is divided into five neighborhoods:

- Central Porterville
- Northeast Porterville
- Northwest Porterville
- Southeast Porterville
- Southwest Porterville

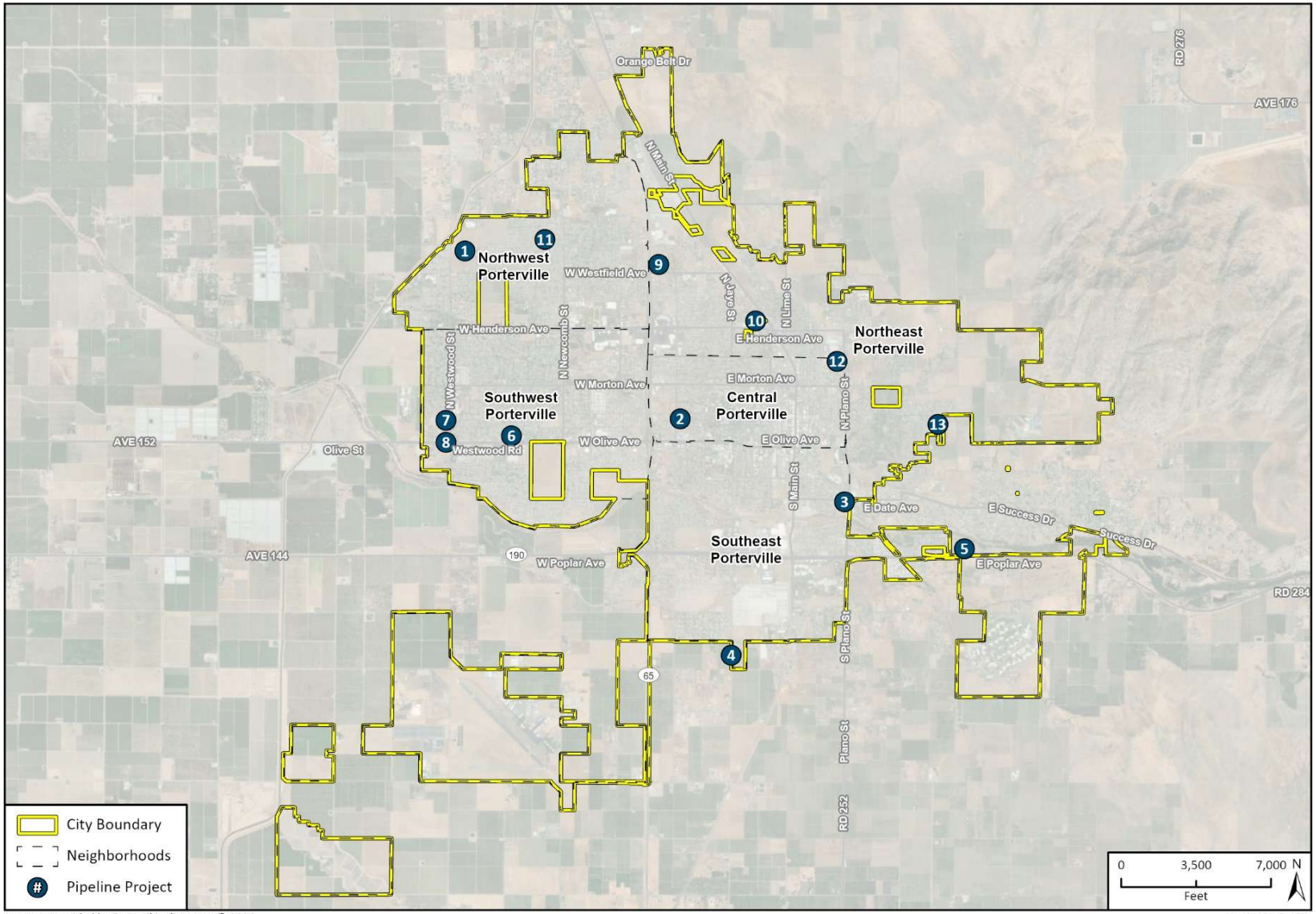
These projects are concentrated in Northwest and Southwest Porterville and consist of single-family and multifamily projects. The average number of days from entitlement to building permit is 185 days, based on a review of projects from the past 18 months. The average number of days from the time of application to permit issuance for residential projects during that time was 63.8 days. Considering the City's past trends of project approvals and the current status of these projects, all units are expected to receive Certificates of Occupancy by 2027, well before the end of ~~Based on the status of these projects, all units are expected to receive Certificates of Occupancy during~~ the 2023-2031 planning period. There are no known barriers that would preclude development of these projects.

Table E4-2 Pipeline Projects

Map ID	Project Name	Assessor's Parcel Number (APN)[1]	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units	Status
1	Brookside	245010087	0	0	0	229	229	Pending Final Map and Building Permits. Project to be completed by 2026
2	Mahal	252301027	0	0	0	16	16	Pending Final Map and Building Permits. Project to be completed by 2026
3	River View Villas	261322064, 261322070, 261332071	0	0	0	78	78	Pending Final Map and Building Permits. Project to be completed by 2026
4	Villas at Sierra Meadows 4 & 5	269060020	0	0	0	80	80	Pending Final Map and Building Permits. Project to be completed by 2026
5	Aguilo Residential	262150001	0	0	0	19	19	Pending Entitlement Applications
6	Mission Communities	245150055	0	0	0	120	120	Pending Building Permits
7	Link Domingo	240092011	0	0	0	6	6	Pending Building Permits
8	Westwood Townhomes	240102006	0	0	0	8	8	Pending Building Permits. Project to be completed by 2025
9	Westfield Residential Development	246070095	0	0	0	28	28	Pending Entitlements, Building Permits. Project to be completed by 2026
10	Evergreen Apartments	247160031	0	0	0	12	12	Pending Building Permits. Project to be completed by 2025
11	Bareng Subdivision	245540053	0	0	0	6	6	Pending Entitlements, Building Permits. Project to be completed by 2026
12	Terraza	253050007	0	0	0	46	46	Pending Final Map and Building Permits. Project to be completed by 2026
13	Crestview Park	254060032	0	0	0	46	46	Pending Entitlements. Project to be completed by 2026.
Total			**0**	**0**	**0**	**694**	**694**	

[1]An assessor's parcel number is a series of numbers/digits that are used as a file number to inventory or identify property. Each parcel is assigned an APN that corresponds to a location on a page in a book of maps maintained by the County Assessor's Office.

Figure E4-1 Pipeline Projects



Accessory Dwelling Units

ADU production that will occur during the 6th cycle has been estimated and assumed against the City's RHNA obligation, based on an analysis of ADU production in Porterville over the last five years (2018, 2019, 2020, 2021, and 2022).

The City issued an average of 3 building permits for ADUs per year during the last five years. Extrapolated over the eight-year Housing Element planning period, the City can assume the production of approximately 45 ADUs during the 2023-2031 planning period. ADUs permitted in previous years have been reported in the very low and low-income categories without deed restrictions. However, due to the relatively small sample size of permitted ADUs, all anticipated ADUs were conservatively assigned to the above moderate-income category, although it is likely that some ADUs may be affordable to lower- or moderate-income households. Table E4-3 shows the recent history of ADU permit issuance.

Table E4-3 Accessory Dwelling Unit Production, City of Porterville

Reporting Year	ADU Building Permits Issued
2018	5
2019	3
2020	1
2021	3
2022	5
Total	24
Annual Average	**3**

E4.3 Summary of RHNA Credits

The City can satisfy 16 percent of its RHNA requirement with planned and approved units and projected ADU development. To achieve the remaining RHNA, the City must demonstrate the availability of sites with appropriate zoning and development standards that allow and encourage the development of 3,346 units. As shown in Table E4-4, Porterville has a remaining RHNA of 872 units affordable to very low-income households, 537 units affordable to low-income households, 739 units affordable to moderate-income households, and 1,198 units affordable to above moderate-income households.

Table E4-4 Remaining Share of RHNA

Affordability Category (Percent of AMI)	RHNA Allocation	Units Pending or Approved or under Construction	Estimated ADUs	Remaining RHNA
Very Low	872	0	0	872
Low	537	0	0	537
Moderate	739	0	0	739
Above Moderate	1,916	694	24	1,198
Total	**4,064**	**694**	**24**	**3,346**

E4.4 Nonvacant Sites

The Housing Element must analyze the extent to which existing uses may impede additional residential development. The City's Site Inventory accommodates approximately 45 percent of its lower-income RHNA, 34 percent of its moderate-income RHNA, and 82 percent of its above moderate-income RHNA on vacant sites. The remaining 55 percent of lower-income RHNA, 66 percent of moderate-income RHNA, and 18 percent of above moderate-income RHNA are proposed on sites currently being used for agriculture.

Nonvacant sites included on the Site Inventory have comparable predevelopment characteristics to developed residential projects in the region. As discussed in Chapter 4, *Regional Housing Resources*, residential development in Tulare County has occurred primarily on vacant sites and sites used for agriculture.

E4.4.1 Redevelopment of Existing Uses

Of the 70 sites included in the City's Site Inventory, 60 are vacant and 10 are on sites with currently operational agricultural uses (nonvacant sites). All 10 nonvacant ~~(agricultural)~~ sites are currently zoned for high-density residential and therefore are not subject to the Williamson Act. ~~The city does not consider existing uses in these areas to impede housing development.~~

E4.4.2 Adequacy of Nonvacant Sites

In considering sites, the City identified ~~agricultural land~~sites with residential zoning to facilitate the development of a variety of housing types. All identified nonvacant sites were selected for their high potential for redevelopment and ~~robability of turnover. Regional trends indicate a high likelihood of redevelopment of sites with agricultural uses to residential development~~uses.are currently used for agricultural production. These sites (Sites 49 through 58) are currently zoned RM-3. Based on development and economic trends, the City anticipates that existing agricultural uses will cease during the planning period, freeing the sites for residential development. This is consistent with redevelopment trends and all pipeline projects with existing agricultural uses outlined below in *Redevelopment Trends on Agriculture Sites*. These sites would be developed to accommodate high-density residential. In considering future residential development, the City determined that the nonvacant sites currently used for agricultural purposes could facilitate the development of a variety of housing types given redevelopment potential and the high probability of turnover, as seen in Table E4-4.

Table E4-3 Representative Nonvacant Site

Site Details	Description	Size (Acres)	Capacity (Units)
E Putnam Ave & Holcomb St (Northeast Porterville) APN 255170001 Site 49	This 12.51-acre site with an existing agricultural operation is currently zoned RM-3. With its current zoning designation, the site could accommodate 281 dwelling units, ~~with an achieved~~at a density of 22.46 dwelling units per acre. Development trends with similar predevelopment characteristics: ▪ Hillside Estates (previous use: agriculture, parcel size: 28.5 acres) ▪ Cambria (located in Porterville, previous use: agriculture, parcel size: 12.75 acres) Pipeline projects with similar predevelopment characteristics:	12.51	281

Site Details	Description	Size (Acres)	Capacity (Units)
	▪ Villas at Sierra Meadows (located in Porterville, previous use: agriculture, parcel size: 12.31) ▪ Brookside Subdivision (located in Porterville, previous use: agriculture, total units: 229) ▪ Mulberry Estates (zoned R-M, parcel size: 13.9 acres) ▪ O'Hara Ranch Residential (parcel size: 10.87 acres, total units 141) ▪ Westwood Townhomes (located in Porterville, previous use: agriculture, zoned RM-3, achieved density: 21.05)		
E Reid Ave & N Lime St (Northeast Porterville) APN 255210007 Site 50	This 19.05–acre site with an existing agricultural operation is currently zoned RM-3. With its current zoning designation, the site could accommodate 428 dwelling units, ~~with an achieved~~at a density of 22.47 dwelling units per acre. Development trends with similar predevelopment characteristics: ▪ Hillside Estates (previous use agriculture, parcel size: 28.5 acres) ▪ Cambria (located in Porterville, previous use: agriculture, parcel size: 12.75 acres) Pipeline projects with similar predevelopment characteristics: ▪ Villas at Sierra Meadows (located in Porterville, previous use: agriculture, parcel size: 12.31) ▪ Brookside Subdivision (located in Porterville, previous use: agriculture, total units: 229) ▪ Westwood Townhomes (located in Porterville, previous use: agriculture, zoned RM-3, achieved density: 21.05)	19.05	428
W Reid Ave & Drive 242 (Northeast Porterville) APN 255250015 Site 51	This 14.13-acre site with an existing agricultural operation is currently zoned RM-3. With its current zoning designation, the site could accommodate 317 dwelling units, with an achieved density of 22.43 dwelling units per acre. Development trends with similar predevelopment characteristics: ▪ Hillside Estates (previous use: agriculture, parcel size: 28.5 acres) ▪ Cambria (located in Porterville, previous use: agriculture, parcel size: 12.75) Pipeline projects with similar predevelopment characteristics: ▪ Villas at Sierra Meadows (previous use: agriculture, parcel size: 12.31) ▪ Brookside Subdivision (previous use: agriculture, total units: 229) ▪ Westwood Townhomes (located in Porterville, previous use: agriculture, zoned RM-3, achieved density: 21.05) ▪ Mulberry Estates (zoned R-M, parcel size: 13.9 acres)	14.13	317
E Morton Ave & N Conner St (Northeast Porterville) APN 254040032 Site 52	This 4.28-acre site with an existing agricultural operation is currently zoned RM-3. With its current zoning designation, the site could accommodate 96 dwelling units, ~~with an achieved~~at a density of 22.43 dwelling units per acre. Development trends with similar predevelopment characteristics: ▪ Sierra Village Apartments (parcel size: 5.50 acres, total units 108) ▪ Los Arroyos (parcel size: 5.81 acres, total units: 108, zoned RM-2.5 [multifamily residential]) Pipeline projects with similar predevelopment characteristics:	4.28	96

Site Details	Description	Size (Acres)	Capacity (Units)
	▪ Villas at Sierra Meadows (previous use: agriculture, total units: 80) ▪ Aguilo (located in Porterville, zoned RM-3, acres: 4.98) ▪ Mission Communities (located in Porterville, zoned RM-3, acres: 4.65, total units: 120) ▪ Westwood Townhomes (located in Porterville, previous use: agriculture, zoned RM-3, achieved density: 21.05)		
E Putnam Ave & N Conner St (Northeast Porterville) APN 254040034 Site 54	This 4.77-acre site with an existing agricultural operation is currently zoned RM-3. With its current zoning designation, the site could accommodate 107 dwelling units, at a ~~with an achieved~~ density of 22.43 dwelling units per acre. Development trends with similar predevelopment characteristics: ▪ Sierra Village Apartments (parcel size: 5.50 acres, total units 108) ▪ Los Arroyos (parcel size: 5.81 acres, total units: 108, zoned RM-2.5 [multifamily residential]) Pipeline projects with similar predevelopment characteristics: ▪ Villas at Sierra Meadows (previous use: agriculture, total units: 80) ▪ Aguilo (located in Porterville, zoned RM-3, acres: 4.98) ▪ -Mission Communities (located in Porterville, zoned RM-3, acres: 4.65, total units: 120) ▪ Westwood Townhomes (located in Porterville, previous use: agriculture, zoned RM-3, achieved density: 21.05)	4.77	107

Redevelopment Trends on Agriculture Sites

The San Joaquin Valley region has primarily experienced redevelopment of previously vacant sites and on parcels that have required the conversion of agricultural uses to residential development. Examples of recent projects and recently approved projects in the region that ~~converted sites from~~included the conversion of operational agricultural uses to residential uses are listed on Table E4-5. Ten~~here are 10~~ sites in the Porterville Site Inventory ~~that have~~are currently utilized for ~~operational~~ agricultural ~~uses~~operations. Seven of the sites are between four and five acres, and the other three are larger sites, including one ~~with the largest~~ at 19.05 acres. The sites have similar predevelopment characteristics that match observed the regional trends of redeveloped sites. For example, the largest site (19.05 acres) is similar in size to the recently -approved Sierra Meadows 4 & 5 project at S. Jaye Street and E. Gibbons Avenue in Porterville.

Table E4-5 Redevelopment Trends and Pipeline Projects on Sites with Operational Agriculture

Jurisdiction	Project Name	Parcel Size (acres)	Total Units	Achieved Density (du/ac)
Redevelopment Trends				
Tulare County				
Woodlake	Hillside Estates	28.50	75	2.2
Visalia	Village at Shannon Parkway Apartments	9.24	216	23.38
Porterville	Sierra Meadows 4 & 5	20.23	80	4.0
Merced County				

Jurisdiction	Project Name	Parcel Size (acres)	Total Units	Achieved Density (du/ac)
Dos Palos	Stocking Street	9.83	44	4.48
Livingston	Manzanita	51.33	213	4.15
Livingston	Sundance Village	21.63	97	4.48
Los Banos	The Villas	58.95	231	3.92
Los Banos	Westbrook	37.81	162	4.28
Pipeline Projects				
Porterville	Villas at Sierra Meadows	12.31	80	6.5
Porterville	Aguilo	4.98	19	3.82
Porterville	Brookside Subdivision	38.35	229	5.97

The nonvacant sites have similar predevelopment characteristics to the sites projects summarized in Table G4-3, and the resulting example projects are similar to the anticipated development on Porterville's inventory sites. Both sites are of a comparable size to many recent redevelopment projects and pipeline projects (including projects located in Porterville), have a similar number of total units in the project, and similar zoning. In addition, each site is already zoned to accommodate residential development. Given these trends and shared characteristics, the City does not anticipate the existing operational agricultural use on nonvacant sites to impede conversion from agricultural land to residential development. ~~sites used for productionthat willRegional trends indicate the high likelihood of redevelopment of sites with agricultural uses to residential development.~~

E4.5 Development Trends

As discussed in detail in Chapter 4.4, Development Trends, the development characteristics in the region indicate that most residential projects were developed, or will be developed, on vacant land or land zoned for agricultural use. Approximately one-third of the development trend projects include affordable housing for very low- and low-income households. The densities of these projects range from 2.63 to 60.00 dwelling units per acre due to the various zoning requirements per jurisdiction and the use of state density bonuses. The average density of projects is approximately 16 dwelling units per acre, and the average of the percent of density each project achieved is ~~with~~ 99 percent (maximum 207 percent; minimum 56 percent; refer to *Chapter 4, Regional Resources*, for more detail) ~~density achieved~~. Projects located in low-density residential zones averaged 92 percent of density achieved, projects located in medium-density residential zones averaged 96 percent of density achieved, and projects high-density residential zones achieved 105 percent of allowable density.

Of the projects discussed in Chapter 4.4, *Development Trends*, three of the recently approved residential developments are in Porterville: Nupchi Xo' Oy, Garden Court Villas, and Cambria. Garden Court Villas and Cambria developments contain single-family, market-~~-~~rate units and Nupchi Xo' Oy is an affordable, multifamily housing complex. These three projects have an average density of ~~eight~~ 9.8 units per acre, with an average achieved density of ~~88~~ 69 percent, as seen in Table E4-6.

Table E4-6 Porterville Development Trends

Project Name	Total Units	Acreage	Density	Zoning District	Zoning District Density (du/ac)	Number of Units Allowed	Percent Density Achieved
Nupchi Xo' Oy	40	3.34	11.98	Multifamily	15.00	50.10	80%
Garden Court Villas	40	4.26	9.39	Single-Family	15.00	63.90	63%
Cambria	80	10.90	7.34	Single-Family	11.30	144.08	65%
Porterville Average			**9.57**				**69%**
Regional Average			**16.18**				**99%**

E4.5.1 Realistic Development Capacity

Factors such as site-specific conditions and development standards, such as open space or parking requirements, may limit the development capacity of a given site. To account for this, the City assumes that the development capacity on each site will be less than the full development capacity allowed by the parcel's zoning or land use designation.~~To create a realistic development assumption, the City assumes that the development capacity on each site will be less than the full development capacity allowed by the parcel's zoning or land use designation. Sites do not always develop to their full capacity potential due to factors such as site-specific conditions and development standards such as open space or parking requirements.~~ To determine a realistic development ~~achievement~~ capacity on the sites in the Site Inventory, the City reviewed the ~~development achievement~~ typical densities achieved of recently developed projects and projects in the development pipeline in Porterville and throughout~~of pipeline and recently developed projects in~~ the region. On average, the pipeline projects in Porterville, as shown in Table E4-2, achieved an average density of ~~79~~ 81 percent of the maximum density allowed on the site based on the site's zoning and development standards. As discussed in Chapter 4, *Regional Housing Resources*, the average achieved density for recently developed projects collectively in the region is ~~98~~ 99 percent. Based on the local and regional trends, the City conservatively assumes the realistic capacity of each site would be 75 percent of the maximum density allowed under the applicable zoning or general plan designation. In addition, the City conservatively assumed that no more than 100 lower-income units would be constructed on any site, consistent with observed trends.

The Site Inventory includes parcels in four residential zoning districts with varying allowable densities and development standards. The City's Development Ordinance classifies each site into the following zones:

- Low Density Residential (RS-2): This district provides for single-family residential uses with a maximum residential density of 7.5 dwelling units per acre.
- Low-Medium Density Residential (RM-1): This district provides for low-medium densities and more varied forms of residential development, including small-lot single-family homes, detached zero lot line developments, duplexes, townhouses, and garden apartments with a maximum residential density of 11.3 units per net acre.
- Medium Density Residential (RM-2): This district provides for a variety of housing types, such as small-lot single-family homes, detached zero lot line developments, duplexes, townhouses, and garden apartments with a maximum residential density of 15.0 units per net acre.
- High Density Residential (RM-3): This classification is intended to accommodate attached homes, two- to four-plexes, and apartment buildings with a maximum residential density of 30.0 units per net acre. Table E4-7 details the realistic capacity of available sites by zoning district.

Table E4-7 details the realistic capacity of available sites by zoning district.

Table E4-7 Realistic Capacity of Sites by Zone

Zoning District	Total Acreage	Maximum Density	Realistic Density	Lower-Income Units	Moderate Income-Units	Above Moderate-Income Units	Total Units
RS-2	203.90	7.5	5.6	0	0	1,121	1,121
RM-1	6.29	11.3	8.5	0	0	53	53
RM-2	13.07	15	11.3	0	5	126	131
RM-3	134.09	30	22.5	1,629	842	431	2,902
Total	**357.35**			**1,629**	**847**	**1,731**	**4,207**

E4.6 Large Sites for Lower-Income Units

The Site Inventory identifies four large sites (larger than 10 acres) that are expected to offer affordable housing opportunities for lower-income households, as shown in Table E4-8. As discussed in Chapter 4, *Regional Housing Resources,* Tulare County and the broader San Joaquin Valley region have a strong trend of residential development on large sites. The capacity assumptions for lower-income units for the large sites listed in Table E4-8 are consistent with, or more conservative than, the actual yield of recent developments on similar-sized sites in the region.

Table E4-8 Large Sites with Lower-Income Units in Porterville's Site Inventory

Address	APN	Zone	Acres	Existing Use	Lower-Income	Moderate-Income	Above Moderate-Income	Total Units
E Putnam Ave & N Newcomb St	245-150-054	RM-3	12.75	Vacant	88	139	59	286
E Putnam Ave & Holcomb St	255-170-001	RM-3	12.51	Agricultural/ open space	88	135	58	281
E Reid Ave & N Lime St	255-210-007	RM-3	19.05	Agricultural/ open space	100	246	82	428
W Reid Ave & Drive 242	255-250-015	RM-3	14.13	Agricultural/ open space	93	162	62	317
Average			**14.6**		**92**	**170**	**65**	**328**

Development Trends on Large Sites

A list of recent developments on large sites in the San Joaquin Valley is shown in Table E4-9. Large sites in Merced County have generally been developed with market-rate units, but there have been deed-restricted projects developed on large sites in Tulare County and Fresno County. ~~For~~Trends demonstrate that market-rate projects on large sites (~~, the sites range from~~ 12 to 58 acres) ~~and the projects~~ average 188 units. Projects with deed-restricted units, ~~have been developed~~ on sites that range from 10 to 120 acres, ~~and~~ average 291 units, ~~(~~with an average of 109 deed-restricted units~~)~~ per project.

~~A comparison of the four sites projects in Table E4-8 with similarly sized sites in~~ Table E4-9 shows that the capacity assumptions for the large site projects included in Porterville's Site Inventory is ~~these sites~~ are realistic and achievable. The average size of the sites in Table E4-8 is 14.6 acres, which is slightly less than the average size of recently redeveloped ~~the~~ large sites in Tulare County ~~with recent development~~ (15.9 acres). The average number of deed-restricted units that were developed on large sites in Tulare

County is 159 units, as shown in Table E4-9. If Porterville's Site Inventory matched the density and development trends of similar recent projects in Tulare County, the inventory would anticipate an average of 146 lower-income units on these large sites. Instead, the Site Inventory conservatively assumes an average of 92 units.

In Tulare County, the Ben Maddox-K property developed 292 deed-restricted (affordable) units on 10.8 acres (27 units per acre), and the Lovers-Caldwell property developed 342 lower-income units on 11.4 acres (30 units per acre). These sites are of similar size to the site at E Reid Avenue and N Lime Street in Porterville's Site Inventory (19.05 acres), which is assumed to yield a capacity of 100 lower-income units. These projects are similar to the type of development expected on portions of the identified sites in Porterville, yet yielded significantly more deed-restricted units and a higher density than what is assumed by the Site Inventory for the sites in Table E4-8.

As described in Housing Plan Program 7, the City will take proactive measures to develop affordable housing, including contacting local non-profit and private developers to facilitate the production of this housing and pursuing funding opportunities available at the local, regional, state and federal levels. On a case-by-case basis, the City will facilitate affordable housing by public, private and non-profit groups by coordinating off-site improvements and physical infrastructure as Capital Improvement Projects. Assistance provided by the City may include traffic, street, and sewer upgrades as well as other pedestrian and mobility improvements.

Table E4-9 Summary of Recent Developments on Large Sites in San Joaquin Valley

Project	Acres	Deed-Restricted Units	Market Rate Units	Total Units
Merced County				
Bell Crossing	40.43	0	188	188
Nebela Drive	28.34	0	127	127
Sandstone Way	30.85	0	122	122
Manzanita	51.33	0	213	213
Sundance Village	21.63	0	97	97
The Villas	58.95	0	231	231
Westbrook	37.81	0	162	162
Stoneridge South	29.75	0	160	160
Average	**37.39**	**0**	**163**	**163**
Tulare County				
The Ben Maddox-K	10.8	292	3	295
Lovers-Caldwell	11.4	342	4	346
Cambria	12.8	0	144	144
Hillside Estates	28.5	0	75	75
Average	**15.88**	**159**	**57**	**215**
Fresno County				
Fancher Creek Town Center	91.0	420	240	660
The Vineyards	38.9	158	0	158
West Creek Village	120.0	120	135	255
Parc Grove Commons	24.0	213	2	215

Project	Acres	Deed-Restricted Units	Market Rate Units	Total Units
Campus Pointe	27.5	0	550	550
Avalon Commons	17.8	104	1	105
Average	**53.20**	**169**	**155**	**324**
Regional Average	**35.49**	**109**	**125**	**234**

~~E4.6~~E4.7 Site Inventory

New residential development can be expected throughout Porterville. A description of development capacity by neighborhood is provided below. Sites are listed in Table E4-10 and shown geographically on Figure E4-2.

Each table of sites includes the following items in the column heading order from left to right:

- Map Identification number (a unique reference number assigned by the City to reference the parcel on each map)
- Address or nearest cross street
- APN (Government Code § 65583.2(b)1))
- Size in acres (Government Code § 65583.2(b)(2))
- General Plan land use designation (Government Code § 65583.2(b)(2))
- Zoning designation (Government Code § 65583.2(b)(2))
- Description of existing uses (Government Code § 65583.2(b)(3))
- Minimum allowable density by zone
- Maximum allowable density by zone
- Inventoried income level (units appropriate for lower-, moderate-, above moderate-income households) (Government Code § 65583.2(c))
- Total number of units realistically assumed on the site
- Opportunity category as designated by the California Tax Credit Allocation Committee (TCAC)1

~~E4.6.1~~E4.7.1 Central Porterville

Central Porterville is bounded by Grand Avenue to the north, Olive Avenue to the south, Plano Street to the east, and Porter Road to the west. This neighborhood consists primarily of Porterville's downtown area and serves as the city's economic center. This area primarily consists of high and low density residential. Central Porterville is in a CAL FIRE-designated Urban Unzoned Fire Hazard[2] area and an area of minimal flood hazard. This neighborhood can accommodate eight sites with an assumed capacity of 125 lower-income units and 22 moderate-income units. All sites identified in this area are currently vacant and are located in low-resource areas of the city as defined by TCAC.

[1] Resource levels designated by TCAC/HCD denote access to economic and educational opportunities such as low-cost transportation, jobs, and high-quality schools and the quality of environmental factors in the area such as proximity to hazards and air quality. TCAC has a composite opportunity score for each census tract. Source: https://www.treasurer.ca.gov/ctcac/opportunity/2023/methodology.pdf
[2] The Urban Unzoned Fire Hazard is defined as an urban area that does not have a severity assigned because it does not have the same degree of risk for wildfire than other zones fire hazard areas. https://osfm.fire.ca.gov/divisions/community-wildfire-preparedness-and-mitigation/wildfire-preparedness/fire-hazard-severity-zones/

~~E4.6.2~~E4.7.2 Northeast Porterville

Northeast Porterville is bounded by city boundaries to the north and east, Highway 65 to the west, and E Grand Avenue and N Plano Street to the southwest. This area primarily consists of low density residential and office space. Northeast Porterville is in a CAL FIRE-designated Urban Unzoned Fire Hazard area and an area of minimal flood hazard. Based on community input highlighting the opportunity for housing development near Zalud Park, residentially zoned parcels 247-160-037, -047, -048, -049, and -050 (shown as Sites 43 through 47 respectively in Figure E4-2) in Northeast Porterville have been included in the Site Inventory. This neighborhood has the highest capacity for residential units. Northeast Porterville can accommodate 50 sites with an assumed capacity of 1,096 lower-income units, 750 moderate-income units, and 1,426 above moderate-income units. This neighborhood can accommodate more units than others because of its availability of large vacant sites. All sites identified in this area are all zoned for residential uses and are currently vacant or agricultural open space and are located in low- and moderate-resource areas of the city.

~~E4.6.3~~E4.7.3 Northwest Porterville

Northwest Porterville is bounded by city boundaries to the north and west, Henderson Avenue to the south, and Highway 65 to the east. This neighborhood primarily consists of low density residential and commercial space. Northwest Porterville is in a CAL FIRE-designated Urban Unzoned Fire Hazard area and an area of minimal flood hazard. Northwest Porterville has significantly less development potential than its northeast counterpart, with the lowest capacity of the Porterville neighborhoods. Northwest Porterville can accommodate one site with an assumed capacity of 10 units affordable to lower-income households. The site identified in this area is currently vacant and are located in moderate-resource areas of the city.

~~E4.6.4~~E4.7.4 Southeast Porterville

Southeast Porterville is bounded by city boundaries to the east, west, and south; and its northern boundary is Olive Avenue. This neighborhood primarily consists of industrial and low-density residential. This neighborhood also includes the Porterville Developmental Center, a treatment center for intellectually disabled individuals. Southeast Porterville is in a CAL FIRE-designated Urban Unzoned Fire Hazard area and an area of minimal flood hazard. Southeast Porterville can accommodate nine sites with an assumed capacity of 451 units affordable to lower-income households, 22 units affordable to moderate-income households, and nine units affordable to above moderate-income households. All sites identified in this area are currently vacant and are located areas designated as moderate resource or high segregation and poverty.

~~E4.6.5~~E4.7.5 Southwest Porterville

Southwest Porterville is bounded by city boundaries to the south and west, Henderson Avenue to the north, and Highway 65 to the east. This neighborhood primarily consists of industrial, commercial, and low-density residential space. Southwest Porterville is in a CAL FIRE-designated Urban Unzoned Fire Hazard area and an area of minimal flood hazard. Southwest Porterville can accommodate two sites with an assumed capacity of 100 units affordable to lower-income households, 149 units affordable to moderate-income households, and 47 units affordable to above moderate-income households. All sites identified in this area are currently vacant and are located in moderate- and high-resource areas of the city.

Figure E4-2 Porterville Site Inventory

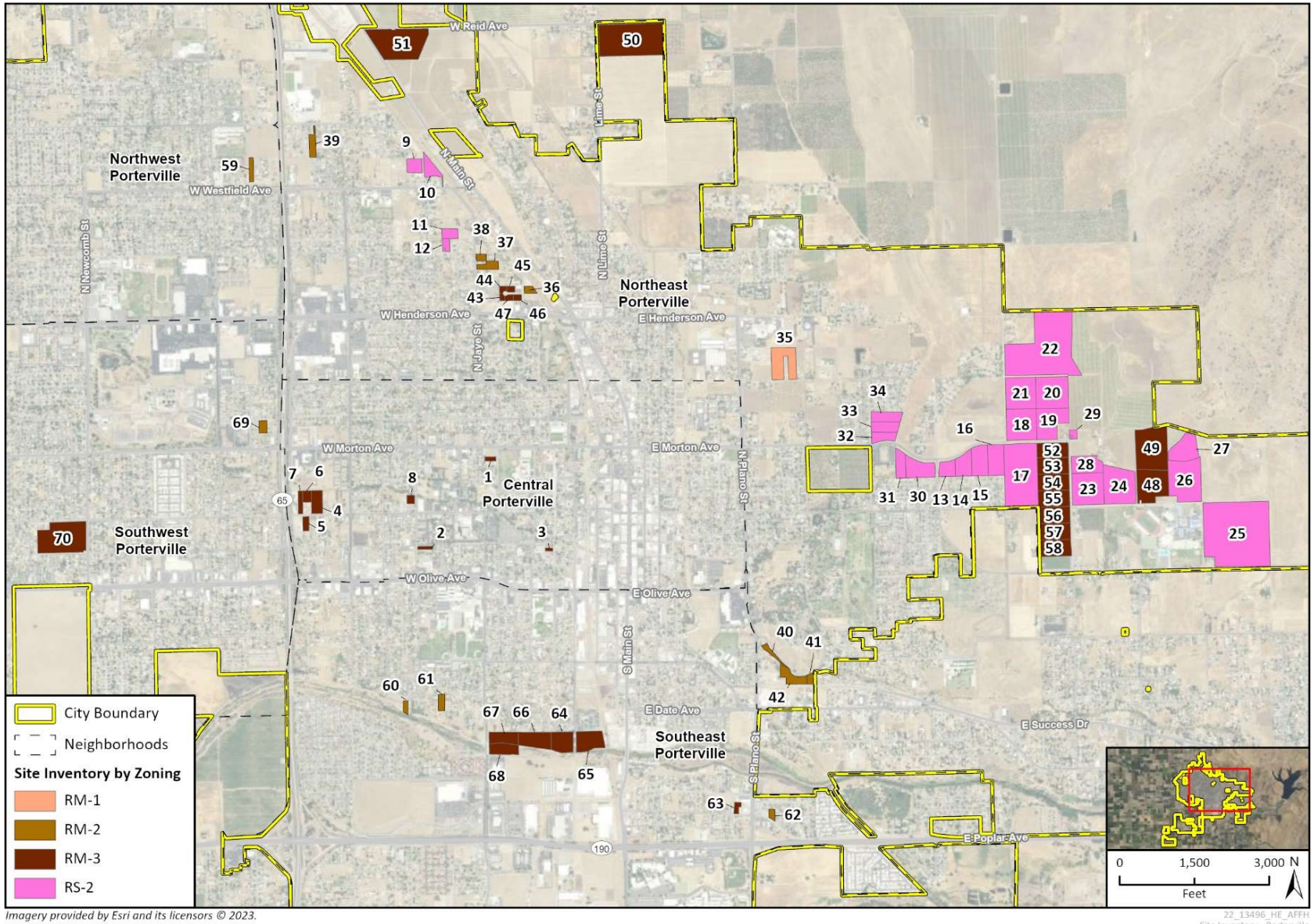


Table E4-10 Porterville Site Inventory

Map ID	Site Address or Street	APN	Acres	Land Use	Zoning	Current Use	Minimum Density	Maximum Density	Lower Income Capacity	Moderate Income Capacity	Above Moderate-Income Capacity	Total Capacity	TCAC Opportunity Category
Central Porterville													
1	377 N Kessing St	252240005	0.44	High Density Residential	RM-3	Vacant	10	30	0	9	0	9	Low Resource
2	N Villa St & Olive Ave	252281006	0.43	High Density Residential	RM-3	Vacant	10	30	0	9	0	9	Low Resource
3	N F St & W Oak Ave	252214004	0.22	High Density Residential	RM-3	Vacant	10	30	0	4	0	4	Low Resource
4	W Putnam Ave & N Wisconsin St	251180013	2.34	General and Service Commercial	RM-3	Vacant	10	30	52	0	0	52	Low Resource
5	W Putnam Ave & N Wisconsin St	251191003	0.82	High Density Residential	RM-3	Vacant	10	30	18	0	0	18	Low Resource
6	W Putnam Ave & N Wisconsin St	251180015	0.94	High Density Residential	RM-3	Vacant	10	30	21	0	0	21	Low Resource
7	W Putnam Ave & Porter Rd	251180016	0.95	High Density Residential	RM-3	Vacant	10	30	21	0	0	21	Low Resource
8	251 N Villa St	252313012	0.59	High Density Residential	RM-3	Vacant	10	30	13	0	0	13	Low Resource
Total									**125**	**22**	**0**	**147**	
Northeast Porterville													
9	N Villa St & La Vida Ave	247060001	1.92	Public Institution	RS-2	Vacant	0	7.5	0	0	10	10	Low Resource
10	N Howland St & W Westfield Ave	247060015	2.27	Low Density Residential	RS-2	Vacant	0	7.5	0	0	12	12	Low Resource
11	N Woods St & W Mulberry Ave	247210026	1.47	Low Density Residential	RS-2	Vacant	0	7.5	0	0	8	8	Low Resource
12	N Woods St & W Mulberry Ave	247210027	0.86	Low Density Residential	RS-2	Vacant	0	7.5	0	0	4	4	Low Resource
13	E Morton Ave & N Crestview St	254030017	2.30	Low Density Residential	RS-2	Vacant	0	7.5	0	0	12	12	Low Resource

Map ID	Site Address or Street	APN	Acres	Land Use	Zoning	Current Use	Minimum Density	Maximum Density	Lower Income Capacity	Moderate Income Capacity	Above Moderate-Income Capacity	Total Capacity	TCAC Opportunity Category
14	E Morton Ave & N Crestview St	254030018	3.33	Low Density Residential	RS-2	Vacant	0	7.5	0	0	18	18	Low Resource
15	E Morton Ave & N Crestview St	254030019	4.50	Low Density Residential	RS-2	Vacant	0	7.5	0	0	25	25	Low Resource
16	E Morton Ave & N Hillcrest St	254030020	4.62	Low Density Residential	RS-2	Vacant	0	7.5	0	0	25	25	Low Resource
17	E Morton Ave & N Hillcrest St	254040031	19.49	Low Density Residential	RS-2	Vacant	0	7.5	0	0	109	109	Low Resource
18	E Morton Ave & N Hillcrest St	254010046	8.78	Low Density Residential	RS-2	Vacant	0	7.5	0	0	49	49	Moderate Resource
19	E Morton Ave & N Hillcrest St	254010045	7.54	Low Density Residential	RS-2	Vacant	0	7.5	0	0	42	42	Moderate Resource
20	E Morton Ave & N Hillcrest St	254010009	9.49	Low Density Residential	RS-2	Vacant	0	7.5	0	0	53	53	Moderate Resource
21	E Morton Ave & N Hillcrest St	254010011	8.81	Low Density Residential	RS-2	Vacant	0	7.5	0	0	49	49	Moderate Resource
22	N Jasmine Dr & N Hillcrest St	254010006	31.43	Low Density Residential	RS-2	Vacant	0	7.5	0	0	176	176	Moderate Resource
23	E Putnam Ave & N Conner St	254040017	9.22	Low Density Residential	RS-2	Vacant	0	7.5	0	0	51	51	Moderate Resource
24	E Putnam Ave & Holcomb St	254040008	10.43	Low Density Residential	RS-2	Vacant	0	7.5	0	0	58	58	Moderate Resource
25	E Putnam Ave & Tulsa St	255170020	38.17	Low Density Residential	RS-2	Vacant	0	7.5	0	0	214	214	Moderate Resource
26	E Putnam Ave & Tulsa St	255170028	12.06	Low Density Residential	RS-2	Vacant	0	7.5	0	0	67	67	Moderate Resource
27	E Putnam Ave & Tulsa St	255170025	5.65	Low Density Residential	RS-2	Vacant	0	7.5	0	0	31	31	Moderate Resource
28	E Morton Ave & N Conner St	254140006	4.71	Low Density Residential	RS-2	Vacant	0	7.5	0	0	26	26	Moderate Resource
29	E Morton Ave & N Conner St	254140013	0.63	Low Density Residential	RS-2	Vacant	0	7.5	0	0	3	3	Moderate Resource

Map ID	Site Address or Street	APN	Acres	Land Use	Zoning	Current Use	Minimum Density	Maximum Density	Lower Income Capacity	Moderate Income Capacity	Above Moderate-Income Capacity	Total Capacity	TCAC Opportunity Category
30	E Morton Ave & N Crestview St	254030024	4.60	Low Density Residential	RS-2	Vacant	0	7.5	0	0	25	25	Low Resource
31	E Morton Ave & N Crestview St	254030027	2.50	Low Density Residential	RS-2	Vacant	0	7.5	0	0	14	14	Low Resource
32	E Morton Ave & N Leggett St	254160001	2.05	Low Density Residential	RS-2	Vacant	0	7.5	0	0	11	11	Moderate Resource
33	E Morton Ave & N Leggett St	254160002	2.62	Low Density Residential	RS-2	Vacant	0	7.5	0	0	14	14	Moderate Resource
34	E Morton Ave & N Leggett St	254160003	2.82	Low Density Residential	RS-2	Vacant	0	7.5	0	0	15	15	Moderate Resource
35	N Park St & E Grand Ave	253060029	6.29	Low-medium Density Residential	RM-1	Vacant	0	11.3	0	0	53	53	Moderate Resource
36	N G St & W Sequoia Cir	247160030	0.69	Medium Density Residential	RM-2	Vacant	0	15	0	0	7	7	Low Resource
37	N Jaye St & W Mulberry Ave	247170032	1.40	Medium Density Residential	RM-2	Vacant	0	15	0	0	15	15	Low Resource
38	N Jaye St & W Mulberry Ave	247170003	0.66	Medium Density Residential	RM-2	Vacant	0	15	0	0	7	7	Low Resource
39	N Milo St & Pioneer Ave	246210037	1.50	Medium Density Residential	RM-2	Vacant	0	15	0	0	16	16	Low Resource
40	S Corona Dr & S Plano St	261180017	0.86	Medium Density Residential	RM-2	Vacant	0	15	0	0	9	9	Low Resource
41	S Corona Dr & S Park St	261180019	0.68	Medium Density Residential	RM-2	Vacant	0	15	0	0	7	7	Low Resource
42	S Corona Dr & S Park St	261180026	2.54	Medium Density Residential	RM-2	Vacant	0	15	0	0	28	28	Low Resource

Map ID	Site Address or Street	APN	Acres	Land Use	Zoning	Current Use	Minimum Density	Maximum Density	Lower Income Capacity	Moderate Income Capacity	Above Moderate-Income Capacity	Total Capacity	TCAC Opportunity Category
43	N G St & W Sequoia Cir	247160037	0.31	High Density Residential	RM-3	Vacant	10	30	0	6	0	6	Low Resource
44	N G St & W Sequoia Cir	247160047	0.42	High Density Residential	RM-3	Vacant	10	30	0	9	0	9	Low Resource
45	N G St & W Sequoia Cir	247160048	0.45	High Density Residential	RM-3	Vacant	10	30	0	10	0	10	Low Resource
46	N G St & W Sequoia Cir	247160049	0.46	High Density Residential	RM-3	Vacant	10	30	0	10	0	10	Low Resource
47	N G St & W Sequoia Cir	247160050	0.46	High Density Residential	RM-3	Vacant	10	30	0	10	0	10	Low Resource
48	E Putnam Ave & Holcomb St	255170029	8.83	High Density Residential	RM-3	Vacant	10	30	75	73	50	198	Moderate Resource
49	E Putnam Ave & Holcomb St	255170001	12.51	High Density Residential	RM-3	Agriculture	10	30	88	135	58	281	Moderate Resource
50	E Reid Ave & N Lime St	255210007	19.05	High Density Residential	RM-3	Agriculture	10	30	100	246	82	428	Low Resource
51	W Reid Ave & Drive 242	255250015	14.13	High Density Residential	RM-3	Agriculture	10	30	93	162	62	317	Low Resource
52	E Morton Ave & N Conner St	254040032	4.28	High Density Residential	RM-3	Agriculture	10	30	96	0	0	96	Low Resource
53	E Morton Ave & N Conner St	254040033	4.75	High Density Residential	RM-3	Agriculture	10	30	85	0	21	106	Low Resource
54	E Putnam Ave & N Conner St	254040034	4.77	High Density Residential	RM-3	Agriculture	10	30	85	4	18	107	Low Resource
55	E Putnam Ave & N Conner St	254040035	4.76	High Density Residential	RM-3	Agriculture	10	30	85	4	18	107	Low Resource
56	E Putnam Ave & N Conner St	254050048	4.80	High Density Residential	RM-3	Agriculture	10	30	86	4	18	108	Low Resource
57	E Putnam Ave & N Conner St	254050049	4.82	High Density Residential	RM-3	Agriculture	10	30	86	4	18	108	Low Resource
58	E Olive Ave & N Conner St	254050050	4.82	High Density Residential	RM-3	Agriculture	10	30	86	4	18	108	Low Resource
Total									**965**	**681**	**1,626**	**3,272**	

Map ID	Site Address or Street	APN	Acres	Land Use	Zoning	Current Use	Minimum Density	Maximum Density	Lower Income Capacity	Moderate Income Capacity	Above Moderate-Income Capacity	Total Capacity	TCAC Opportunity Category
Northwest Porterville													
59	N Cobb St & W Westfield Ave	246290033	0.93	Medium Density Residential	RM-2	Vacant	0	15	0	0	10	10	Moderate Resource
Total									**0**	**0**	**10**	**10**	
Southeast Porterville													
60	Union Ave & Schultz Terrace	260090059	0.57	Medium Density Residential	RM-2	Vacant	0	15	0	0	6	6	High Segregation & Poverty
61	S Villa St & W Center Ave	260160041	0.97	Medium Density Residential	RM-2	Vacant	0	15	0	5	5	10	High Segregation & Poverty
62	S Plano St & E Poplar Ave	261294007	0.55	Medium Density Residential	RM-2	Vacant	0	15	0	0	6	6	Low Resource
63	S Plano St & E Vandalia	261030039	0.58	High Density Residential	RM-3	Vacant	10	30	13	0	0	13	High Segregation & Poverty
64	W River Ave & S E St	260250026	4.61	High Density Residential	RM-3	Vacant	10	30	103	0	0	103	High Segregation & Poverty
65	W River Ave & S E St	260260002	4.73	High Density Residential	RM-3	Vacant	10	30	100	0	6	106	High Segregation & Poverty
66	W River Ave & S G St	260310016	4.61	High Density Residential	RM-3	Vacant	10	30	100	0	3	103	High Segregation & Poverty
67	W River Ave & S Jaye St	260320037	3.12	High Density Residential	RM-3	Vacant	10	30	70	0	0	70	High Segregation & Poverty
68	W River Ave & S Jaye St	260320038	2.92	High Density Residential	RM-3	Vacant	10	30	65	0	0	65	High Segregation & Poverty
Total									**451**	**5**	**26**	**482**	

Map ID	Site Address or Street	APN	Acres	Land Use	Zoning	Current Use	Minimum Density	Maximum Density	Lower Income Capacity	Moderate Income Capacity	Above Moderate-Income Capacity	Total Capacity	TCAC Opportunity Category
Southwest Porterville													
69	N Capitola St & W Belleview Ave	251090006	0.92	Medium Density Residential	RM-2	Vacant	0	15	0	10	0	10	High Resource
70	E Putnam Ave & N Newcomb St	245150054	12.75	High Density Residential	RM-3	Vacant	10	30	88	139	59	286	Moderate Resource
Total									**88**	**149**	**59**	**296**	
Porterville Total									**1,629**	**847**	**1,731**	**4,207**	

~~E4.6.6~~E4.7.6 Sites used in Previous Planning Periods

In accordance with Government Code Section 65583, vacant parcels from both the 4th and 5th RHNA cycles and non-vacant parcels from the 5th RHNA cycle may be reused in this Housing Element to accommodate lower-income housing, provided they are rezoned to allow projects that have at least 20 percent of the units set aside to be affordable for lower-income households to be allowed by right (i.e., can be approved administratively without requiring Planning Commission or City Council approval). A total of 13 sites identified in the Site Inventory are subject to this by-right requirement, as shown in Table E4-11. The City will update the Zoning Code to address by-right approval requirements for these sites, as specified in Housing Plan Program 3.

Table E4-11 Sites Used in Previous Planning Periods

Address	APN	Acres	Land Use	Zoning	Existing Use	Total Units
W Putnam Ave & N Wisconsin St	251191003	0.82	High Density Residential	RM-3	Vacant	18
E Putnam Ave & Holcomb St	255170029	8.83	High Density Residential	RM-3	Vacant	198
E Putnam Ave & N Newcomb St	245150054	12.75	High Density Residential	RM-3	Vacant	286
E Putnam Ave & Holcomb St	255170001	12.51	High Density Residential	RM-3	Agriculture	281
E Reid Ave & N Lime St	255210007	19.05	High Density Residential	RM-3	Agriculture	428
W Reid Ave & Drive 242	255250015	14.13	High Density Residential	RM-3	Agriculture	317
E Morton Ave & N Conner St	254040032	4.28	High Density Residential	RM-3	Agriculture	96
E Morton Ave & N Conner St	254040033	4.75	High Density Residential	RM-3	Agriculture	106
E Putnam Ave & N Conner St	254040034	4.77	High Density Residential	RM-3	Agriculture	107
E Putnam Ave & N Conner St	254040035	4.76	High Density Residential	RM-3	Agriculture	107
E Putnam Ave & N Conner St	254050048	4.80	High Density Residential	RM-3	Agriculture	108
E Putnam Ave & N Conner St	254050049	4.82	High Density Residential	RM-3	Agriculture	108
E Olive Ave & N Conner St	254050050	4.82	High Density Residential	RM-3	Agriculture	108
Total		**101.09**				**2,160**

~~E4.6.7~~E4.7.7 Adequacy of Residential Site Inventory in Meeting RHNA

The Site Inventory identifies 1,629 lower Income-units, 847 moderate-income units, and 1,731 above moderate-income units on 70 sites. No small sites (sites less than 0.5-acre) are used to accommodate lower-income housing.

Of the identified sites, 60 are vacant while the remaining 10 are located on land currently used for agriculture. Each site is located in a residential zone and would not require rezoning to allow for housing development. The Site Inventory includes a surplus of 220 lower-income units, giving the City a 16 percent buffer for this income category. The results of the residential Site Inventory are presented in Table E4-12. Through Housing Plan Program 2, the City will update and maintain an inventory of available vacant and prospective sites that can accommodate new housing and will develop a formal procedure to monitor no net loss in capacity pursuant to SB 166.

Table E4-12 Adequacy of Residential Site Inventory

	Lower Income	Moderate Income	Above Moderate Income	Total
RHNA Allocation	**1,409**	**739**	**1,916**	**4,064**
Planned and Approved Units	0	0	694	694
ADUs Anticipated	0	0	24	24
Remaining RHNA	**1,409**	**739**	**1,198**	**3,346**
Central Porterville	125	22	0	147
Northeast Porterville	965	681	1,626	3,272
Northwest Porterville	0	0	10	10
Southeast Porterville	451	5	26	482
Southwest Porterville	88	139	69	296
Total Units on Sites	**1,629**	**847**	**1,731**	**4,207**
Total Unit Surplus	**220**	**108**	**533**	**861**
Percent Buffer over RHNA	**16%**	**15%**	**44%**	**26%**

~~E4.7~~E4.8 Availability of Infrastructure and Services

The City's Field Services Division ensures the continued maintenance and improvement of the City's infrastructure. This includes all public utilities provided by the City: domestic water, refuse\recycling collection, wastewater treatment, sanitary sewer services, the maintenance and repair of City vehicles and equipment, and street and signal maintenance. As such, the City will ensure adequate capacity of all infrastructure and utilities to accommodate the housing growth discussed in this housing element. All sites identified in the inventory have existing and available infrastructure that can support residential development.

Based on information from the City's Public Works department, current capacity will not meet the demands of an additional 3,049 housing units. However, as development is phased in, the City will include stipulations to include dedicated property for additional water supply sources (well sites). The implementation of recycled water will also augment the potable water supply. The City began the operation of a plant capable of 308,000 gallons per day beginning January 2024, and will convert the Waste Water Treatment Facility to full Tertiary Treatment in the next couple of years. Recycled water

will supplement potable supply to green spaces (parks, schools, and landscape), providing residential capacity for future development sufficient to meet the anticipated development to meet the City's RHNA.

The City has a ~~u~~Utility ~~m~~Master ~~p~~Plan that accounts for regional-scale projects that would be considered above and beyond what a single development should bear. When a development triggers these improvements, the City establishes a payback agreement and has up to 10 years to reimburse the developer, although most are paid back within three years.

Within one week of adoption, City will provide a copy of the adopted 2023-2031 Housing Element to the City's Field Services Division, pursuant to Government Code Section 65589.7.

~~E4.7.1~~E4.8.1 Wastewater System

Porterville is serviced by one wastewater system which provides sewage service and wastewater treatment for all residential, commercial, and industrial uses in city limits. The City of Porterville Wastewater Facility capacity is up to 8.0 million gallons per day (mgd) and on average receives 4.7 mgd from the City of Porterville. The City's wastewater system has sufficient capacity to serve new residential development necessary to fulfill the City's RHNA.

~~E4.7.2~~E4.8.2 Potable Water System

The City of Porterville owns and operates its own water distribution system which serves all residents. The City's potable water is supplied strictly from extracting groundwater. The City has 36 active groundwater wells located throughout the city limits. The groundwater wells pump directly to the distribution system or to various water storage tanks. To address any excessive extraction periods, the City of Porterville 2020 Urban Water Management Plan (UWMP) indicates that the City purchases surface water from nearby irrigation and water districts. To meet water supply demands in 2040, the UWMP recommends the City install up to 12 new wells. The City's potable water system has sufficient capacity to serve new residential development necessary to fulfill the City's RHNA.

~~E4.7.3~~E4.8.3 Storm Water and Drainage

Porterville's storm water collection system is managed by the Porterville Irrigation District. Stormwater is collected and used by surface water suppliers. Water collected is separated from the sanitary sewer collection system and not reused for potable water supply. The City's stormwater system has sufficient capacity to serve new residential development necessary to fulfill the City's RHNA.

~~E4.7.4~~E4.8.4 Dry Utilities

Dry utilities are defined as electricity, natural gas, cable, and telephone services. In Porterville, each dry utility has one provider: Southern California Edison supplies electricity, Pacific Gas & Electric provides natural gas service, and AT&T provides telecom services. The City does not anticipate any limitations on providing utility service to the sites in the inventory.

~~E4.8~~E4.9 Environmental Considerations

As noted in Chapter E3, *Housing Constraints*, environmental constraints to housing development in Porterville include risk of wildfire, earthquakes, landslides and erosion, and flooding. The sites identified in the Site Inventory are all located outside of identified wildfire and flood zones in the city. Several

housing opportunity sites are located in the City's Hillside Zone (HZ) Overlay District, which overlaps with the eastern part of the city in areas where the average slope is six percent or higher. Development on sites within the HZ Overlay must adhere to the standards and requirements laid out in Article 501 of the City's Zoning Ordinance. While these requirements may result in additional development costs, they are necessary to ensure the health and safety of people and property and will not prevent the development of housing on any of the identified housing opportunity sites.

There are no known environmental constraints related to shape, access, contamination, property conditions, easements, conservation easements, overlays, ~~and~~ or airport or military compatibility that could impact housing development on identified sites in the planning period ~~on the sites identified in the Site Inventory that would preclude development~~. Each project will undergo a site-specific environmental clearance process to ensure that it is built safely and in conformance with the appropriate and applicable building codes.

~~E4.9~~E4.10 Opportunities for Energy Conservation

The City provides opportunities for energy conservation in residential development primarily through building code enforcement. The City enforces Title 24 energy conservation standards through the building permit review and inspection process.

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

Additionally, through its Energy Conservation Program, the City promotes and provides referrals to local programs administered by utility agencies for energy conservation and residential weatherization opportunities, including Community Services Employment Training (CSET), Proteus, Edison, and other entities. The program extends into the City's HRLP to require the use of recycled materials and energy efficient appliances and equipment. Contractors' Scope of Work bids on housing rehabilitation projects must include a City-provided "Green Improvements" checklist with a bid for a project.

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