C7 Housing Plan

This eight-year Housing Plan (2023-2031) sets forth a strategy, including goals, policies, and programs, to address housing issues identified in the City of Farmersville.

C7.1 Goals and Policies

Goal 1: Regional Collaboration	**Work collaboratively with jurisdictions in the county to efficiently address housing issues and find regional solutions.**

Policy 1.1 Proactively coordinate with cities, Tulare County, and other agencies and organizations to create effective policies and programs and respond to opportunities for achieving common housing goals.

Policy 1.2 Participate in, as appropriate, pursuit of state and federal housing funds to address regional housing issues.

Goal 2: Housing Development	**Provide an adequate supply and range of housing types to meet the diverse needs of residents.**

Policy 2.1 Provide adequate sites for new housing development to accommodate the regional housing needs allocation (RHNA) throughout the planning period.

Policy 2.2 Facilitate a range of housing development that will meet the needs of all income levels including extremely low, very-low, low-, moderate- and above moderate households.

Policy 2.3 Encourage a range of housing types and sizes in large-scale development and annexations.

Policy 2.4 Promote infill development on vacant and underutilized sites within developed areas.

Policy 2.5 Encourage higher density and mixed use residential development along major transportation and transit corridors and/or near existing or planned community facilities and services.

Policy 2.6 Enact programs that facilitate well-designed, energy efficient development and flexible standards to encourage high quality projects.

Goal 3: Affordable Housing Options	**Facilitate the development of affordable housing and protect the existing supply of affordable housing to extremely low, very low-, low- and moderate-income households.**

Policy 3.1 Provide a range of incentives and tools to encourage affordable housing for all lower-income levels, including extremely low-income.

Policy 3.2 Support the Tulare County Housing Authority (TCHA) by promoting Housing Choice Voucher (HCV) opportunities.

Policy 3.3 Ensure permit processing procedures to ensure streamlining is available for affordable housing development projects (Senate Bill (SB) 35).

Policy 3.4 Support the development of Accessory Dwelling Units (ADUs) as an affordable housing option.

Policy 3.5 Promote home ownership for lower- and moderate-income households by pursuing grant funding for downpayment assistance and other homeownership loan programs.

Policy 3.6 Monitor existing affordable housing developments and pursue preservation strategies to maintain their affordability.

Goal 4: Housing and Neighborhood Preservation	**Maintain and improve the city's existing housing stock.**

Policy 4.1 Preserve existing residential neighborhoods by promoting balanced design and architecture.

Policy 4.2 Support code enforcement efforts to work with property owners with repairs and rehabilitation of housing to preserve existing housing stock.

Policy 4.3 Utilize Capital Improvement Programs for repairs and improvements of public infrastructure and facilities in existing neighborhoods.

Goal 5: Housing for Persons with Special Needs	**Support and provide housing and services for people with special needs in the community. People with special needs include, but are not limited to, seniors, families with children, people with disabilities, single-parent families, farmworkers, and people who are experiencing homelessness or at risk of becoming homeless.**

Policy 5.1 Assist in local and regional efforts that address the housing needs of special needs residents.

Policy 5.2 Provide reasonable accommodation for individuals with disabilities to access housing opportunities.

Policy 5.3 Support the development of affordable housing units for farmworkers and farmworker families by encouraging the use of federal, state, and local resources.

Policy 5.4 Coordinate with regional agencies and local non-profit/private developers on housing options and services for people who are experiencing homelessness or at risk of becoming homeless.

Policy 5.5 Proactively apply for and utilize available resources to provide and maintain housing for special needs groups.

Goal 6: Resource Conservation and Sustainable Development	**Utilize energy conservation and sustainable measures for new and rehabilitated housing.**

Policy 6.1 Support and, as appropriate, incentivize the use of green building techniques for new housing and rehabilitation.

Policy 6.2 Promote energy conservation and efficiency in residential developments.

Goal 7: Affirmatively Furthering Fair Housing	**Promote housing opportunities and access for residents regardless of age, race, religion, sex, marital status, ancestry, national origin, color, disability, or economic level in compliance with local, state, and federal fair housing laws.**

Policy 7.1 Promote meaningful and informed participation of residents, community groups, and governmental agencies in all local housing and community development activities.

Policy 7.2 Comply with federal, state, and local fair housing anti-discrimination laws ensuring equal access to housing regardless of circumstances as protected by fair housing laws.

Policy 7.3 Provide fair housing services to city residents and ensure that residents are aware of their fair housing rights.

Policy 7.4 Provide residents with housing mobility options by facilitating the development of a variety of housing types and expanding access to housing services.

Policy 7.5 Protect tenants from discriminatory housing practices and displacement.

Policy 7.6 Promote the integration of affordable and special needs housing in existing and planned neighborhoods.

C7.2 Implementing Programs

Program 1: Regional Collaboration

Collaborate with other jurisdictions in the region on housing efforts, including funding opportunities, best practices, and other efforts to address housing, transit, economic development, and homeless issues in Tulare County.

Regional collaboration efforts can include, but are not limited to:

- Affordable housing development opportunities
- Regional housing programs and outreach efforts
- Economic development opportunities
- Creation of a regional Housing Trust Fund
- Coordination on funding applications and administration
- Identification of transit opportunities and access near new and established residential areas
- Development of environmental mitigation that can improve the quality of life for residents
- Efforts for the development of emergency shelters, low barrier navigation centers, transitional and supportive housing as well as support services for persons experiencing homelessness or at risk of becoming homeless in the county, including participation in the Kings/Tulare Homeless Alliance

Specific Actions, Objectives and Timelines	▪ Starting in 2025, at least annually participate in regional meetings related to housing and homeless issues to pursue funding and coordination opportunities. Annually pursue funding opportunities for regional housing issues. ▪ Starting in 2025, at least annually partner with the Kings/Tulare Homeless Alliance to proactively address shelter, housing and support services for people experiencing homelessness. ▪ Collaborate with Tulare County Regional Transit Agency (TCRTA), Tulare County Area Transit (TCaT), and/or TCAG to prepare a study on transit and active transportation needs for Farmersville residents and identify actions to address those needs, focusing on connecting residents to job centers. Complete a transit needs study by January 2026 to identify potential actions. Implement at least one of those actions by the end of 2028. ▪ Collaborate with TCaT and/or TCAG on the 2023 Tulare County Coordinated Human Services Transportation Plan to identify ways to bridge the transit service gap for seniors, persons with disabilities and low income persons. Participate in the Coordinated Human Services Transportation Plan's update scheduled for 2028. ▪ Hold at least one community workshop in East, South, and West Farmersville by December 2026 to identify active transportation needs and apply for funding to implement projects by December 2027. Implement at least one active transportation projects in East, South, and West Farmersville by the end of the planning period. ▪ Starting in 2025, utilize the monthly TCAG Technical Advisory Committee (TAC) meetings to ensure the effective implementation of the Housing Element. Topics at these meetings can include resource sharing, implementation of planning strategies and joint efforts to address regional housing needs and achieve the goals in the Housing Element, including affirmatively furthering fair housing needs and farmworker needs. ▫ Annually, invite affordable housing developers, Community Based Organizations (CBOs), and other interested parties to discuss affordable housing production in the County.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund; federal, state, and local grant funds
Relevant Policies	1.1, 1.2
AFFH Themes	▪ Outreach and Education ▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources ▪ Anti-Displacement and Tenant Protection
AFFH Geographic Targeting	Citywide, with a focus on East, South, and West Farmersville (areas of high segregation and poverty)
AFFH Outcomes	▪ Increase the percentage of residents commuting by public transit by 5 percent by December 2031 with 2020 data as baseline.

Program 2: Adequate Sites for RHNA and Monitoring of No Net Loss

For the 6th cycle Housing Element, Farmersville has been assigned a RHNA of 654 units, including:

- Very Low-Income: 135 units
- Low-Income: 83 units
- Moderate-Income: 121 units
- Above Moderate-Income: 315 units

The City is committed to ensuring that adequate sites at appropriate densities remain available during the planning period, as required by law. As of May 2024, the City has 543 units through projects under construction and units approved or permitted that will be available during the RHNA projection period. Accounting for these units, the City has exceeded the lower- and moderate-income RHNA, but has a remaining RHNA of 315 above moderate units that the City must identify adequate sites for potential development.

The Site Inventory identifies 209 lower-income units, 37 moderate-income units, and 501 above moderate-income units on 15 sites for a total of 747 units based on existing zoning. No sites smaller than 0.5-acre in size are used to accommodate lower-income housing. These sites can accommodate remaining RHNA of 315 above moderate-income RHNA units. Detailed analysis of the Site Inventory can be found in Chapter C4, *Housing Resources*, with sites shown on Figure C4.2.

Of the identified sites, nine are vacant and six are located on land currently used for agriculture. All sites are in a residential zone and would not require rezoning to allow for housing development.

To ensure that the City complies with SB 166 (No Net Loss), staff will monitor the consumption of residential and mixed-use acreage to ensure an adequate inventory is available to meet RHNA obligations. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction in capacity below the residential capacity needed to accommodate the remaining need for lower and moderate-income households, the City will identify and if necessary, rezone sufficient sites to accommodate the shortfall and ensure “no net loss” in capacity to accommodate the RHNA.

The City of Farmersville is the provider of water and sewer services within city limits. The City confirms that adequate water and sewer services are available to fully accommodate the RHNA.

Pursuant to SB 1087, as the City’s water and sewer service provider, the City has adopted a policy to prioritize the allocation of water/sewer services to affordable housing projects.

Specific Actions, Objectives and Timelines	▪ Facilitate the development of 654 units over 8 years (135 very low-income, 83 low-income, 121 moderate-income, and 315 above moderate-income units). ▪ Maintain an inventory of available vacant and prospective sites that can accommodate new housing; update annually. Make this inventory available to the public and interested developers on the City website. ▪ Annually meet with property owners and interested developers to pursue housing development in the city. ▪ Concurrent with adoption of the Housing Element, develop a formal procedure to monitor no net loss in capacity pursuant to SB 166. ▪ By 2026, complete update to water and sewer master plans.

	▪ In 2027, the City will evaluate the progress of pending projects counted toward the RHNA to ensure that development of housing units is occurring as projected. If it is determined after consultation with developers that the projects are not proceeding as planned and would result in a shortfall in RHNA sites, the City will identify alternative sites strategies (including potential rezoning) within six months.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.1, 2.2, 2.4, 3.1
AFFH Themes	▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources
Geographic Targeting	N/A
AFFH Outcomes	N/A

Program 3: By-Right Approval

Pursuant to Government Code Section 65583.2, reusing the following types of sites in the City's site inventory for lower-income RHNA are subject to by-right approval, exempt from CEQA, and subject only to design review based on objective standards when a project includes 20 percent of the units affordable to lower-income households:

Reuse Sites (No Rezoning Required):

- Vacant sites that were identified in the City's 4th and 5th cycles Housing Element as sites for lower-income RHNA; and
- Nonvacant sites that were identified in the City's 5th cycle Housing Element as sites for lower-income RHNA.

The by-right approval requirement of reuse sites is effective December 31, 2023. Of the sites identified, two sites are reuse sites.

Currently, the Site Inventory does not include any sites that require rezoning. Rezoning of sites past the statutory deadline of the Housing Element to meet the lower-income RHNA are subject to the by-right approval requirement. The by-right approval requirement of rezone sites is triggered by the rezoning. By-right shall mean the local government's review shall not require:

- A conditional-use permit
- A planned unit development permit
- Other discretionary, local-government review or approval that would constitute a "project" as defined in Section 21100 of the Public Resources Code.

This provision does not preclude local planning agencies from imposing design review standards. However, the review and approval process must remain ministerial, and the design review must not constitute a "project" as defined in the Section 21100 of the Public Resources Code.

Parcels that are subject to by-right approval pursuant to state law are identified in Table C4.7 in Chapter C4, *Housing Resources*.

Specific Actions, Objectives and Timelines	At the time of the Housing Element adoption, concurrent with the Development Code update to provide adequate sites for the RHNA (see Program 2), update the Development Code to address the by-right approval requirements. The zoning code will be amended to address the by-right approval requirements for lower-income sites included in the site inventory with a proposed zoning change, as well as vacant sites identified in two previous housing elements and non-vacant sites identified in the previous housing element and annexation sites, in compliance with Government Code Section 65583.2(h) and (i), to permit owner-occupied and rental multifamily uses by-right (without discretionary approval) for developments in which 20 percent or more of the units are affordable to lower-income households. Any subdivision of the sites shall be subject to all laws, including, but not limited to, the local government ordinance implementing the Subdivision Map Act.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.1, 2.2, 3.1
AFFH Themes	▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources
Geographic Targeting	N/A
AFFH Outcomes	N/A

Program 4: Replacement Housing

Development on non-vacant sites with existing residential units is subject to replacement requirements, pursuant to Assembly Bill (AB) 1397. Specifically, AB 1397 requires sites with a residential use within the last five years the replacement of units affordable to the same or lower-income level as a condition of any development on a non-vacant site consistent with those requirements set forth in state Density Bonus Law.

Specific Actions, Objectives and Timelines	Concurrent with the adoption of the Housing Element, amend the Zoning Code to address the replacement housing requirements.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.2, 3.6
AFFH Themes	▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources ▪ Anti-Displacement and Tenant Protection
Geographic Targeting	Citywide
AFFH Outcomes	N/A

Program 5: Accessory Dwelling Units

ADUs provide an important affordable housing option in the city. The City's Second Dwelling Ordinance does not presently comply with all current provisions of housing legislation. Farmersville will amend the Zoning Code in compliance with state laws.

The City will continue to encourage the production of ADUs and work to provide affordable units for lower-income households.

Specific Actions, Objectives and Timelines	▪ Amend the Zoning Code in compliance with state law by July 2025. ▪ Beginning in January 2025, facilitate the production of ADUs through efforts including, but not limited to: ▫ Updating ADU webpage to include available resources for ADU production, such as grants for pre-development costs available to lower-income homeowners through California Finance Agency (CalHFA). ▫ Offering expedited reviews for ADU applications. ▪ Promote the development of ADUs, prioritizing North Farmersville. ▫ Conduct three educational workshops, campaigns, or outreach events to promote ADU development in the city to residents, with at least two events targeted to residents and developers in North Farmersville, by the end of the planning period. ▪ Implement strategies to streamline the ADU permitting process. ▫ Develop an ADU application checklist and publish the checklist on the City's website by January 2025. ▫ Add information on the ADU permitting process, as well as available resources and incentives, on the City's website by January 2025. ▫ Adopt pre-approved ADU plans, potentially using SJV REAP's Template ADU Program and SJV REAP Tool: Pre-Reviewed Plan Set, by January 2026, and publish on the City's website. ▪ Determine and implement strategy to promote ADUs for moderate- and lower-income households by the end of 2028. ▪ Collaborate with neighboring jurisdictions to develop strategies to incentivize the development of ADUs by the end of 2028. Potential strategies may include options such as: ▫ Developing pre-approved ADU plans. ▫ Developing outreach and education materials on the use of housing choice Housing Choice Vouchers on ADUs. ▫ Promoting California Housing Finance Agency (CalHFA) ADU pre-development grants of up to $40,000 to homeowners. ▫ Reducing plan check or permit fees. ▫ Participate in regional collaboration efforts to create pre-approved ADU plans. Work with other cities as part of the TCAG TAC meetings to share resources. ▫ Train staff every two years to properly educate property owners on ADUs and garage conversions. ▫ Develop an ADU application checklist and publish the checklist on the City's website by December 2025. Work with other cities as part of the TCAG TAC meetings to share resources.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.2, 2.3, 3.1, 3.4
AFFH Themes	▪ Outreach and Education ▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources
Geographic Targeting	North Farmersville
AFFH Outcomes	▪ Support the development of at least five ADUs in North Farmersville during the planning period.

Program 6: Zoning Code Amendments

In order to facilitate a variety of housing types, especially housing for lower-income households and those with special needs, the City will remove constraints to housing development by amending the Zoning Code.

Specific Actions, Objectives and Timelines	
	▪ Include the following Zoning Code Amendments by the end of 2025 unless otherwise indicated: ▫ **Development Standards:** Increase the maximum allowable height in the RM-2.5 zone to at least a minimum of 36 feet or three stories to accommodate the maximum allowable density. ▫ **Parking Standards:** Revise parking requirements related to studios and one-bedroom multifamily units to require no more than one space per unit. ▫ **Density Bonus:** Amend the Zoning Code to refer to State Density Bonus Law. ▫ **ADUs:** The City of Farmersville does not allow multiple ADUs on residential parcels and does not allow ADUs in multifamily and mixed-use zones, as required by state law. Revise the Zoning Code for compliance with state law. ▫ **Residential Care Facilities:** Revise the Zoning Code to allow care facilities of six or fewer and seven or more residents in all zones that permit residential uses, approved with objectivity and certainty, and subject only to the requirements of residential uses of similar type and form. ▫ **Emergency Shelter:** Concurrent with Housing Element adoption, revise parking requirements for emergency shelters to comply with AB 2339. Revise the Zoning Code to be consistent with AB 2339, expanding the definition of emergency shelters to include other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care as well as ensuring emergency shelters are only subject to objective development standards that apply to residential to commercial development within the same zone. The Zoning Code update will also remove maximum stay restrictions for emergency shelters. ▫ **Low-Barrier Navigation Centers:** AB 101 requires a Low Barrier Navigation Center be permitted by-right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. The City will need to amend its Zoning Code to explicitly allow development of Low-Barrier Navigation Centers, by-right, in mixed-use zones, as well as nonresidential zones permitting multifamily uses. ▫ **SB 35 and SB 330 Procedures:** Establish written procedures for the processing of SB 35 and SB 330 projects pursuant to state law. ▫ **Single-Room Occupancy (SRO) Housing:** Revise the Zoning Code to allow for the development of SROs in zones allowing hotel or motel uses. ▫ **Transitional Housing:** Amend the Zoning Code to permit transitional housing in the U-R zoning district, subject to development standards that apply to other residential uses in that zone. This Zoning Code update will permit transitional housing as a residential use in all zones allowing residential uses and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone.

	▫ **Supportive Housing:** Amend Section 17.80.020 of the Zoning Code to comply with Government Code Section ~~65651~~65583, including a restriction on minimum parking when the project is located one half-mile from transit, requiring recorded affordability restrictions for lower-income units for 55 years, require at least 35 percent of units to be used for supportive housing, require nonresidential floor area to be used for onsite supportive services, and ensuring any development standards are objective and the same as standards that apply to other multifamily developments in the same zone. Amend Zoning Ordinance to allow supportive housing in the U-R zone. ▫ **Farmworker Housing:** Review and revise the Zoning Code to ensure compliance with the Employee Housing Act (H&S Code Section 17021.6), which requires that any farmworker housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use for the purposes of this section. For the purpose of all local ordinances, farmworker housing shall not be deemed a use that implies that the farmworker housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this farmworker housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in farmworker housing in a zone allowing agricultural uses shall include agricultural employees who do not work on the property where the farmworker housing is located. ▫ **Employee Housing:** Review and revise the Zoning Code to ensure compliance with the Employee Housing Act (H&S Code Section 17021.5 and 17021.8), which requires that housing provided by an employer for up to six employees is considered a residential use, subject to the same standards as single-family residences. Also revise the Zoning Code to ensure compliance with H&S Code Section 17021.8, which permits a streamlined review process for proposed projects on agricultural land (if certain criteria are met). ▫ **Permit Findings:** Revise findings for discretionary permits to be objective. ▫ **Reasonable Accommodation:** Remove findings for conditions of approval that may be subjective or overly broad, including “measures to reduce the impact on surrounding land uses” and “other conditions necessary to protect the public health, safety, and welfare.”
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.2, 3.1, 3.4, 5.2, 5.3, 7.4
AFFH Themes	▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources ▪ Anti-Displacement and Tenant Protection
Geographic Targeting	Citywide
AFFH Outcomes	▪ Facilitate the development of 10 units for special needs populations during the planning period.

Program 7: General Plan Consistency

The General Plan includes residential land use designations with a density range from one to 29 dwelling units per acre. The density ranges are sufficiently high to allow the development of affordable housing for all income levels. However, the standard for persons per acre could be a constraint to development.

Specific Actions, Objectives and Timelines	Concurrent with the adoption of the Housing Element or by the end of 2025, revise the Land Use Element to remove the standard for persons per acre for residential land use designations.
Primary Responsible Departments	Planning & Development Department
Funding Sources	General Fund
Relevant Policies	2.1; 2.2
AFFH Themes	▪ Housing Mobility ▪ New Housing Opportunities in Areas of High Resources
AFFH Geographic Targeting	N/A
AFFH Outcomes	N/A

Program 8: Transparency in the Development Process

The City charges various fees and assessments to cover the cost of processing permits and providing certain services and utilities. Fees for a site plan review, variance, zone change, lot line adjustment, or annexation are higher than most other similarly sized jurisdictions in Tulare County, such as Exeter, Woodlake, and Dinuba.

While the City's website provides information on permit processing, application checklists, zoning, and staff contacts, this information can be difficult to locate and is not easily accessible.

Specific Actions, Objectives and Timelines	▪ By December 2025, the City will evaluate its compliance with the new transparency requirements per Government Code Section 65940.1(a)(1) make changes as necessary. ▪ By December 2025, Review planning and development fees and revise fees to be competitive with other cities in the county. ▪ By July 2025, update the City's website to provide clear links to planning and building resources, applications, and checklists. ▪ By July 2025, provide a link to its Reasonable Accommodations policy on the Housing page of the city website with contact information for city staff who manage the application process.
Primary Responsible Departments	Planning & Development Department
Funding Sources	General Fund
Relevant Policies	2.2; 2.4; 2.6
AFFH Themes	Outreach and Education
AFFH Geographic Targeting	N/A
AFFH Outcomes	N/A

Program 9: Facilitating Affordable Housing Development

The City is committed to expanding affordable housing options for households of all income levels using development tools such as density bonus provisions, waiving development fees and streamlining the application process. The City will contact local non-profit and private developers to facilitate the

production of this housing as well as pursue funding opportunities available at the local, regional, state and federal levels.

On a case-by-case basis, the City will facilitate the development of 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.

As part of Program 6, the City will amend its code to refer to State Density Bonus Law.

Specific Actions, Objectives and Timelines	▪ In annual coordination with Self-Help Enterprises, proactively work with Self-Help and other housing developers to locate sites and housing opportunities in infill sites in high opportunity areas. Pursue funding designed to assist in the affordable housing space ▪ Starting in 2025, annually pursue funding at the local, regional, state, and federal levels such as State CDBG, CalHome, PLHA, and Project Homekey funds. ▪ Work with other jurisdictions in Tulare County to create a regional list of affordable housing developers by 2026. Annually conduct outreach to these developers with information on potential sites, available regulatory concessions and incentives, and potential funding opportunities. ▪ By December 2025, revise the Density Bonus Ordinance in compliance with state law (Government Code Section 65915) to equally provide for density bonuses in all zoning districts where residential uses are permitted and to include provisions relative to density bonuses, incentives, and concessions as required by state law. ▪ Starting in 2025, facilitate the development of affordable housing through the provision of the following regulatory concessions and incentives: ▫ Density increases under the City's Density Bonus Ordinance. ▫ Expedited and streamlined project application review involving any of the following housing categories: very low-income households; large families; persons with disabilities or developmental disabilities; and farmworkers. ▫ Potential fee waivers/reductions/deferrals. ▪ Develop a web-based Housing Development Toolkit that outlines a step-by-step process for residential development, including identifying steps in the entitlement and building permit process, detailed information on development incentives, and funding programs and resources for affordable housing development. Publish the Housing Development Toolkit on the City's website by August 2025. ▪ Review the General Plan, applicable Specific Plans, and Zoning Code and Zoning Map to evaluate opportunities for removing barriers to housing production, adding housing capacity, and accommodating a greater mix of dwelling types and sizes households (e.g., duplexes, triplexes, fourplexes, townhouses, courtyard buildings), prioritizing opportunities and sites in North Farmersville. Review General Plan, Specific Plans, and Zoning Code and Zoning Map by January 2026 and implement any changes by January 2027 (see Program 6). ▪ Acquire funds from the state and federal grant opportunities, including the HCD Infill Infrastructure Grant Program, to support the development of affordable housing, housing for special needs, and support service projects. Leverage City funding to partner with affordable housing developer on new affordable housing developments in the city. Prioritize subsidies for financing for rental housing units affordable to extremely

	low-income households, senior households, farmworkers, persons with disabilities, veterans, large households, and other households with special needs. ▪ Apply for state and federal funds in 2025 and annually thereafter to facilitate the development of affordable housing, including housing for extremely low-income households and those with special housing needs. Partner with nonprofit housing developers to support the entitlement of at least 100 subsidized housing units affordable to extremely low-, very low-, and low-income households in the city during the planning period, including at least 30 percent of units outside of areas of high segregation and poverty or near public transit and services.
Primary Responsible Departments	Planning Department
Funding Sources	Local, state and federal resources, General Fund, CDBG
Relevant Policies	2.1, 2.2, 2.3, 3.1, 4.1, 4.3, 7.4
AFFH Themes	▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources
Geographic Targeting	Citywide with emphasis on moderate resource census tracts.
AFFH Outcomes	▪ Entitlement of at least 100 subsidized housing units affordable to extremely low-, very low-, and low-income households in the city during the planning period, including at least ~~30 percent of units outside of areas of high segregation and poverty or near public transit and services~~33 units in North Farmersville. ▪ Increase the percent of the city's housing stock that is multifamily from 7 percent to 10 percent by December 2030, using 2020 Census data as a baseline. ▪ Eliminate disparity between census tracts in northern Farmersville and the rest of the city based on median income level and percent of households in poverty.

Program 10: Preservation of At-Risk Housing

The City has 321 housing units that are deed restricted as affordable housing for lower-income households. Of these units, 19 are at risk of converting to market-rate housing over the next 10 years. The City will work to preserve these at-risk units and will proactively monitor all other units to encourage continued affordability beyond existing covenants and work proactively with owners of affordable units to assist in rehabilitation needs.

Specific Actions, Objectives and Timelines	▪ Preserve 321 affordable units, including 19 at-risk units. ▪ Monitor affordable units during the planning period. ▪ Ensure tenants are properly noticed by the property owners should a Notice of Intent to opt out of low-income use is filed. Notices must be filed three years, one year and six months in advance of conversion. Additionally, the City shall provide tenants with information about available resources and their tenant rights during the Notice of Intent period. ▪ In the event of potential conversion, conduct outreach to other nonprofit housing providers to acquire projects opting out of use as affordable housing. As funding permits, assist in funding the acquisition or support funding applications by nonprofit providers. ▪ Maintain annual contact with property owners of affordable housing regarding any change in status/intent or need for assistance, such as rehabilitation assistance.

	▪ Maintain the AB 987 database to include detailed information on all subsidized units, including those that have affordability covenants. Update annually.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	3.6, 5.5
AFFH Themes	Anti-Displacement and Tenant Protection
Geographic Targeting	Citywide
AFFH Outcomes	▪ Preserve all 321 affordable housing units.

Program 11: Housing Preservation and Rehabilitation

About 62 percent of the City's housing stock was built before 1990 and is over 30 years old and may be in need of rehabilitation. The City's Code Enforcement Division estimates that approximately two percent of units (57 units) require major rehabilitation and less than one percent of units (28 units) citywide are beyond the point of repair. Concentrated areas of substandard housing in the city are primarily in the southern part of the city. Enforcement staff regularly distribute information about the City's home rehabilitation program to property owners undergoing enforcement.

Farmersville has established and will continue implementation of its Rehabilitation Program and Weatherization Program with Self Help Enterprises to rehabilitate owner housing units using CDBG funds. Self-Help Enterprises is a community development organization that offers a variety of programs for low-income families in the region. This includes deferred payment loans available to qualified homeowners for essential health and safety repairs such as roofing, plumbing, electrical, heating/cooling, foundation, windows, and handicap accessible modifications. The loan is due and payable upon sale, change of title or change of use.

The City's weatherization program for senior and low-income households provides CDBG funds for rehabilitation activities such as energy conservation improvements, including dual paned windows, wall insulation, weather stripping, etc.

Specific Actions, Objectives and Timelines	▪ Coordinate with Self-Help Enterprises to fund rehabilitation efforts in the City. Annually research funding opportunities, such as CHAFA, for rehabilitation grants. Work with Self-Help Enterprises to seek funding that can be used for energy efficiency improvements, such as insulation upgrades, energy-efficient windows, and HVAC systems. ▪ Expand awareness and connect residents to Self-Help Enterprises' Housing Rehabilitation Program. ▪ Publish resources on homeowner rehabilitation assistance on the City's website by July 2025. ▫ Connect qualified property owners with code violations to Self-Help Enterprises to receive financial assistance through the Housing Rehabilitation Program. Refer at least five property owners with housing units in need of repair to Self-Help Enterprises annually. ▪ Ensure that Code Enforcement has the information when addressing enforcement cases. ▪ Expand the City's Rehabilitation Program. ▫ Apply for additional funding for the home repair program by 2025 to serve at least 12 households by the end of the planning period, prioritizing East and Downtown Farmersville.

	▪ Amend the Municipal Code to adopt the most recent version of the California Building Code concurrent with adoption of the Housing Element. ▪ Pursue/provide rehabilitation assistance that includes energy conservation and weatherization improvements as eligible activities. ▪ Develop interactive tools on the City's website to connect homeowners with resources to assess their energy use and identify potential improvements. Provide information on how to access free or subsidized energy audits through local utility companies.
Primary Responsible Departments	Planning Department, Code Enforcement
Funding Sources	General Fund
Relevant Policies	3.6, 4.1, 4.2, 4.3, 5.5
AFFH Themes	▪ Outreach and Education ▪ Place-Based Strategy for Neighborhood Improvements
Geographic Targeting	East and Downtown Farmersville
AFFH Outcomes	▪ Assist with at least 12 rehabilitation projects over 8 years.

Program 12: Lower-Income and Special Needs Housing

To assist in the development of housing to meet the needs of extremely low, very low- and low-income households, the Housing Authority of Tulare County (HATC) offers the following programs:

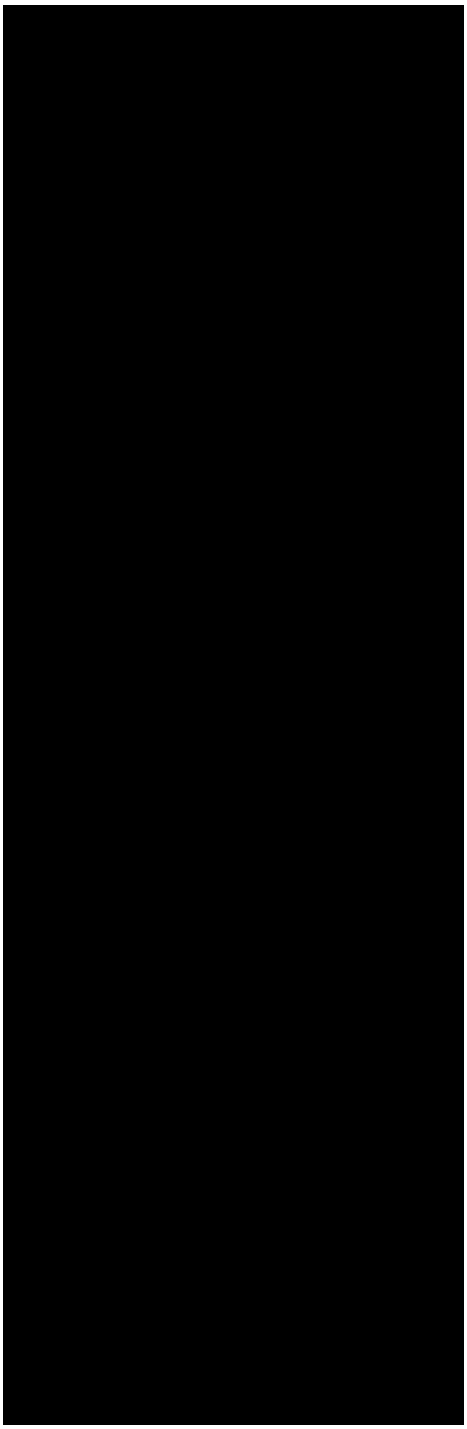
Housing Choice Vouchers (HCVs): Offers affordable, decent and safe housing in open market rentals selected by Voucher holders. Under the Moving to Work program, you receive a fixed subsidy, which the Housing Authority pays directly to the landlord, and you pay the rest of the rent for your unit. There is a five-year time limit to this type of rental assistance in most cases because the fixed subsidy helps families to stabilize their housing costs as they work to achieve self-sufficiency and save for other housing opportunities. Furthermore, in 2020, the State passed SB 222 and SB 329 that identify public assistance as a legitimate source of income for housing payments. Landlords are no longer permitted to reject HCV recipients.

Public Housing: Provides rental assistance to low -income families and individuals. The HATC owns and manages all rental units offered under this program, which are located in communities throughout Tulare County.

The City will continue to work with the HATC to obtain HCVs and provide the community information about HATCs other available programs. Additionally, Self-Help Enterprises is a community development organization that offers a variety of programs for low-income families in the region. This includes a Downpayment Assistance program and Home Ownership Education programs.

Please also refer to Program 1, Regional Collaboration, to see the efforts underway to help with transportation needs for persons with special needs (including persons with disabilities, seniors and low-income persons).

Specific Actions, Objectives and Timelines	▪ Assist 65 Farmersville households through HCVs ▪ Work with HATC and Self-Help Enterprises to continue providing assistance in the community. ▫ Contract with Self-Help Enterprises to provide financial assistance programs to low-income households, including the Homebuyer Assistance Program. Expand program awareness and participation to low-income households throughout the city (see Program 14).



- Over the 8-year planning period, subsequent to each Point-in-Time Count, conduct workshops for the Planning Commission and City Council to share the data from the count. Invite the Kings/Tulare Homeless Alliance to attend.
- Identify potential programs to aid moderate-income homeownership opportunities and develop a list of resources by July 2025. Apply for feasible funding opportunities by December 2025.
- Develop an inventory of affordable housing, with contact information and the number of affordable units, and publish the inventory on the City's website by July 2025.
- Connect low-income residents with housing assistance resources, including the HCV program.
  - Add information on the HCV Program and Self-Help Enterprises' financial assistance programs to the City's website by January 2025.
  - Promote the availability of assistance programs through all City's social media pages.
  - Attend at least two community events to spread awareness and distribute fact sheets on available financial assistance programs.
- In collaboration with the Housing Authority, provide education to property owners and managers to expand awareness of the HCV program to increase acceptance of tenant-based HCVs and to facilitate mobility and provide choices for lower-income households throughout the city. Identify and address challenges that property owners/managers have with existing or prospective HCV holders.
  - In collaboration with HATC, annually conduct one workshop for landlords on the HCV program, for a total of seven workshops during the planning period, targeting property owners/managers in North Farmersville. Include education regarding laws prohibiting source of income discrimination (Fair Employment and Housing Act).
- Support awareness of moderate-income homeownership, such as Homes for Heroes and other moderate-income loan opportunities. Identify potential programs to aid moderate-income homeownership opportunities and develop a list of resources by July 2025. Advertise programs on the City's website by December 2025.
- Consistent with State law that mandates the provision of housing for ELI households, the City will prioritize processing and funding allocation for projects that include units for ELI households, especially farmworker housing.
- Consistent with State law that mandates the provision of housing for special needs households, the City will prioritize processing and funding allocation for projects that include units for special needs households.
- Beginning in 2025 and annually thereafter, pursue funding available at the State and Federal levels for affordable housing development. Specifically, pursue funding programs that target the needs of extremely low and very low income households.

	▪ The City and Tulare County partners will pursue a variety of strategies and funding to encourage the development, rehabilitation and conservation of housing for farmworkers such as such as funding development, integrating housing for farmworkers into development, developer identification, maintaining an inventory of suitable sites, site development, ensure zoning and development standards facilitate a variety of housing types for farmworker housing needs. The City and collaborative partners will make a specific and at least annual effort to assist in the development of housing for farmworkers and conserve and improve the existing housing stock for farmworkers, including but not limited to: ▫ Contacting nonprofit developers at least every other year to identify opportunities for the development or improvement of housing for farmworkers. ▫ Coordinating and participating with regional organizations, including non-profit, academic, and employers, to raise awareness, share and employ strategies, or target new resources. ▫ Coordinating annually with organizations that represent or serve farmworkers. ▫ Providing incentives and other strategies beyond state density bonus law to encourage housing for farmworkers, including setting aside housing for farmworkers within developments, supporting funding applications, prioritizing entitlements and establishing appropriate zoning and development standards. ▪ Targeting code enforcement and other resources to the existing housing stock with the most need for rehabilitation and sanitary conditions that could be more likely to house farmworkers and work with regional or other organizations to improve living conditions for farmworkers.
Primary Responsible Departments	Planning Department
Funding Sources	HUD, Self-Help Enterprise funding sources
Relevant Policies	3.2, 5.1, 5.4, 5.5, 7.4
AFFH Themes	▪ Outreach and Education ▪ Housing Mobility ▪ New Housing Opportunities in Areas of High Resources ▪ Anti-Displacement and Tenant Protection
Geographic Targeting	Citywide; North Farmersville
AFFH Outcomes	▪ Assist with at least 12 rehabilitation projects over 8 years. ▪ Assist 5 households through the First Time Homebuyer Program ▪ Promote with the goal of expanding the use of HCVs in the city by 10 percent by December 2030, using 2023 data as baseline.

Program 13: Community and Economic Development

Well-maintained infrastructure creates a safe and accessible urban environment, fostering a sense of community and belonging. Moreover, investing in such improvements attracts businesses and investments, contributing to economic growth and ensuring equal access to essential services. The City will implement the following actions to expand community and economic development citywide.

The City has implemented several action plans directed by the General Plan, including pursuit of several grants to fund economic development activities. Major city-sponsored activities have included the widening of Visalia Road and Farmersville Boulevard (recently completed) and upgrading the capacity of the City's wastewater treatment plant, completed during 2021. The City also adopted an economic

incentive program to offer sales tax rebates to commercial and industrial developers. Farmersville is also one of the few cities in Tulare County to allow cannabis businesses. Two retailers opened during 2020 with a third approved and nearing construction.

The City has a Comprehensive Infrastructure Master Plan (CIMP) that guides improvements to greenfield areas as well as utility master plans that cover all areas within the General Plan planning area that are expected to see development. In addition, developers of projects in greenfield areas are expected to install required improvements, including parks, trails and bike lanes. Upon adoption, the City of Farmersville will provide the Housing Element to all water and sewer service districts and notify all districts of the requirement to prioritize water and sewer service allocation for new affordable housing development (Government Code Section 65589.7).

Specific Actions, Objectives and Timelines	▪ Annually coordinate with the Workforce Investment Board (WIB) of Tulare County to carry out the WIB's Local Plan, including identified workforce priorities that will benefit the residents of Farmersville. ▪ Starting in 2025 and every other year thereafter, partner with the local employment organizations to connect Farmersville residents with job opportunities and workforce training program opportunities. ▫ Partner with the Tulare County Workforce Investment Board and Employment Connection to host an annual job fair and workforce training event in Farmersville. ▫ Work with Visalia Transit to provide free bus passes to residents attending job fairs and interviews. ▪ Coordinate with the Public Works Department to review the City's Capital Improvement Projects (CIP) to ensure public facilities and infrastructure are supportive of the needs of underserved communities. ▫ As part of the annual CIP program updates, evaluate public improvement needs in Downtown Farmersville Specific Plan area, and East, West, and South Farmersville, and prioritize improvements on sites that accommodate the City's lower-income RHNA. ▫ Apply for funding (including but not limited to CDBG funds) at least every other year to fund place-based neighborhood improvements. ▪ Coordinate with Tulare County and the San Joaquin Valley Air Pollution Control District to develop and implement a plan to reduce pollution burden throughout the city, targeting air quality, water quality, and pesticide use. Assess pollution burden in East, West, and South Farmersville and create an action plan to reduce pollution burden in these neighborhoods, as well as addressing proper remediation plans for cleanup sites and hazardous waste sites. ▫ Beginning in 2025 and every other year thereafter, assess and monitor pollution burden in each census tract, using tools such as CalEnviroScreen and identify major sources of pollution. Develop a pollution burden reduction strategy for the city and for East, West, and South Farmersville by 2026 with metrics and timelines.
Primary Responsible Departments	Planning Department
Funding Sources	General Funds
Relevant Policies	3.1, 4.4
AFFH Themes	Place-based Strategies for Neighborhood Improvement
Geographic Targeting	East, South, and West Farmersville (areas of high segregation and poverty)
AFFH Outcomes	▪ Complete 5 CIP projects during the planning period.

Program 14: Fair Housing Outreach and Enforcement

The City of Farmersville works with HATC to provide fair housing information and resources to residents and housing providers. Farmersville works with HATC to provide a local Fair Housing Information Program which includes distribution of educational materials to property owners, apartment managers, and tenants, and responding to complaints of discrimination (i.e., in-taking, investigation of complaints, and resolution) by referring the affected party to the appropriate agencies.

The City refers fair housing issues and complaints to Fair Housing Council of Central California (FHCCC) and the State Department of Fair Employment and Housing. The Department of Fair Employment and Housing (DFEH) maintains a record of housing discrimination complaints filed in local jurisdictions.

HATC refers fair housing issues and complaints to the U.S. Department of Housing and Urban Development (HUD). HUD's Office of Fair Housing and Equal Opportunity (FHEO).

Specific Actions, Objectives and Timelines	▪ Coordinate with FHCC/other fair housing nonprofit organizations to provide fair housing and tenant/landlord services, including investigation of discrimination complaints, fair housing counseling and education, fair housing testing, and tenant/landlord counseling and mediation. ▪ Coordinate with non-profit organizations, local community groups, and service organizations to increase awareness of and access to housing resources and fair housing assistance. Starting in 2025: ▫ Hold at least three fair housing workshops or pop-up events during the planning period for residents about housing rights and resources, materials in English and Spanish. ▫ Release program about housing rights and resources annually, in English and Spanish. The program will include, but not limited to, social media, print media, newspaper, radio, and/or television media outlets. ▪ Update the City's website to include fair housing rights and responsibilities for landlords and lenders. Add a language translation feature to the City's website. Complete updates by January 2025. ▪ Coordinate with TCAG to offer outreach on housing services and opportunities in conjunction with other regional planning efforts. Organize one workshop in Farmersville to provide information on housing services and programs in 2025. ▪ Develop a Fair Housing factsheet to be included with the ADU application packet to inform property owners of their responsibility with state and federal fair housing laws. Publish fair housing guide with ADU applications on or before July 2025. ▪ Beginning in 2025, provide annual trainings for City staff on how to refer residents for fair housing complaints. ▪ Beginning in 2025, provide annual trainings to the City's Police Department staff on how to engage with the city's homeless population and how to connect them with resources. ▪ Annually, conduct outreach and education on water conservation measure through a social media campaign. ▪ As part of entitlement process and/or funding approval, ensure that the project sponsor has developed an Affirmative Fair Housing Marketing Plan and ensure that residents of lower-resource areas are targeted with multilingual outreach, culturally relevant media, and partnerships with local community organizations, in full compliance with HUD regulations (24 CFR § 92.351) to ensure equitable access to housing opportunities for groups least likely to apply. ▪ Continue to provide Spanish translation on request at public meetings and all outreach materials in Spanish and English.

Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	3.1, 4.4
AFFH Themes	Enforcement and Outreach
Geographic Targeting	East, South, and West Farmersville
AFFH Outcomes	▪ Assist at least 15 residents and landlords with fair housing services annually, throughout planning period.

C7.3 AFFH Actions Summary

Government Code Section 8899.50 requires "meaningful actions" well beyond combating discrimination to overcome patterns of segregation and foster inclusive communities. Actions to affirmatively further fair housing include:

- Enhancing housing mobility strategies
- Encouraging development of new affordable housing in high resource areas
- Increasing fair housing enforcement and fair housing outreach capacity
- Improving place-based strategies to encourage community conservation and revitalization, including preservation of existing affordable housing
- Protecting existing residents from displacement

Actions to affirmatively furthering fair housing are summarized below.

Affirmatively Furthering Fair Housing Action Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Fair Housing Enforcement and Outreach				
Program 14: Fair Housing Outreach and Enforcement	▪ Coordinate with FHCCC/other fair housing nonprofit organizations to provide fair housing and tenant/landlord services, including investigation of discrimination complaints, fair housing counseling and education, fair housing testing, and tenant/landlord counseling and mediation. ▪ Coordinate with non-profit organizations, local community groups, and service organizations to increase awareness of and access to housing resources and fair housing assistance. Starting in 2025: ▫ Hold at least three fair housing workshops or pop-up events during the planning period for residents about housing rights and resources, materials in English and Spanish, starting in 2025. ▫ Release program about housing rights and resources annually, in English and Spanish. The program will include, but not limited to, social media, print media, newspaper, radio, and/or television media outlets. ▪ Update the City's website to include fair housing rights and responsibilities for landlords and lenders. Add a language translation feature to the City's website. Complete updates by July 2025. ▪ Coordinate with TCAG to offer outreach on housing services and opportunities in conjunction with other regional planning efforts. Organize one workshop in Farmersville to provide information on housing services and programs in 2025. ▪ Develop a Fair Housing factsheet to be included with the ADU application packet to inform property owners of their responsibility with state and federal fair housing laws. Publish fair housing guide with ADU applications on or before January 2025. ▪ Beginning in 2025, provide annual trainings for City staff on how to refer residents for fair housing complaints.	Starting 2025, then update as necessary	East, South, and West Farmersville	Assist at least 15 residents and landlords with fair housing services annually, throughout planning period.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▪ Beginning in 2025, provide annual trainings to the City's Police Department staff on how to engage with the city's homeless population and how to connect them with resources. ▪ Annually, conduct outreach and education on water conservation measure through a social media campaign ▪ As part of entitlement process and/or funding approval, ensure that the project sponsor has developed an Affirmative Fair Housing Marketing Plan and ensure that residents of lower-resource areas are targeted with multilingual outreach, culturally relevant media, and partnerships with local community organizations, in full compliance with HUD regulations (24 CFR § 92.351) to ensure equitable access to housing opportunities for groups least likely to apply. ▪ Continue to provide Spanish translation on request at public meetings and all outreach materials in Spanish and English.			
Housing Mobility				
Program 1: Regional Collaboration	▪ Participate in regional meetings related to housing and homeless issues to pursue funding and coordination opportunities. ▪ Collaborate with TCaT and Visalia Transit to prepare a study on transit and active transportation needs for Farmersville residents and identify actions to address those needs, focusing on connecting residents to job centers. Complete a transit needs study by January 2026 to identify potential actions. Implement at least one of those actions by the end of 2028.	Starting in 2025 and annually thereafter Study by 2026, implementation by 2028	N/A	Annually pursue funding opportunities for regional housing issues. Complete a transit needs study by January 2026 to identify potential actions. Implement at least one of those actions by the end of 2028. Increase the percentage of residents commuting by public transit by 5 percent by December 2031 with 2020 data as baseline.
Program 5: Accessory Dwelling Units	▪ Amend the Zoning Code in compliance with state law by July 2025. ▪ By December 31, 2024, facilitate the production of ADUs through efforts including, but not limited to: ▫ Updating ADU webpage to include available resources for ADU production, such as grants for pre-development	By July 2025	North Farmersville	Support the development of at least five ADUs in North Farmersville during the planning period.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	costs available to lower-income homeowners through California Finance Agency (CalHFA). ▫ Offering expedited reviews for ADU applications.	Through 2031		
	▪ Promote the development of ADUs, prioritizing North Farmersville. ▫ Conduct three educational workshops, campaigns, or outreach events to promote ADU development in the city to residents, with at least two events targeted to residents and developers in North Farmersville, by the end of the planning period.	By January 2025		
	▪ Implement strategies to streamline the ADU permitting process. ▫ Develop an ADU application checklist and publish the checklist on the City's website by January 2025. ▫ Add information on the ADU permitting process, as well as available resources and incentives, on the City's website by January 2025.	By January 2026		
	▫ Adopt pre-approved ADU plans, potentially using SJV REAP's Template ADU Program and SJV REAP Tool: Pre-Reviewed Plan Set, by January 2026, and publish on the City's website. ▪ Determine and implement strategy to promote ADUs for moderate- and lower-income households by the end of 2028. ▪ Collaborate with neighboring jurisdictions to develop strategies to incentivize the development of ADUs by the end of 2028. Potential strategies may include options such as: ▫ Developing pre-approved ADU plans. ▫ Developing outreach and education materials on the use of housing choice Housing Choice Vouchers on ADUs. ▫ Promoting California Housing Finance Agency (CalHFA) ADU pre-development grants of up to $40,000 to homeowners. ▫ Reducing plan check or permit fees.	By the end of 2028		

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▫ Participate in regional collaboration efforts to create pre-approved ADU plans. Work with other cities as part of the TCAG TAC meetings to share resources. ▫ Train staff every two years to properly educate property owners on ADUs and garage conversions. ▫ Develop as ADU application checklist and publish the checklist on the City's website by December 2025. Work with other cities as part of the TCAG TAC meetings to share resources.			
Program 12: Lower-Income and Special Needs Housing	▪ Work with HATC and Self-Help Enterprises to continue providing assistance in the community. ▫ Contract with Self-Help Enterprises to provide financial assistance programs to low-income households, including the Homebuyer Assistance Program. Expand program awareness and participation to low-income households throughout the city. See Program 14. ▪ Over the 8-year planning period, subsequent to each Point-in-Time Count, conduct workshops for the Planning Commission and City Council to share the data from the count. Invite the Kings/Tulare Homeless Alliance to attend. ▪ Identify potential programs to aid moderate-income homeownership opportunities and develop a list of resources by July 2025. Apply for feasible funding opportunities by December 2025. ▪ Develop an inventory of affordable housing, with contact information and the number of affordable units, and publish the inventory on the City's website by January 2025. ▪ Connect low-income residents with housing assistance resources, including the HCV program. ▫ Add information on the HCV Program and Self-Help Enterprises' financial assistance programs to the City's website by January 2025. ▫ Promote the availability of assistance programs through all City's social media pages. ▫ Attend at least two community events to spread awareness and distribute fact sheets on available financial assistance programs.	Annually Through 2031 July 2025/ December 2025 By January 2025 By January 2025 then ongoing	Citywide, with a focus on North Farmersville	Assist 65 Farmersville households through HCVs. Assist with at least 12 rehabilitation projects over a period of eight years. Assist five households through the First Time Homebuyer Program Promote with the goal of expanding the use of HCVs in the city by 10 percent by December 2030, using 2023 data as baseline.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▪ In collaboration with the Housing Authority, provide education to property owners and managers to expand awareness of the HCV program to increase acceptance of tenant-based HCVs and to facilitate mobility and provide choices for lower-income households throughout the city. Identify and address challenges that property owners/managers have with existing or prospective HCV holders. ▫ In collaboration with the Tulare Housing Authority, annually conduct one workshop for landlords on the HCV program, for a total of seven workshops during the planning period, targeting property owners/managers in North Farmersville. Include education regarding laws prohibiting source of income discrimination (Fair Employment and Housing Act).	Annually		
	▪ Support moderate-income homeownership, such as Homes for Heroes and other moderate-income loan opportunities. Identify potential programs to aid moderate-income homeownership opportunities and develop a list of resources by July 2025. Apply for feasible funding opportunities by December 2025.	July 2025/ December 2025		
	▪ Beginning in 2025 and annually thereafter, pursue funding available at the State and Federal levels for affordable housing development. Specifically, pursue funding programs that target the needs of extremely low and very low income households.	Beginning 2025 and annually thereafter		
	▪ The City and collaborative partners will make a specific and at least annual effort to assist in the development of housing for farmworkers and conserve and improve the existing housing stock for farmworkers.	Annually		
New Housing Opportunities in Higher Opportunity Areas				
Program 2: Adequate Sites for RHNA	▪ Maintain an inventory of available vacant and prospective sites that can accommodate new housing; update annually. Make this inventory available to the public and interested developers on the City website. ▪ Annually meet with property owners and interested developers to pursue housing development in the city.	Annually	Citywide	Facilitate the development of 654 units over 8 years (135 very low-income, 83 low-income, 121 moderate-income, and 315 above moderate-income units).

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▪ Concurrent with adoption of the Housing Element, develop a formal procedure to monitor no net loss in capacity pursuant to SB 166. ▪ By 2026, complete update to water and sewer master plans. ▪ In 2027, the City will evaluate the progress of pending projects counted toward the RHNA to ensure that development of housing units is occurring as projected. If it is determined after consultation with developers that the projects are not proceeding as planned and would result in a shortfall in RHNA sites, the City will identify alternative sites strategies (including potential rezoning) within six months.	Concurrent with adoption of the Housing Element Beginning 2027		
Program 3: By-Right Approval	▪ At the time of the Housing Element adoption, concurrent with the Development Code update to provide adequate sites for the RHNA (see Program 2), update the Development Code to address the by-right approval requirements. Lower-income sites included in the site inventory with a proposed zoning change, as well as vacant sites identified in two previous housing elements and non-vacant sites identified in the previous housing element, will be rezoned, in compliance with Government Code Section 65583.2(h) and (i), to permit owner-occupied and rental multifamily uses by-right (without discretionary approval) for developments in which 20 percent of the units affordable to lower-income households. Any subdivision of the sites shall be subject to all laws, including, but not limited to, the local government ordinance implementing the Subdivision Map Act.	Concurrent with Housing Element adoption	Citywide	Facilitate the development of 654 units over 8 years (135 very low-income, 83 low-income, 121 moderate-income, and 315 above moderate-income units).
Program 6: Zoning Code Amendments	▪ Complete Zoning Code Amendments outlined in Program 6 to facilitate the development and remove constraints to the development of housing for special needs populations.	By the end of 2025 unless otherwise indicated by Program 6.	Citywide	Facilitate the development of 10 units for special needs populations during the planning period.
Program 8: Transparency in Government	▪ By December 2025, the City will evaluate its compliance with the new transparency requirements per Government Code Section 65940.1(a)(1) make changes as necessary. ▪ By December 2025, Review planning and development fees and revise fees to be competitive with other cities in the county.	December 2025	Citywide	Facilitate the development of 654 units over 8 years (135 very low-income, 83 low-income, 121 moderate-income, and 315 above moderate-income units).

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▪ By July 2025, update the City's website to provide clear links to planning and building resources, applications, and checklists. ▪ By July 2025, provide a link to its Reasonable Accommodations policy on the Housing page of the city website with contact information for city staff who manage the application process.	By July 2025		
Program 9: Facilitating Affordable Housing Development	▪ In annual coordination with Self-Help Enterprises, proactively work with Self-Help and other housing developers to locate sites and housing opportunities in infill sites in high opportunity areas. Pursue funding designed to assist in the affordable housing space ▪ Starting in 2025, annually pursue funding at the local, regional, state, and federal levels such as State CDBG, CalHome, PLHA, and Project Homekey funds. ▪ Work with other jurisdictions in Tulare County to create a regional list of affordable housing developers. Annually conduct outreach to these developers with information on potential sites, available regulatory concessions and incentives, and potential funding opportunities. ▪ By December 2025, revise the Density Bonus Ordinance in compliance with state law (Government Code Section 65915) to equally provide for density bonuses in all zoning districts where residential uses are permitted and to include provisions relative to density bonuses, incentives, and concessions as required by state law. ▪ Starting in 2025, facilitate the development of affordable housing through the provision of the following regulatory concessions and incentives: ▫ Density increases under the City's Density Bonus Ordinance. ▫ Expedited and streamlined project application review involving any of the following housing categories: very low-income households; large families; persons with disabilities or developmental disabilities; and farmworkers. ▫ Potential fee waivers/reductions/deferrals.	Starting in 2025 and annually thereafter December 2025 Beginning in 2025 through 2031 By August 2025	Citywide with emphasis on moderate and high resource census tracts in north Farmersville.	Increase the percent of the city's housing stock that is multifamily from 7 percent to 10 percent by December 2030, using 2020 Census data as a baseline. Eliminate disparity between census tracts in northern Farmersville and the rest of the city based on median income level and percent of households in poverty. Entitlement of at least 100 subsidized housing units affordable to extremely low-, very low-, and low-income households in the city during the planning period, including at least 30 percent of units outside of areas of high segregation and poverty or near public transit and services

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▪ Develop a web-based Housing Development Toolkit that outlines a step-by-step process for residential development, including identifying steps in the entitlement and building permit process, detailed information on development incentives, and funding programs and resources for affordable housing development. Publish the Housing Development Toolkit on the City's website by August 2025.	January 2026/ January 2027		
	▪ Review the General Plan, applicable Specific Plans, and Zoning Code and Zoning Map to evaluate opportunities for removing barriers to housing production, adding housing capacity, and accommodating a greater mix of dwelling types and sizes households (e.g., duplexes, triplexes, fourplexes, townhouses, courtyard buildings), prioritizing opportunities and sites in higher resource areas including North Farmersville. Review General Plan, Specific Plans, and Zoning Code and Zoning Map by January 2026 and implement any changes by January 2027 (see Program 6).	In 2025, then as funding becomes available		
	▪ Acquire funds from the state and federal grant opportunities, including the HCD Infill Infrastructure Grant Program, to support the development of affordable housing, housing for special needs, and support service projects. Leverage City funding to partner with affordable housing developer on new affordable housing developments in the city. Prioritize subsidies for financing for rental housing units affordable to extremely low-income households, senior households, farmworkers, persons with disabilities, veterans, large households, and other households with special needs. ▫ Apply for state and federal funds by in 2025 and annually thereafter to facilitate the development of affordable housing, including housing for extremely low-income households and those with special housing needs. Partner with nonprofit housing developers to support the entitlement of at least 100 subsidized housing units affordable to extremely low-, very low-, and low-income households in the city during the planning period, including at least 30 percent of units			

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	outside of areas of high segregation and poverty or near public transit and services.			
Place-based Strategies for Neighborhood Revitalization				
Program 1: Regional Collaboration	▪ Hold at least one community workshop in East, South, and West Farmersville by December 2026 to identify active transportation needs and apply for funding to implement projects by December 2027.	December 2026/ December 2027	Citywide, with a focus on East, South, and West Farmersville (areas of high segregation and poverty)	Implement at least one active transportation projects in East, South, and West Farmersville (areas of high segregation and poverty) by the end of the planning period. Increase the percentage of residents commuting by public transit by 5 percent by December 2031 with 2020 data as baseline.
	▪ Collaborate with TCaT and/or TCAG on the 2023 Tulare County Coordinated Human Services Transportation Plan to identify ways to bridge the transit service gap for seniors, persons with disabilities and low income persons. Participate in the Coordinated Human Services Transportation Plan's update scheduled for 2028.	Annually	Citywide	
	▪ Invite affordable housing developers, Community Based Organizations (CBOs), and other interested parties to discuss affordable housing production in the County.	Annually	Citywide	Utilize the monthly TCAG TAC meetings to identify at least one joint effort or planning strategy annually.
Program 11: Housing Preservation and Rehabilitation	▪ Coordinate with Self-Help Enterprises to fund rehabilitation efforts in the city. Annually research funding opportunities, such as CHAFA, for rehabilitation grants. ▪ Expand awareness and connect residents to Self-Help Enterprises' Housing Rehabilitation Program. ▪ Publish resources on homeowner rehabilitation assistance on the City's website by July 2025. ▫ Connect qualified property owners with code violations to Self-Help Enterprises to receive financial assistance through the Housing Rehabilitation Program. Refer at least five property owners with housing units in need of repair to Self-Help Enterprises annually. ▪ Ensure that Code Enforcement has the information when addressing enforcement cases. ▪ Expand the City's Housing Rehabilitation Program. ▫ Apply for additional funding for the home repair program by 2025 to serve at least 12 households by the	Annually By July 2025, then ongoing By 2025, then ongoing	East and Downtown Farmersville	Assist with at least 12 rehabilitation projects over eight years.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	end of the planning period, prioritizing East and Downtown Farmersville. ▪ Amend the Municipal Code to adopt the most recent version of the California Building Code concurrent with adoption of the Housing Element. ▪ Pursue/provide rehabilitation assistance that includes energy conservation and weatherization improvements as eligible activities.			
Program 13: Community and Economic Development	▪ Annually coordinate with the Workforce Investment Board (WIB) of Tulare County to carry out the WIB's Local Plan, including identified workforce priorities that will benefit the residents of Farmersville. ▪ Partner with the local employment organizations to connect Farmersville residents with job opportunities and workforce training program opportunities. ▫ Partner with the Tulare County Workforce Investment Board and Employment Connection to host an annual job fair and workforce training event in Farmersville. ▫ Work with Visalia Transit to provide free bus passes to residents attending job fairs and interviews.	Annually	East, West, and South Farmersville	Complete 5 CIP projects during the planning period.
	▪ Coordinate with the Public Works Department to review the City's Capital Improvement Projects (CIP) to ensure public facilities and infrastructure are supportive of the needs of underserved communities. ▫ As part of the annual CIP program updates, evaluate public improvement needs in Downtown Farmersville Specific Plan area, and East, West, and South Farmersville, and prioritize improvements on sites that accommodate the City's lower-income RHNA.	Annually		
	Apply for funding (including but not limited to CDBG funds) at least every other year to fund place-based neighborhood improvements.	Beginning 2025 and annually thereafter		
	▪ Coordinate with Tulare County and the San Joaquin Valley Air Pollution Control District to develop and implement a plan to reduce pollution burden throughout the city, targeting air quality, water quality, and pesticide use.			

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	Assess pollution burden in East, West, and South Farmersville and create an action plan to reduce pollution burden in these neighborhoods, as well as addressing proper remediation plans for cleanup sites and hazardous waste sites. ▫ Beginning in 2025 and every two years thereafter, assess and monitor pollution burden in each census tract, using tools such as CalEnviroScreen and identify major sources of pollution. Develop a pollution burden reduction strategy for the city and for East, West, and South Farmersville by 2026 with metrics and timelines.			
AFFH: Complete Streets	▪ Complete projects outlined in the City's 2023 Complete Streets and Multimodal Access Study. Projects may include, but are not limited to, Farmersville Boulevard improvements, Safe Routes to School Loop (Creek Path, pedestrian path, enhance route, etc.), and pedestrian gap filling improvements.	Planning period (by 2031)	Citywide with emphasis on east, west, and south Farmersville.	Complete three complete streets projects during the planning period including at least two in areas of high segregation and poverty.
Tenant Protection and Anti-displacement				
Program 1: Regional Collaboration	▪ Partner with the Kings/Tulare Homeless Alliance to proactively address shelter, housing and support services for people experiencing homelessness.	Annually	Citywide	Annually coordinate meetings with the Kings/Tulare Homeless Alliance to address need in Farmersville.
Program 4: Replacement Housing	▪ Amend the Zoning Code to address the replacement housing requirements.	Concurrent with Housing Element adoption	N/A	Replace all units as required pursuant to AB 1397.
Program 10: Preservation of At-Risk Housing	▪ Monitor affordable units during the planning period. ▪ Ensure tenants are properly noticed by the property owners should a Notice of Intent to opt out of low-income use is filed. Notices must be filed three years, one year and six months in advance of conversion. Additionally, the City shall provide tenants with information about available resources and their tenant rights during the Notice of Intent period. ▪ In the event of potential conversion, conduct outreach to other nonprofit housing providers to acquire projects opting out of low-income use. As funding permits, assist in funding the acquisition or support funding applications by nonprofit providers. Maintain annual contact with property	Annually	Citywide	Preserve 321 affordable units, including 19 at-risk units.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	owners of affordable housing regarding any change in status/intent or need for assistance, such as rehabilitation assistance. ▪ Maintain the AB 987 database to include detailed information on all subsidized units, including those that have affordability covenants. Update annually.			

C7.4 Quantified Objectives

Farmersville has established quantified objectives for housing production and rehabilitation for the Housing Element. These objectives are based upon expected availability of resources to address the City's housing needs, expectations regarding future housing development, as well as prior objectives established in earlier housing plans. Table C7-1 below summarizes the City's quantified objectives for implementing its various programs and actions outlined above.

Table C7-1 Quantified Objectives 2023-2031

Target Income and Affordability Level	New Construction	Rehabilitation	Conservation
Extremely Low	68	3	208
Very Low	67	3	208
Low	83	3	209
Moderate	121	3	
Above Moderate	315		
Total	**654**	**12**	**625**

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