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E7 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 Porterville.

E7.1 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 (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 down payment 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.

E7.2 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
- Transit opportunities and access near new and established residential areas
- 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. During annual coordination, leverage the Kings/Tulare Homeless Alliance to conduct community-specific outreach to homeless populations in Porterville to effectively disseminate information and services. ▪ Collaborate with TCAG to prepare a study on transit needs for Porterville residents and identify actions to address those needs, focusing on the needs of low-income residents, farm workers, and people with disabilities. Work with TCAG to identify ways to expand transit services that connect Porterville to other cities in the county, especially to the cities of Visalia and Tulare. Conduct triannual assessment of transit needs by Porterville transit. ▪ 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. ▫ Coordinate with TCaT and TCAG to ensure that actions from the Coordinated Human Services Transportation Plan correspond with the priority areas identified in the City. ▪ 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	Community Development 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
AFFH Outcomes	N/A

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

For the 6th cycle Housing Element, Porterville has been assigned a RHNA of 4,064 units, including:

- Very Low-Income: 872 units
- Low-Income: 537 units
- Moderate-Income: 739 units
- Above Moderate-Income: 1,916 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 December 2023, the City has identified capacity for 694 units through projects under construction, approved, or permitted, that will be available during the RHNA projection period. The City also anticipates the construction of 24 Accessory Dwelling Units (ADUs) over the eight-year planning period. Accounting for these units, the City has a remaining RHNA of 3,346 units (872 very low-income, 537 low-income, 739 moderate-income, and 1,198 above moderate-income units) for which the City must identify adequate sites for potential development.

The City has identified vacant and nonvacant sites with potential for development/redevelopment, or adaptive reuse of existing uses over the next eight years. The City has identified 63 vacant sites and 11 sites on land currently used for agriculture. Each site is located in a residential zone and would not require rezoning to allow for housing development. Since the zoning is residential, the agricultural uses are not subject to the Williamson Act and are likely not being utilized to their full potential. The sites identified have capacity for 4,207 units (1,629 lower-income units, 847 moderate income units, and 1,731 above moderate-income units).

This program describes the actions the City will take to ensure that adequate sites are designated consistent with Government Code §65583c)(1)(A) and 65583.2. The rezoned sites shall include the following components pursuant to Government Code §65583.2(i):

- Permit owner-occupied and rental multi-family uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households. By-right means approval without discretionary review.
- Permit the development of at least 16 units per site.
- Establish a minimum density of 20 units per acre and a maximum density of at least 20 units per acre for all rezone sites to accommodate lower income RHNA.
- Ensure that either: a) at least 50 percent of the shortfall of low- and very-low-income regional housing need can be accommodated on sites designated for exclusively residential uses; or b) if accommodating more than 50 percent of the low- and very-low-income regional housing need on sites designated for mixed uses, all sites designated for mixed uses must allow 100 percent residential use and require that residential uses occupy at least 50 percent of the floor area in a mixed-use project.
- 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.

Specific Actions, Objectives and Timelines	▪ Facilitate the development of 4,064 units over 8 years (872 very low-income, 537 low-income, 739 moderate-income, and 1,916 above moderate-income units). ▪ Facilitate the development of 24 Accessory Dwelling Units (ADUs) over eight years. ▪ 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 Housing Element adoption, develop a formal procedure to monitor no net loss in capacity pursuant to SB 166. ▪ Concurrent with Housing Element adoption, adopt a policy to prioritize the allocation of water and sewer services to affordable housing projects (SB 1087). ▪ 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. ▪ To ensure adequate availability of infrastructure and services in phased development projects, the City will require the dedication of property for additional water supply sources (well sites). ▪ Convert the Wastewater Treatment Facility to full Tertiary Treatment by 2027 to supplement the potable water supply to green spaces with recycled water, providing residential capacity for future development sufficient to meet the anticipated development to meet the City's RHNA.
Primary Responsible Departments	Community Development 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 and no subdivision is proposed:

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. 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 Section 21100 of the Public Resources Code.

Parcels that are subject to by-right approval pursuant to State law are identified in Table E4.1-8 in Chapter E4.1, *Housing Resources*. The City has included 13 sites in the Sites Inventory that are subject to this by-right requirement.

In addition, the City may consider expanding the scope of streamlining:

- For sites not subject to Section 65583.2 - projects that include 20 percent of the units affordable to homeowners at 60 percent AMI or to renters at 50 percent AMI; and/or
- 100 percent affordable projects on any Housing Element sites.

Specific Actions, Objectives and Timelines	At the time of Housing Element adoption, concurrent with the Development Ordinance update to provide adequate sites for the RHNA (see Program 2), update the Development Ordinance to address the by-right approval requirements.
Primary Responsible Departments	Community Development 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 and Displacement Protections

Development on non-vacant sites with existing residential units is subject to replacement requirements, pursuant to 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.

Program 4 also includes actions to address displacement risk through engagement and the evaluation of local regulations to strengthen tenant protections.

Specific Actions, Objectives and Timelines	▪ Concurrent with Housing Element adoption, amend the Development Ordinance to address the replacement housing requirements. ▪ By 2027, establish a comprehensive Anti-Displacement Strategy to address displacement risk in the neighborhoods at risk of displacement (Central Porterville and the northern part of Southeast Porterville). The strategy will include the following actions: ▫ Engagement with fair housing service providers to improve upon and expand the dissemination of information on tenant protections and available fair housing resources ▫ Engagement with residents and property owners to solicit community input on displacement risk factors and potential solutions ▫ Evaluation, consideration, and adoption of local policies or regulations to address displacement risk, including but not limited to: ▫ Work with local HUD-approved housing counselors to provide foreclosure prevention counseling in areas at risk of displacement; ▫ Coordinate with Housing Authority to seek funding for emergency rental assistance for tenants; ▫ When permits are applied for repair or rehabilitation of occupied rental units, contact fair housing providers to begin counseling process for tenants of the subject property to ensure they know their rights; ▫ Local regulations that establish a "first right of return" for tenants displaced by redevelopment, rehabilitation, of properties with existing occupied residential units. The feasibility of each of these actions will be presented in a public forum and will assess legal, financial, administrative, and equity considerations.
Primary Responsible Departments	Community Development 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. Porterville will amend the Development Ordinance 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 Development Ordinance in compliance with state law by July 2025. ▪ Facilitate the development of 28 ADUs over 8 years. ▪ 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. ▫ 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. ▪ Promote the development of ADUs, prioritizing Northwest, Northeast, and Southwest Porterville. ▫ Conduct three educational workshops, campaigns, or outreach events to promote ADU development in the city, prioritizing Northwest, Northeast, and Southwest Porterville, during the planning period. ▪ By July 2025, add information on the ADU permitting process and links to available financial resources on the City's website. ▪ Determine and implement strategy to promote ADUs for moderate- and lower-income households. ▫ Prepare a report on potential strategies to encourage affordability of ADUs for moderate and lower-income households, including but not limited to, promoting the use of HCVs or development of cost incentive programs or no-interest loan program for ADU developers in exchange for income restrictions. Prepare report by January 2026 and present to City Council for adoption by August 2026. If adopted, implement pilot program by January 2027.
Primary Responsible Departments	Community Development 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	Northwest, northeast, and southwest Porterville
AFFH Outcomes	▪ Support the development of at least 10 ADUs in Northwest, Northeast, and Southwest Porterville during the planning period.

Program 6: Development Ordinance 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 Development Ordinance.

Specific Actions, Objectives and Timelines	~~Include~~ Adopt the following Development Ordinance Amendments by the end of 2025 unless otherwise indicated: ▪ **Development Standards**: Review and revise the City's development standards (including parking and height), particularly in relation to higher density affordable housing. ▫ Revise the Development Ordinance to allow a maximum height of 50 feet without a CUP in the D-MX zone and provide an opportunity for minor modifications to height restrictions for developments with an affordability component. Evaluate and revise height requirements for accessory structures for consistency with state law. ▫ Revise parking requirements for one-bedroom units to no more than one space per unit. ▫ Revise the Development Ordinance to allow the development of ADUs in all residential and mixed-use zones, in compliance with state law. Additionally, ADU and JADU development standards and regulations will be updated to comply with all current state law. ▫ Concurrent with Housing Element adoption, revise the Development Ordinance provisions for RM-3 district to prohibit single-family uses and prohibit single-family uses in the RM-1 and RM-2 zones except for small-lot subdivisions. ▫ As part of the ongoing comprehensive Development Ordinance update, amend Article 501, Hillside Zone Overlay District, to adjust density limitations to allow development of higher-density zoned land at densities sufficient for the City to meet its RHNA obligations, while still ensuring public safety. The Development Ordinance update is expected to be completed by the end of 2026. ▪ **SB 35 and SB 330 Procedures:** Concurrent with Housing Element adoption, stablish written procedures for the processing of SB 35 and SB 330 projects pursuant to state law. ▪ **Single-Room Occupancy (SRO) Housing:** Amend the Development Ordinance to define SRO housing and establish SRO as a conditionally permitted use in zones where multifamily and mixed-use residential developments are permitted. Specifically, revise the Development Ordinance to allow the development of SROs in residential zones allowing multifamily uses (RM-1, RM-2 and RM-3) and/or commercial zones allowing hotel and motel uses (CR, CG and CMX). Also, establish a procedure to encourage and facilitate SRO development in the allowable zoning district(s), including development standards. ▪ **Emergency Shelters:** Concurrent with Housing Element adoption, amend Development Ordinance to address recent changes: ▫ Permit emergency shelters and low-barrier navigation centers in zones that allow residential uses. Allow the development of emergency shelters by-right in the RM-3, CMX, D-MX, DRM-2, and DRM-3 zoning districts or permit residential development in the CR and CG zone districts, in such a way that meets the requirements of AB 2339. ▫ Expand the definition of emergency shelters per AB 2339 to include interim housing options such as navigation centers, bridge housing, and respite and recuperative care.

	▫ The parking standards for emergency shelters must be based solely on staffing level pursuant to AB 139. ▫ Ensure that requirements for emergency shelters are objective. ▪ **Low Barrier Navigation Centers (LBNC):** 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. Amend the Development Ordinance to address the provision of LBNC. ▪ **Employee Housing:** Review and revise the Development Ordinance to ensure compliance with the Employee Housing Act (H&S Code Section 17021.5), 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 Development Ordinance 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). ▪ **Farmworker Housing:** Review and revise the Development Ordinance to ensure compliance with the Employee Housing Act (H&S Code Section 17021.6 and 17021.8), 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 employee 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. ▪ **Residential Care Facilities:** Amend the Development Ordinance to conditionally permit large residential care facilities (for seven or more) in all zones that permit residential uses. Findings for approval will be objective to provide certainty in outcomes, and subject only to the requirements of residential uses of similar type and form. ▪ **Reasonable Accommodation:** Revise the City's reasonable accommodation procedure and findings to be consistent with fair housing laws and post information regarding the procedure or additional assistance on the City's website. ▪ **Density Bonus:** Update the Density Bonus Ordinance in compliance with State law (see Program 7). ▪ **Transitional and Supportive Housing (AB 2162):** Revise the Development Ordinance to permit Permanent Supportive Housing without discretionary action in zones that permit multifamily housing and comply with Government Code section 65621, including but not limited to, processing and parking requirements for projects located within half-mile from transit. In addition, revise the Development Ordinance, as appropriate, to permit transitional/supportive 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.
Primary Responsible Departments	Community Development 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 200 units for special needs populations during the planning period.

Program 7: 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, potentially 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 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.

Specific Actions, Objectives and Timelines	▪ Starting in 2025, annually pursue funding at the local, regional, state, and federal levels such as State CDBG, CalHome, and PLHA. ▪ 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 31, 2025, revise the Density Bonus Ordinance in compliance with State law (Government Code §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 2025, facilitate the development of affordable housing through the provision of the following incentives: ▫ Density increases under the City's Density Bonus Ordinance. ▫ Expedited and streamlined project application review involving any of the following housing categories: above-moderate-income households; very low-income households; large families; persons with disabilities or developmental disabilities; and farmworkers. ▫ Potential fee waivers/reductions/deferrals. ▫ Incentives for large sites such as expedited lot split approvals, establishment of developable lot sizes in developments, ministerial review, or priority processing. Complete outreach to interested owners/developers of large sites at least annually. On an ongoing basis, provide technical assistance on subdivisions or lot line adjustments needed to make large sites feasible for housing development. On a case-by-case basis, coordinate off-site improvements and physical infrastructure via Capital Improvement Projects. ▪ 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, Specific Plans, and Development Ordinance and Zoning Map to evaluate opportunities for removing barriers to housing production, such as reducing height limitations, parking requirements, development fees and removing the necessity for CUPs for certain housing types and subjective language in the review process. Recommend amendments, as necessary, to accommodate added housing capacity in Northeast, Northwest, and Southwest Porterville. Additionally, review the Development Ordinance to identify opportunities to increase and encourage a greater mix of dwelling types and sizes, specifically housing types that may accommodate moderate-income households (e.g., duplexes, triplexes, fourplexes, townhouses, courtyard buildings), in lower-density residential areas citywide, and amend the Development Ordinance as needed. Review the General Plan, applicable Specific Plans, and Development Ordinance and Zoning Map to evaluate opportunities for removing barriers to housing production, adding housing capacity, by January 2026, and implement changes by January 2027. After adoption of changes, track at least 30 units constructed by December 2031 (see Program 6). ▪ Encourage development of deed-restricted and "naturally occurring" (non-deed restricted) affordable housing in Northwest, Northeast, and Southwest Porterville by monitoring potential sites, actively promoting available and appropriate parcels to private and non-profit developers and providing technical and financial assistance for affordable housing development. Identify potential sites in Northwest, Northeast, and Southwest Porterville and create a Priority Housing Sites List by July 2025. Promote sites to at least three potential developers by January 2026. ▪ In compliance with recent updates to the Surplus Land Act (AB1255, 2019-Rivas; AB 1486, 2019-Ting), identify publicly owned land for the development of affordable housing. Explore the adoption of an ordinance that identifies public land and where a portion or all of the land be used for the development of affordable housing by non-profit, mission-based developers. Identify viable publicly-owned sites by 2025. ▪ 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. Seek partnership with nonprofit housing developers to support the entitlement of subsidized housing units affordable to extremely low-, very low-, and low-income households in the city during the planning period, prioritizing sites in High Resource areas and/or near public transit and services.
Primary Responsible Departments	Community Development 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	Northwest, Northeast, and Southwest Porterville.
AFFH Outcomes	▪ Reduce disparities between median household incomes by census tract by December 2030, using 2021 Census data as a baseline.

Program 8: Preservation of At-Risk Housing

The City has 1,187 housing units that are deed restricted as affordable housing for lower-income households. Of these units, 184 are at risk of converting to market-rate housing over the next ten years. The City will work to preserve these 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 1,187 affordable units and 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 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	Community Development 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 affordable housing units.

Program 9: Housing Preservation and Rehabilitation

Nearly half (49.1 percent) of the housing stock in Porterville is more than 40 years old. The City actively seeks and encourages the rehabilitation of housing units, utilizing various programs and community partnerships. The City's rehabilitation program assists low-income single-family homeowners with needed repairs by providing direct, 0% interest, 30-year deferred loans of up to $40,000, as funding is available through the Community Development Block Grant program. The funds may be used to correct code violations, safety repairs, accessibility improvements, lead-based paint, and energy conservation measures.

Specific Actions, Objectives and Timelines	▪ Assist at least five property owners through the planning period through the City's Housing Rehabilitation and Public Utilities Loan Program as grant funding allows. ▪ Advertise available rehabilitation grant programs on the City's website. Ensure that Code Enforcement has the information when addressing enforcement cases. ▪ 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. ▪ Pursue/provide rehabilitation assistance that includes energy conservation and weatherization improvements as eligible activities. ▪ Assist with 8 low-income rehabilitation projects over 8 years with CDBG funding as available. When CDBG funding is not available, refer to other programs in the community such as the weatherization programs from CSET, Gas Co., and Proteus. Estimated annual referrals 15 from direct contact to City and 100 by community outreach events. ▪ Facilitate communication with landlords and tenants when substandard housing is identified through code enforcement complaints so that low-income housing is conserved and rehabilitated as needed. ▪ Identify rental housing in recently annexed neighborhoods to conduct targeted outreach and inform the households of eligible programs to assist with rehabbing homes. ▪ Refer residents to Fair Housing resources so they are aware of tenants' rights and responsibilities to help prevent substandard housing situations from developing.
Primary Responsible Departments	Community Development 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	Recent annexation areas, low resource areas, and areas of high segregation and poverty (Central and South Porterville)
AFFH Outcomes	▪ Assist with 8 rehabilitation projects over 8 years.

Program 10: 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):** The Housing Choice Voucher program through the Moving to Work Program (funded by federal government, HUD). Housing Choice Vouchers are portable rent subsidies that low- and very low-income families can use to subsidize their rents in the housing of their choice in the private market. The vouchers generally cover the difference between the minimum required tenant contributions toward rent (generally, 30 percent of family income) and the maximum allowable subsidy set by HATC, based on local rents in the market, subject to federal limits. 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. HATC receives Federal funding to pay both the subsidy costs and the administrative costs of the program. Each Public Housing Authority receives funding for a limited number of vouchers. When the demand for vouchers exceeds the supply in the community, a waiting list for assistance is created.
- **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 HATC to promote HCVs and provide the community with information about HATC's other available programs.

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

Specific Actions, Objectives and Timelines	▪ Support HATC who provides assistance in the community. ▪ Over the eight-year planning period, subsequent to each Point-in-Time Count, conduct workshops for the City Council to share the data from the count. Invite the Kings/Tulare Homeless Alliance to attend. ▪ Increase awareness of local rental assistance programs through organizations such as CSET. Add information on rental assistance programs on the City's website and include information in outreach on housing resources by July 2025. ▪ Require reporting from partner organizations providing tenant services in Conciliation/Mediation and Legal Assistance to evaluate existing state and federal "just cause for eviction" (AB 1482, 2019-Chiu) provisions to determine if additional protections through a local ordinance is warranted. Annually collect reporting by partner organizations as available and review data. If warranted, recommend adoption of a local tenant protection ordinance to City Council by December 2026. ▪ In collaboration with the Housing Authority, provide education to property owners and managers to expand awareness of the Housing Choice Voucher (HCV) program to increase acceptance of tenant-based HCVs and to facilitate mobility and provide choices for lower-income households throughout the city. Partner with local organizations to connect low-income residents with housing assistance resources, including the HCV program. ▫ Add information on the HCV Program to the City's website by July 2025.

- Host at least one workshop/event annually to distribute information on resources and housing opportunities.

- Work with partner organizations to develop emergency housing in the city.
  - Examine Development Code and Zoning Map to ensure that sufficient sites are available for emergency shelters by the end of 2025.
  - By January 2026, prepare a study to examine the need for and feasibility of constructing and operating a permanent shelter within the city.
- 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.
- Provide letters of support to funding applications by developers if the proposed projects are consistent with the goals and objectives of this Housing Element, as requested.
- The City and regional 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.
- Coordinate with nonprofit developers, Homeless Service providers, the Continuum of Care on Homelessness, and other related organizations, to explore funding and incentives, annually identify housing opportunities, pursuing strategies to integrate affordable housing and targeting

	rehabilitation and conservation and improvement programs toward housing for the homeless community. ▪ Seek and apply for funding to support those efforts described above and any others that can help prevent and end homelessness in Porterville.
Primary Responsible Departments	Community Development Department
Funding Sources	General Fund, 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; central and southeast Porterville
AFFH Outcomes	▪ Promote the use of HCVs in the city with the goal of expanding HCV use by December 2030, using 2023 data as baseline. ▪ Decrease the percent of the city designated at risk of displacement by December 2031 using 2021 TCAC data as a baseline.

Program 11: Homebuyer Assistance

Under the City of Porterville's First Time Homebuyer Program, the applicant must be a first-time home buyer that earns 80 percent or less of the area median income. The applicant must also be able to qualify with a participating lender for a first mortgage and provide a minimum of one percent of the total purchase price as the down payment from their own personal assets. The City provides a secured second trust deed loan for gap financing, down payment and closing costs assistance up to 35 percent of the purchase price. When there is a change in the maximum purchase price (typically annually), the City will update it on all printed materials, social media and website. Only existing homes that do not exceed the maximum allowable purchase price at the time of application can be financed under this program. The program can assist in purchasing homes constructed before 1978, but the property must pass a City inspection confirming that there are no building code violations, no indications of lead-based paint and any other health and safety concerns.

The City currently provides home buyer education classes in English and Spanish to low-income persons and families once a month on a Saturday from 8:00 a.m. to 5:00 p.m. The 8-hour class provides information on budgeting, credit, credit worthiness, the home buying process, evaluation of loan offers, protecting your home investment, home preservation, Community Services Employment Training (CSET) programs and services and the City of Porterville First Time Home Buyer Loan Program. The program also analyses the advantages and disadvantages of home ownership, how to work with a realtor, what to look for in selecting a home, understanding the loan and escrow process, and learning how to maintain a home and many other topics to prepare homeowners in their home buying journey. Upon completion of the class, the participant receives a Certificate of Completion which can help them participate in the City's First Time Home Buyer Program.

Specific Actions, Objectives and Timelines	▪ Assist five households in the First Time Homebuyer Program to purchase their first home, with an objective of assisting one household annually if additional funding becomes available. ▪ Host four homebuyer education classes annually. ▪ By the end of 2025, expand marketing and outreach for the First Time Homebuyer Program, targeting low-income households in Northeast, Central, and Southeast Porterville.

	▪ Support moderate-income homeownership loan opportunities. Identify potential programs to aid moderate-income homeownership opportunities and develop a list of resources by July 2025.
Primary Responsible Departments	Community Development Department
Funding Sources	General Fund
Relevant Policies	3.1, 3.5
AFFH Themes	▪ Housing Mobility ▪ New Housing Opportunities in High Resource Areas
Geographic Targeting	Citywide with emphasis on northeast, central, and southeast Porterville.
AFFH Outcomes	▪ Assist at least one low-income household each year through the First Time Homebuyer Program as grant funds are available.

Program 12: Energy Conservation

The City provides referrals to local programs including CSET, Proteus, Edison, and other agencies for energy conservation and residential weatherization opportunities. The effort extends into the City's Housing Rehabilitation Loan Program (HRLP) to require the use of recycled materials whenever possible and energy efficient appliances and equipment. Contractors that bid on HRLP projects must complete a City provided "Green Improvements" checklist with their bids for a project.

Specific Actions, Objectives and Timelines	Provide two referrals to the programs listed above per year.
Primary Responsible Departments	Community Development Department
Funding Sources	General Fund
Relevant Policies	6.1, 6.2
AFFH Themes	N/A
Geographic Targeting	Citywide
AFFH Outcomes	N/A

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.

Upon adoption, the City of Porterville 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	▪ Evaluate need to expand transit services and accessibility to persons with disabilities such as extending operation hours for Porterville Transit's ADA Paratransit service (Dial-A-COLT). Prepare a memo on the feasibility of expanding Dial-A-COLT services for persons with disabilities by 2026. Enact recommendations from the memo starting in January 2027. ▪ Prioritize public health, education, economic, and safety programs in areas of Northeast, Central, and Southeast Porterville that are identified as lower-income and/or high segregation and poverty. Coordinate with area public health entities (e.g., Sierra View Medical Center), Porterville Transit, the City's Economic Development Department, Porterville Unified School District, workforce development groups, and the Porterville Police Department. ▪ By the end of 2025, implement a plan to involve community organizations and advocates, business councils, and residents to refine program scope. Opportunities could include housing and community-related policies and programs, infrastructure development, and transit and economic development. ▪ Annually collaborate with local organizations and residents to identify opportunities for placemaking improvements, including: public transit and active transportation infrastructure, public art reflective of cultural identity and diversity, neighborhood-serving public infrastructure such as wayfinding signs, community gardens, shades, street trees, recreation facilities, and benches. ▫ Develop a comprehensive, long-term community development strategy and/or program priority strategy for Central and Southeast Porterville by January 2030. ▫ As part of the annual CIP program update, establish a minimum spending target and report the percent of CIP budget (including Federal, State, and regional grant funds, including CDBG) committed to areas of Northeast, Central, and Southeast Porterville that are identified as lower-income and/or high segregation and poverty. ▫ Prepare a report on the City's infrastructure investment from 2023 to 2028 from an equity and anti-displacement lens to ensure that improvements benefit lower-income neighborhoods by June 2029. The report shall be made public. ▪ Develop a Citywide Active Transportation Plan to develop a set of goals and priorities for Porterville to identify projects that can be developed and funded by active transportation grants such as safe routes, infrastructure, community facilities. Additional funding sources will be explored. ▪ Annually collaborate with the Workforce Investment Board and Community Services Employment Training to connect residents to available employment assistance and job training programs. Collaborate on at least one employment workshop annually to assist residents in

	preparing for local job fairs, develop resumes, and prepare for interviews as well as spreading awareness of available employment, training and job preparation resources through the Workforce Investment Board (WIB) and CSET. ▪ 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 Porterville. ▪ Work 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. Beginning in 2025 and every two years thereafter, assess pollution burden in Southeast and Southwest Porterville and create an action plan to reduce pollution burden in these neighborhoods. Ensure that environmental justice policies and actions align with community development initiatives for Southeast and Southwest Porterville, with a focus on areas with proposed housing opportunity sites for low- and moderate-income households. Regularly assess and monitor pollution burden in each census tract, using tools such as CalEnviroScreen and identify major sources of pollution. By 2026, develop a plan for the city with priority for Southeast and Southwest Porterville with metrics and timelines. ▪ Starting in 2026, and at least every other year thereafter, identify funding sources and apply for funding to address additional community development issues such as neighborhood revitalization, parks, safe routes to school, community facilities, or addressing pollution burdens, with the goal of securing funding for two additional community revitalization projects during the planning period. Target Central and Southeast Porterville and the area of segregation and poverty for any additional community revitalization projects.
Primary Responsible Departments	Community Development Department
Funding Sources	General Funds
Relevant Policies	3.1, 4.4
AFFH Themes	Place-based Strategies for Neighborhood Improvement
Geographic Targeting	Central, Southeast, and Southwest Porterville
AFFH Outcomes	▪ Decrease the percent of the city designated at high segregation and poverty and low resource by TCAC by December 2030 using 2021 TCAC data as a baseline. ▪ Complete 5 CIP projects during the planning period. ▪ Improve CalEnviroScreen scores citywide by December 2031. ▪ Apply for additional funding for community revitalization projects at least every other year with the goal of securing funding for two projects in the Central, Southeast, and Southwest Porterville neighborhoods during the planning period.

Program 14: Fair Housing Outreach and Enforcement

The City of Porterville works with CSET 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.

CSET 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. Ensure counseling is provided in Spanish and English. ▪ Partner with local organizations to distribute information on fair housing services and homebuyer education programs by distributing flyers, attending local events, social media campaigns, and educational workshops in both English and Spanish. ▪ Coordinate with non-profit organizations, local community groups, and service organizations to increase awareness of and access to housing resources and fair housing assistance. ▫ Hold at least one fair housing workshop annually for residents about housing rights and resources, materials in English and Spanish. ▫ By July 2025, create a calendar of events on the City's fair housing webpage to advertise regional workshops and events. ▫ Beginning in 2025, release educational program about housing rights and resources to be conducted annually, in English and Spanish. The educational program will include a variety of media outlets, including but not limited to, social media, print media, newspaper, radio, and/or television. ▪ Expand awareness of predatory lending practices, fair housing requirements, regulations, and services by distributing educational materials to property owners, realtors, apartment managers, and tenants. ▫ Annually collect and analyze Home Mortgage Disclosure Act (HMDA) data and identify potential discrimination and areas of need regarding fair access to lending for all residents. ▫ Provide annual training to real estate agents, brokers, and property owners on fair housing laws. ▪ Coordinate with TCAG to offer outreach on housing services and opportunities in conjunction with other regional planning efforts. Organize one workshop in Porterville to provide information on housing services and programs in 2025. ▪ Ensure that local housing programs respond to the needs of a culturally diverse community that includes multi-generational families, a variety of living arrangements, and Limited English Proficiency households. Plans should ensure collaboration with community groups, including faith-based and nonprofit organizations, to provide outreach on housing resources to all types of households and those households with Limited English Proficiency. Create a fair housing marketing plan and review

	every two years to ensure compliance with current City policy to affirmatively further fair housing and make necessary changes within six months. ▪ Seek opportunities to expand outreach and public education strategies on available tenant protection, fair housing services, and homeownership education to reach vulnerable households by offering information in multiple languages, targeted social media efforts, combining information with other assistance programs, distributing resources through local schools and colleges, and partnering with community-based organizations. Partner with three new schools or community-based organizations during the planning period to disseminate materials and provide trainings to residents, prioritizing services in communities sensitive to displacement in Central and Southeast Porterville. ▪ Distribute brochure on housing rights and responsibilities with ADU applications, at the planning counter, and on the City's website. Have brochure available with applications, at the planning counter, and on the City's website by July 2025. ▪ Annually, conduct outreach and education on water conservation measure through a social media campaign.
Primary Responsible Departments	Community Development Department
Funding Sources	General Fund
Relevant Policies	3.1, 4.4
AFFH Themes	Enforcement and Outreach
Geographic Targeting	Citywide with emphasis on Northeast, Central, and Southeast Porterville.
AFFH Outcomes	▪ Assist at least 100 residents and landlords with fair housing services annually, throughout planning period. ▪ Distribute printed educational materials to at least 150 property owners, apartment managers, tenants, and realtors during the planning period, prioritizing outreach in Central and Southeast Porterville.

E7.3 AFFH Actions Summary

Government Code §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~~further 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 15: Fair Housing Outreach and Enforcement	▪ 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. Ensure counseling is provided in Spanish and English. ▪ Partner with local organizations to distribute information on fair housing services and homebuyer education programs by distributing flyers, attending local events, social media campaigns, and educational workshops in both English and Spanish. ▪ Coordinate with non-profit organizations, local community groups, and service organizations to increase awareness of and access to housing resources and fair housing assistance. ▪ Expand awareness of predatory lending practices, fair housing requirements, regulations, and services by distributing educational materials to property owners, realtors, apartment managers, and tenants. ▪ Coordinate with TCAG to offer outreach on housing services and opportunities in conjunction with other regional planning efforts. Organize one workshop in Porterville to provide information on housing services and programs in 2025. ▪ Ensure that local housing programs respond to the needs of a culturally diverse community that includes multi-generational families, a variety of living arrangements, and Limited English Proficiency households. Plans should ensure collaboration with community groups, including faith-based and nonprofit organizations, to provide outreach on housing resources to all types of households and those households with Limited English Proficiency. Create a fair housing marketing plan and review every two years ensure compliance with current City policy to Affirmatively Further Fair Housing and make necessary changes within six months.	Annually July 2025	Citywide with emphasis on northeast, central, and southeast Porterville.	Assist at least 100 residents and landlords with fair housing services annually, throughout planning period. Distribute printed educational materials to at least 150 property owners, apartment managers, tenants, and realtors during the planning period, prioritizing outreach in Central and Southeast Porterville.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▪ Seek opportunities to expand outreach and public education strategies on available tenant protection, fair housing services, and homeownership education to reach vulnerable households by offering information in multiple languages, targeted social media efforts, combining information with other assistance programs, distributing resources through local schools and colleges, and partnering with community-based organizations. Partner with three new schools or community-based organizations during the planning period to disseminate materials and provide trainings to residents, prioritizing services in communities sensitive to displacement in Central and Southeast Porterville. ▪ Distribute brochure on housing rights and responsibilities with ADU applications, at the planning counter, and on the City's website. Have brochure available with applications, at the planning counter, and on the City's website by July 2025			
Housing Mobility				
Program 1: Regional Collaboration	Starting in 2025, at least annually participate in regional meetings related to housing and homeless issues to pursue funding and coordination opportunities.	Starting in 2025 and annually thereafter	N/A	Annually pursue funding opportunities for regional housing issues.
	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 5: Accessory Dwelling Units	▪ Amend the Development Ordinance in compliance with state law. ▪ Facilitate the production of ADUs through promotional efforts and incentives. ▪ Promote the development of ADUs, prioritizing Northwest, Northeast, and Southwest Porterville through three educational workshops, campaigns, or outreach events. ▪ Add information on the ADU permitting process and links to available financial resources on the City's website. ▪ Prepare a report on potential strategies to encourage affordability of ADUs for moderate and lower-income households, including but not limited to, promoting the use of HCVs or development of cost incentive programs or	By July 2025 Beginning in 2025 July 2025	Northwest, Northeast, and Southwest Porterville	Support the development of 24 ADUs including at least 10 ADUs in Northwest, Northeast, and Southwest Porterville during the planning period.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	no-interest loan program for ADU developers in exchange for income restrictions. ▪ 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 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.	Prepare by January 2026 and present to Council by August 2026		
Program 10: Lower Income and Special Needs Housing	▪ Increase awareness of local rental assistance programs through organizations such as CSET. ▪ Require reporting from partner organizations providing tenant services in Conciliation/Mediation and Legal Assistance to evaluate existing state and federal "just cause for eviction" (AB 1482, 2019-Chiu) provisions to determine if additional protections through a local ordinance is warranted. ▪ Add information on the HCV Program to the City's website by July 2025. ▪ Work with partner organizations to develop emergency housing in the city. ▪ Beginning in 2025 and annually thereafter, pursue funding available at the State and Federal levels for affordable housing development. Specifically, pursue funding	By July 2025 By December 2026 By July 2025 Beginning 2025 and annually thereafter	Citywide; central and southeast Porterville.	Decrease the percent of the city designated at risk of displacement by December 2031 using 2021 TCAC data as a baseline.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	programs that target the needs of extremely low and very low income households. ▪ 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		
Program 11: Homebuyer Assistance	▪ Host four homebuyer education classes annually. ▪ Expand marketing and outreach for the First Time Homebuyer Program, targeting low-income households in Northeast, Central, and Southeast Porterville. ▪ Support moderate-income homeownership loan opportunities. Identify potential programs to aid moderate-income homeownership opportunities and develop a list of resources by July 2025.	Annually By the end of 2025 By July 2025	Citywide with emphasis on northeast, central, and southeast Porterville.	Assist at least one low-income household each year through the First Time Homebuyer Program as grant funds are available.
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 and 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. ▪ Adopt a policy to prioritize the allocation of water and sewer services to affordable housing projects (SB 1087).	Annually Annually Concurrent with adoption of the Housing Element	Citywide	Facilitate the development of 4,064 units over eight years (872 very low-income, 537 low-income, 739 moderate-income, and 1,916 above moderate-income units).
Program 3: By-Right Approval	Concurrent with the Development Code update to provide adequate sites for the RHNA, update the Development Code to address the by-right approval requirements	At the time of Housing Element adoption	Citywide	Facilitate the development of 4,064 units over eight years (872 very low-income, 537 low-income, 739 moderate-income, and 1,916 above moderate-income units).
Program 6: Development Ordinance Amendments	Complete Development Ordinance 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 200 units for special needs populations during the planning period.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Program 7: Facilitating Affordable Housing Development	▪ Starting in 2025, annually pursue funding at the local, regional, state, and federal levels such as State CDBG, CalHome, and PLHA	Starting in 2025 and annually thereafter	Citywide with emphasis on Northwest, Northeast, and Southwest Porterville.	Reduce disparities between median household incomes by census tract by December 2030, using 2021 Census data as a baseline.
	▪ 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 2026 and annually thereafter		
	▪ Revise the Density Bonus Ordinance in compliance with State law (Government Code §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.	December 31, 2025		
	▪ Facilitate the development of affordable housing through the provision of regulatory concessions and incentives	Starting in 2025		
	▪ 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.	By August 2025		
	▪ Encourage development of deed-restricted and “naturally occurring” (non-deed restricted) affordable housing in Northwest, Northeast, and Southwest Porterville by monitoring potential sites, actively promoting available and appropriate parcels to private and non-profit developers and providing technical and financial assistance for affordable housing development.	Create a Priority Housing Sites List by July 2025		
	▪ Identify publicly owned land for the development of affordable housing. Explore the adoption of an ordinance that identifies public land and where a portion or all of the land be used for the development of affordable housing by non-profit, mission-based developers.	By the end of 2025		

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Place-Based Strategies for Neighborhood Revitalization				
Program 1: Regional Collaboration	Collaborate with TCAG to prepare a study on transit needs for Porterville residents and identify actions to address those needs, focusing on the needs of low-income residents, farm workers, and people with disabilities. Work with TCAG to identify ways to expand transit services that connect Porterville to other cities in the county, especially to cities with Visalia and Tulare. 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.	Tri-annually	Citywide	Conduct triannual assessment of transit needs by Porterville transit and identify actions for the Coordinated Human Services Transportation Plan applicable to priority areas in Porterville.
Program 9: Housing Preservation and Rehabilitation	Advertise available rehabilitation grant programs on the City's website. Ensure that Code Enforcement has the information when addressing enforcement cases.	Annually July 2025	Recent annexation areas, low resource areas, and areas of high segregation and poverty (Central and South Porterville)	Assist with 5 rehabilitation projects over 8 years.
Program 14: Community and Economic Development	▪ Expand transit services and accessibility to persons with disabilities including extending operation hours and service area for Porterville Transit's ADA Paratransit service (Dial-A-COLT). Prepare a memo on the feasibility of expanding Dial-A-COLT services for persons with disabilities by 2026. Enact recommendations from the memo starting in January 2027. ▪ Prioritize public health, education, economic, and safety programs in areas of Northeast, Central, and Southeast Porterville that are identified as lower-income and/or high segregation and poverty. Coordinate with area public health entities (e.g., Sierra View Medical Center), Porterville Transit, the City's Economic Development Department, Porterville Unified School District, workforce development groups, and the Porterville Police Department. ▪ By the end of 2025, implement a plan to involve community organizations and advocates, business councils,	January 2026/27	Central, Southeast, and Southwest Porterville	Decrease the percent of the city designated at high segregation and poverty and low resource by TCAC by December 2030 using 2021 TCAC data as a baseline. Complete five CIP projects during the planning period. Improve CalEnviroscreen scores citywide by December 2031. Apply for additional funding for community revitalization projects at least every other year with the goal of securing funding for two projects in the Central and Southeast Porterville neighborhoods during the planning period.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	and residents to refine program scope. Opportunities could include housing and community-related policies and programs, infrastructure development, and transit and economic development.	By the end of 2025		
	▪ Develop a comprehensive, long-term community development strategy and/or program priority strategy for Central and Southeast Porterville.	January 2030		
	▪ Establish a minimum spending target and report the percent of CIP budget (including Federal, State, and regional grant funds, including CDBG) committed to areas of Northeast, Central, and Southeast Porterville that are identified as lower-income and/or high segregation and poverty.	Annually		
	▪ Prepare a report on the City's infrastructure investment from 2023 to 2028 from an equity and anti-displacement lens to ensure that improvements benefit lower-income neighborhoods.	June 2029		
	▪ Collaborate with the Workforce Investment Board and Community Services Employment Training to connect residents to available employment assistance and job training programs.	Annually		
	▪ Work 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. Beginning in 2025 and every two years thereafter, assess pollution burden in Southeast and Southwest Porterville and create an action plan to reduce pollution burden in these neighborhoods. Ensure that environmental justice policies and actions align with community development initiatives for Southeast and Southwest Porterville, with a focus on areas with proposed housing opportunity sites for low- and moderate-income households. Regularly assess and monitor pollution burden in each census tract, using tools such as CalEnviroScreen and identify major sources of pollution. By 2026, develop a plan for the city with priority for Southeast and Southwest Porterville with metrics and timelines.	Beginning in 2025 and every two years thereafter		

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▪ Starting in 2026, and at least every other year thereafter, identify funding sources and apply for funding to address additional community development issues such as neighborhood revitalization, parks, safe routes to school, community facilities, or addressing pollution burdens, with the goal of securing funding for two additional community revitalization projects during the planning period. Target Central and Southeast Porterville and the area of segregation and poverty for any additional community revitalization projects.	2026 and every other year following		
AFFH: Capital Improvement Projects	Implement the City's current Capital Improvement Plan. In subsequent years, utilize the Capital Improvement Plan and respective funding to target areas of high segregation and poverty in central and south Porterville. Improvements may include, but are not limited to, the Transit Center Renovation, Murray Park improvements, and street or lighting improvements.	Annually	Central and south Porterville	Complete ten Capital Improvement Plan projects during the planning period including 60 percent of projects in or serving areas of high segregation and poverty.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
AFFH: ADA Improvements	Complete the Citywide Self-Evaluation and Transition Plan that will identify existing accessibility barriers, a strategy for removing those barriers, and a timeline for achieving compliance.	By the end of 2028	Citywide, with focus on Downtown	Based on outcome of plan, prioritize ADA improvements in capital improvement planning.
AFFH: Main Street Reconstruction	As part of the Main Street Reconstruction Project, increase the number of ADA stalls on main street to serve the existing population of persons with disabilities and address public comments related to accessibility in the area.	By the end of 2028	Downtown Porterville	Initiate the Main Street Reconstruction Project with the goal of including at least five ADA stalls in the final buildout of the project.
AFFH: Safe Routes to School	As part of the City CIP Plan, fund Safe Routes to School (SRTS) projects, particularly in less walkable neighborhoods.	By the end of 2028	Citywide with emphasis on Southwest, Southeast, and Northeast Porterville	Complete at least five SRTS projects in the City during the planning period.
Tenant Protection and Anti-Displacement				
Program 1: Regional Collaboration	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. During annual coordination, leverage the Kings/Tulare Homeless Alliance to conduct community-specific outreach to homeless populations in Porterville to effectively disseminate information and services.	Starting 2025 and annually thereafter	Citywide Southeast and central Porterville (Tule River)	Annually coordinate meetings with the Kings/Tulare Homeless Alliance to address need in Porterville with the goal of providing services to at least 5 persons experiencing homelessness annually.
Program 4: Replacement Housing	▪ Amend the Development Ordinance to address the replacement housing requirements. ▪ By 2027, establish a comprehensive Anti-Displacement Strategy to address displacement risk in the neighborhoods at risk of displacement (Central Porterville and the northern part of Southeast Porterville). The strategy will include the following actions: ▫ Engagement with fair housing service providers to improve upon and expand the dissemination of information on tenant protections and available fair housing resources ▫ Engagement with residents and property owners to solicit community input on displacement risk factors and potential solutions	Concurrent with Housing Element adoption 2027	N/A Areas with displacement risk (Central Porterville and northern Southeast Porterville)	Replace all units as required pursuant to AB 1397. Conduct community engagement and evaluate, consider, and adopt local regulations or strategies

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▫ Evaluation, consideration, and adoption of local policies or regulations to address displacement risk, including but not limited to: ▫ Work with local HUD-approved housing counselors to provide foreclosure prevention counseling in areas at risk of displacement; ▫ Coordinate with Housing Authority to seek funding for emergency rental assistance for tenants; ▫ When permits are applied for repair or rehabilitation of occupied rental units, contact fair housing providers to begin counseling process for tenants of the subject property to ensure they know their rights; ▫ Local regulations that establish a "first right of return" for tenants displaced by redevelopment, rehabilitation, of properties with existing occupied residential units. The feasibility of each of these actions will be presented in a public forum and will assess legal, financial, administrative, and equity considerations.			
Program 8: 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 owners of affordable housing regarding any change in status/intent or need for assistance, such as rehabilitation assistance.	Annually	Citywide	Preserve all 1,187 existing affordable housing units in Porterville.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▪ Maintain the AB 987 database to include detailed information on all subsidized units, including those that have affordability covenants. Update annually.			
Program 14: Fair Housing Outreach and Enforcement	▪ 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.	Annually	Citywide with emphasis on Central and Southeast Porterville (concentrations of LMI households, multifamily housing, renters)	Assist at least 100 residents and landlords with fair housing services annually, throughout planning period.

E7.4 Quantified Objectives

Porterville 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 E7-1~~Table E7-1~~ below summarizes the City's quantified objectives for implementing its various programs and actions outlined above.

Table E7-1 Quantified Objectives 2023-2031

Target Income and Affordability Level	New Construction	Rehabilitation	Conservation
Extremely Low	436	7	61
Very Low	436	10	61
Low	537	100	62
Moderate	739		
Above Moderate	1,916		
Total	**4,064**	**117**	**184**