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B7 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 Exeter.

B7.1 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 Housing Authority of Tulare County (HATC) 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 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.

B7.2 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 2026, 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 2026, at least annually, partner with the Kings/Tulare Homeless Alliance to proactively address shelter, housing and support services for people experiencing homelessness. 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's Complete Steets with ADA Compliance and Active Transportation Safety Enhancement Plan. ▪ Starting in 2026, 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 an emphasis on southern Exeter
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, Exeter has been assigned a RHNA of 844 units, including:

- Very Low-Income: 197 units
- Low-Income: 121 units
- Moderate-Income: 146 units
- Above Moderate-Income: 380 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 80 units through projects under construction, approved, or permitted, that will be available during the RHNA projection period. Accounting for these units, the City has a remaining RHNA of 764 units (197

very low-income, 121 low-income, 142 moderate-income, and 304 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. However, existing zoning for some of these properties may not be adequate to facilitate housing development. Under existing zoning, the City would have a shortfall of site capacity of ~~263~~ 290 units (~~123~~ 139 lower-income, ~~116~~ 113 moderate-income, and ~~24~~ 38 above moderate-income units).

To fully accommodate the remaining RHNA, the City identified six sites that will be rezoned to facilitate additional residential development. The sites will be rezoned to medium- and high--density residential with a maximum density of at least 14.5 and 29 dwelling units per acre, respectively. These sites encompass ~~24~~ 26.6 acres and can accommodate a total of ~~159~~ 189 lower income units, ~~127~~ 134 moderate-income units, and ~~57~~ 68 above moderate-income units (~~353~~ 391 total 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 multifamily 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.

The City of Exeter 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 not adopted a policy to prioritize the allocation of water/sewer services to affordable housing projects.

Specific Actions, Objectives and Timelines	▪ Concurrent with the adoption of the Housing Element, rezone/upzone properties as outlined above and detailed in the Housing Resources section of this Housing Element to fully accommodate the remaining RHNA of 764 units and specifically a RHNA shortfall of ~~263~~ 290 units (~~123~~ 139 lower-income; ~~116~~ 113 moderate-income; and ~~24~~ 38 above moderate-income units). As part of the rezoning/upzoning, establish appropriate development standards (including parking, height, setback, lot coverage, FAR, etc.) to ensure maximum allowable densities at the respective zones can be achieved. ▪ 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 the adoption of the Housing Element, develop a formal procedure to monitor no net loss in capacity pursuant to SB 166. ▪ By January 2026, complete update to water and sewer master plans. ▪ Concurrent with the adoption of the Housing Element, adopt a policy to prioritize the allocation of water and sewer services to affordable housing projects (SB 1087) ▪ Within one week of adoption, provide a copy of the adopted 2023-2031 Housing Element to the City's Public Works Department (Government Code Section 65589.7). ▪ 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 ~~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.

The Site Inventory does not contain parcels that would be subject to by-right approval pursuant to State law. Sites that are reused from the 4th and 5th housing cycle, but do not propose lower-income units, are identified in Chapter B4, *Housing Resources*.

Specific Actions, Objectives and Timelines	At the time of Housing Element adoption, concurrent with the Zoning Code update to provide adequate sites for the RHNA (see Program 2), update the Zoning 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, in compliance with Government Code Section 65583.2(h) and (i), to permit owner-occupied and rental multifamily uses by right (i.e., 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. ~~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., including allowing for by-right approval for housing developments requesting a subdivision.~~
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	Citywide
AFFH Outcomes	N/A

Program 4: Replacement Housing

Development on non-vacant sites with existing residential units that are vacated or demolished 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.

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	▪ Replace all units as required pursuant to AB 1397

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. Exeter 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 to comply with state law by July 2026. ▪ Promote the development of ADUs, prioritizing Northeast and Northwest Exeter. ▫ Beginning in January 2026, facilitate the production of ADUs through efforts including, but not limited to, offering expedited reviews for ADU applications. ▫ Conduct three educational workshops, campaigns, or outreach events to promote ADU development in the city to residents, with at least three targeted to residents and developers in Northeast and Northwest Exeter, by December 2026. ▫ Update the 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). ▫ 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 2026. Work with other cities as part of the TCAG TAC meetings to share resources. ▪ 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 Section 8 vouchers 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 of a pilot program by August 2026. If adopted, implement pilot program by January 2027.

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	Northeast and Northwest Exeter
AFFH Outcomes	▪ Support the development of at least five ADUs in northern Exeter 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 2026, unless otherwise indicated: ▪ **Parking Standards:** Revise the Zoning Code to amend the parking requirements related to studios and 1-bedroom multifamily units to require no more than one space per unit. ▪ **Density Bonus:** Update Chapter 17.58: Density Bonus to include provisions relative to density bonuses, incentives, and concessions as required by state law. ▪ **Accessory Dwelling Units:** Revise the Zoning Code for compliance with state law and remove criteria that require the occupant of the second unit to be an immediate family member. ▪ **Multifamily Housing:** Concurrent with Housing Element adoption, revise the Zoning code to remove the requirement of an on-site manager for multifamily developments of 16 or more units. Revise the Zoning Code provisions for RM districts to prohibit single-family uses. ▪ **Maximum Allowable Height:** Revise the Zoning Code to increase the permissible height requirements in the RM-3, RM-1.5, and CC districts from 35 feet to 40 feet. ▪ **Community Care Facilities:** Revise the Zoning Code to allow residential facilities of six and 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, regardless of licensing status or type of care. ▪ **Emergency Shelters:** Concurrent with Housing Element adoption**,** revise the Zoning Code to allow emergency shelters by-right in at the R-M zoning district and ensure that emergency shelters are only subject to objective design standards that apply to uses in the same zone. 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. Additionally, revise parking requirements for emergency shelters to comply with AB 2339.

- **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 its Zoning Code to explicitly allow the development of Low-Barrier Navigation Centers, by-right in mixed-use zones and nonresidential zones permitting multifamily uses.
- **Single-Room Occupancy (SRO) Housing:** Amend the Zoning Code to establish SRO as a permitted use in zones where multi-family and mixed-use residential developments are permitted. Also, establish a procedure to encourage and facilitate SRO development in the allowable zoning district(s), including development standards.
- **Transitional and Supportive Housing (AB 2162):** Revise the Zoning Code to permit Permanent Supportive Housing without discretionary action in zones that permit multifamily housing and comply with Government Code section 65651, including but not limited to, processing and parking requirements for projects located within half-mile from transit. In addition, revise the zoning 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.
- **Farmworker Housing:** Review and revise the Zoning Code 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 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), 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 proposed projects on agricultural land to be allowed a streamlined review process (if certain criteria are met).
- **Definition of Family:** Revise the Zoning Code definition of "family" to mean all persons, related and unrelated, who occupy a single housing unit.
- **Building Code:** Revise the Building Code and adopt the most recent (2022) California Building Code.
- **Permit Processing:** Revise the procedure for Site Plan Review approval for residential development to be limited to the Site Plan Review Committee instead of the Planning Commission.
- **Discretionary Permits:** Revise findings for discretionary permits to be objective. Specifically, remove the requirement for discretionary permits that projects must be related to neighborhood character ("inharmonious with properties or improvements in the vicinity").
- **SB 35 and SB 330 Procedures:** Concurrent with the Housing Element adoption, amend the Zoning Code to provide a clear permitting process for SB 35 eligible projects and create an SB 35 application checklist.

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 20 units for special needs populations during the planning period.

Program 7: General Plan

The General Plan includes four residential land use designations with a density range from zero to 29 dwelling units per acre. The density range of six persons per acre for Very Low Density Residential is a constraint to housing. The City of Exeter's General Plan was adopted in March 2003 and was intended to serve the community until 2020; however, the General Plan has yet to be updated.

Specific Actions, Objectives and Timelines	Concurrent with the adoption of the Housing Element, remove the requirement of a maximum of six persons per acre for the Very Low Density Residential land use designation.
Primary Responsible Departments	Planning 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	Citywide
AFFH Outcomes	N/A

Program 8: Transparency in the Development Process

To increase transparency in the development process, the City's website publishes resources that help developers and homeowners navigate the residential development and home improvement processes. Specifically, the Planning Division webpage (https://cityofexeter.com/departments/administration/planningbuilding) provides a zoning map, information on the permit center and staff contacts, the public hearing calendar, and planning and building permit resources. The zoning code and zoning map, plan review procedures, fee schedule and forms and handouts, among other documents are available online.

The City provides general information and handouts regarding the development process on the City website. The City will evaluate its compliance with the new transparency requirements per Government Code Section 65940.1(a)(1) make changes as necessary.

Specific Actions, Objectives and Timelines	By December 2026, evaluate compliance with the new transparency requirements per Government Code Section 65940.1(a)(1) and make changes as necessary.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.2; 2.4; 2.6

AFFH Themes	▪ Outreach and Education
AFFH Geographic Targeting	Citywide
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, 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	▪ 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 2026, annually pursue funding at the local, regional, state, and federal levels such as State Community Development Block Grant (CDBG), CalHome, Permanent Local Housing Allocation (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 2026, 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 2026, facilitate the development of affordable housing by allowing required on- and off-site improvements to be negotiated. ▪ Starting 2026, 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: above-moderate-income households; 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 2026. ▪ 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 Northeast and Northwest Exeter. 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 on sites in Northeast and Northwest Exeter. ▪ Apply for state and federal funds in 2026 and annually thereafter to facilitate the development of affordable housing, including housing for extremely low-income households and those with special housing needs.
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	▪ Increase the percent of the City's housing stock that is multifamily from 13 percent to 16 percent by December 2030, using 2020 Census data as a baseline. ▪ Eliminate disparity between census tracts in northern and southern Exeter based on median income level and percent of households in poverty. ▪ 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. ▪ 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 household sizes with the goal of at least three new opportunities for middle housing in northern Exeter.

Program 10: Preservation of At-Risk Housing

The City has 168 housing units that are deed restricted as affordable housing for lower-income households. Of these units, 68 are considered at risk of conversion during this Housing Element planning period. 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	▪ Monitor affordable units during the planning period and preserve 168 affordable units, including 68 at-risk units. ▪ 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	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 168 affordable housing units.

Program 11: Housing Preservation and Rehabilitation

Nearly half (49 percent) of the housing stock in Exeter was built prior to 1980 and is more than 40 years old and may need repairs and rehabilitation. The City's code enforcement office reports that it is aware of a residential unit that is fire damaged from a burn and in need of rehabilitation, but otherwise is not aware of other units in critical need of repair.

Self-Help Enterprises (SHE) 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.

Exeter contracts with Self-Help Enterprises to administer its housing rehabilitation program funded by the Community Development Block Grant (CDBG) Fund. Priority is afforded to lower-income households based on health and safety needs, followed by energy conservation needs, extension of the unit's useful life, and complying with the Uniform Building Code. Annually, Self-Help Enterprises applies for CDBG funds on behalf of Exeter. As families that have taken advantage of this rehabilitation program repay the low interest loan, this money is placed into a Program Income fund. These monies can be used for housing rehabilitation as well as other improvements that benefit low- to moderate-income households, including sidewalks, sewer and water lines, and curbs and gutters. As of December 2023, SHE indicated that there are 19 waitlisted applicants for the owner-occupied rehab program, at housing units located throughout the city. SHE's website notes that there is funding available for critical repairs for residents of Exeter.[1]

[1] https://www.selfhelpenterprises.org/programs/housingrehabilitation/

Specific Actions, Objectives and Timelines	▪ Coordinate with Self-Help Enterprises to fund rehabilitation efforts in the City. Annually research funding opportunities, such as California Housing Finance Agency (CalHFA), for rehabilitation grants. ▪ Advertise available rehabilitation grant programs on the City's website. (See Program 14) ▪ Monitor the impacts of short-term rentals on housing availability and affordability. Based on the findings of the report, consider adopting a short-term rental ordinance to regulate short-term rentals, including a potential short-term rental fee that would fund affordable housing development. ▪ 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 2026. ▫ Apply for additional funding for the Local Rehabilitation Program by 2026. ▫ 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. ▫ Pursue/provide rehabilitation assistance that includes energy conservation and weatherization improvements as eligible activities.
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	Southeast and Downtown Exeter
AFFH Outcomes	▪ Assist with 20 rehabilitation projects over 8 years.

Program 12: Lower-Income and Special Needs Housing

The City uses HOME and CDBG funds to assist in the development of housing to meet the needs of extremely low, very low- and low-income households. For Exeter, HOME funds are made available on an annual, competitive basis through HCD's HOME Investment Partnerships Program. Approximately $245,776.18 is available to develop and support affordable multifamily rental housing, owner-occupied housing rehabilitation, and home ownership affordability. Exeter uses HOME funds primarily for first-time homebuyers (down payment assistance), owner-occupied rehabilitation, and rental-rehabilitation. In addition, the City received approximately $298,094.19 from the State administered HUD funds in 2022. Exeter utilizes CDBG funds for rental and owner housing rehabilitation activities and infrastructure improvement. Exeter contracts with Self-Help Enterprises to administer its housing rehabilitation program funded by the CDBG Fund.

It can be difficult for very low-, low-, and moderate-income first-time homebuyers to acquire sufficient savings and income to pay for a down payment, closing costs, monthly mortgage, and tax and insurance payments. To address this problem, Exeter administers the First Time Homebuyer Program (FTHB), a special low-interest, deferred-payment loan program designed to provide "silent" second mortgages of up to $40,000, funded by CDBG. Applicants must demonstrate financial need and pre-approval for a first mortgage; the second mortgage will be financed as a three percent-interest, 30-year deferred loan payment.

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.
- **Subsidized Housing:** Provides rental assistance to low- and moderate-income families and individuals. There are four subsidized complexes in Exeter: Exeter Apartments, Exeter Senior Villa, Exeter Station, and Jacob Square. These housing complexes that are not managed, owned nor are associated with HATC. However, such complexes have been developed through the utilization of a variety of federal, state, and other local subsidies.[2]

The City will continue to work with HATC to obtain HCVs and provide the community with information about HATCs and other available programs. Additionally, Self-Help Enterprises offers a variety of programs for low-income families in the region, including 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 53 Exeter households through HCVs. ▪ Work with HATC and Self-Help Enterprises to continue assistance in the community. ▪ 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 2026. Apply for feasible funding opportunities by December 2026. ▪ 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 2026. ▪ Coordinate with Self-Help Enterprises to construct affordable infill housing and offer homeownership opportunities using the First Time Home Buyer Program. ▪ Provide a link to the City's reasonable accommodation policy on the Housing page of the City website, including contact information for Staff that oversee the application process. ▪ 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

[2] https://www.hatc.net/subsidized-housing-referral-listing.php?city=Exeter.

	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 Housing Authority, annually conduct one workshop for landlords on the HCV program, starting in 2026, for a total of seven workshops during the planning period. ▪ 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 December 2026. Apply for feasible funding opportunities by December 2026. ▪ 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 2026 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 Tulare region collaboration 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; southern Exeter
AFFH Outcomes	▪ Assist with 20 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: Infill Development, Design, and Infrastructure

The City will promote infill development by supporting project design and prioritizing housing infrastructure assistance for residential infill projects.

Specific Actions, Objectives and Timelines	▪ Provide technical and financial assistance for project design (e.g. site planning, engineering, and/or preliminary architectural services) and infrastructure improvements (e.g. cost-sharing and/or fee waivers) for infill housing/redevelopment projects and developments that promote land or energy conservation. ▪ Prioritize housing infrastructure assistance for development projects which: 1) improve the infrastructure connectivity and/or capacity in infill areas; or 2) housing development projects that promote land or energy conservation by creating a Priority Housing Sites List to highlight opportunity sites for affordable housing development near public transit and existing or planned services.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.4, 2.5, 2.6
AFFH Themes	Housing Mobility New Housing Opportunities in Areas of Higher Resources
Geographic Targeting	Citywide
AFFH Outcomes	N/A

Program 14: 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 Exeter 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 Exeter. ▪ Annually 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 South, Southwest, Downtown, and Southeast Exeter, and prioritize improvements on sites that accommodate the City's lower income RHNA. ▫ Coordinate with Public Works to ensure priorities from the adopted City's *Complete Steets with ADA Compliance and Active Transportation Safety Enhancement Plan* are incorporated. Complete 3 projects by the end of the planning period, focusing on South Exeter. ▪ 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 South, Southwest, Downtown, and Southeast Exeter 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 2026, 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 South, Southwest, Downtown, and Southeast Exeter by 2027 with metrics and timelines. ▪ Concurrent with Housing Element adoption, at least every other year, identify funding sources and apply for funding to support community development efforts, such as neighborhood revitalization, parks, safe routes to school, community facilities, and pollution mitigation, with the goal of securing funding for two additional community revitalization projects during the planning period. Target Downtown and Southern Exeter for any additional community revitalization projects.
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	South, Southwest, Downtown, and Southeast Exeter
AFFH Outcomes	▪ 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 Downtown or Southern Exeter neighborhoods during the planning period.

Program 15: Fair Housing Outreach and Enforcement

The City of Exeter works with HATC to provide fair housing information and resources to residents and housing providers. Exeter 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 2026: ▫ Hold at least one fair housing workshop annually for residents about housing rights and resources, materials in English and Spanish. ▫ 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. ▫ Update the City's website by December2026 to include fair housing rights and responsibilities for landlords and lenders. Add a language translation feature to the City's website by December 2026. ▫ Coordinate with TCAG to offer outreach on housing services and opportunities in conjunction with other regional planning efforts. Organize one workshop in Exeter to provide information on housing services and programs in 2026. ▫ Provide fair housing guide with ADU applications. Provide fair housing guide with ADU applications starting in July 2026. ▫ Provide Spanish translation services for all City-led workshops and outreach events. Develop on-call contract with Spanish translation provider by summer 2026. ▫ Provide annual trainings to City staff on how to refer residents for fair housing complaints starting in 2026. ▪ Annually, conduct outreach and education on water conservation measures through a social media campaign.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	3.1, 4.4
AFFH Themes	▪ Enforcement and Outreach
Geographic Targeting	Citywide with emphasis in South, Southwest, Downtown, and Southeast Exeter
AFFH Outcomes	▪ Assist at least 15 residents and landlords with fair housing services annually, throughout planning period.

B7.3 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 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 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 2026: ▫ Hold at least one fair housing workshop annually for residents about housing rights and resources, materials in English and Spanish. ▫ 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. ▪ Update the City's website by December 2026 to include fair housing rights and responsibilities for landlords and lenders. Add a language translation feature to the City's website by December 2026. ▪ Coordinate with TCAG to offer outreach on housing services and opportunities in conjunction with other regional planning efforts. Organize one workshop in Exeter to provide information on housing services and programs in 2026. ▪ Provide fair housing guide with ADU applications. Provide fair housing guide with ADU applications starting in July 2026 ▪ Provide Spanish translation services for all City-led workshops and outreach events. Develop on-call contract with Spanish translation provider by summer 2026.	Starting 2026, then update as necessary	Citywide with emphasis in South, Southwest, Downtown, and Southeast Exeter	Assist at least 15 residents and landlords with fair housing services annually, throughout planning period.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▪ Provide annual trainings to City staff on how to refer residents for fair housing complaints starting in 2026. ▪ Annually, conduct outreach and education on water conservation measures through a social media campaign.			
Housing Mobility				
Program 1: Regional Collaboration	▪ Starting in 2026, at least annually participate in regional meetings related to housing and homeless issues to pursue funding and coordination opportunities. ▪ 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	Southern Exeter	Annually pursue funding opportunities for regional housing issues. 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's Complete Steets with ADA Compliance and Active Transportation Safety Enhancement Plan.
	▪ 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 Zoning Code in compliance with state law by July 2026. ▪ Beginning in January 2026, 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.	By July 2026 Beginning January 2026	Northeast and Northwest Exeter	Support the development of at least five ADUs in northern Exeter during the planning period.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▫ Develop as ADU application checklist and publish the checklist on the City's website by December 2026. Work with other cities as part of the TCAG TAC meetings to share resources.	By December 2026		
	▪ Promote the development of ADUs, prioritizing Northeast and Northwest Exeter.			
	▫ Conduct three educational workshops, campaigns, or outreach events to promote ADU development in the city to residents, with at least three targeted to residents and developers in Northeast and Northwest Exeter, by December 2026.			
	▪ Determine and implement strategy to promote ADUs for moderate- and lower-income households by January 2027.	January 2026/ January 2027		
	▫ 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 Section 8 vouchers 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 of a pilot program by August 2026. If adopted, implement pilot program by January 2027			
Program 12: Lower Income and Special Needs Housing	▪ Work with HATC and Self-Help Enterprises to continue providing assistance in the community.	Annually	Citywide; southern Exeter	Assist 53 Exeter households through HCVs.
	▫ The City and Self-Help Enterprises will work together to search for opportunities to construct affordable infill housing and offer homeownership opportunities using the First Time Home Buyer 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.
	▪ 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.			Assist with 20 rehabilitation projects over 8 years.
				Assist 5 households through the First Time Homebuyer Program.
	▪ Identify potential programs to aid moderate-income homeownership opportunities and develop a list of	July 2026/ December 2026		

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	resources by July 2026. Apply for feasible funding opportunities by December 2026.			
	▪ 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 2026.	By July 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. Identify and address challenges that property owners/managers have with existing or prospective HCV holders.	By January 2026, then ongoing		
	▫ In collaboration with the Housing Authority, annually conduct one workshop for landlords on the HCV program, starting in 2026, for a total of seven workshops during the planning period.	December 2026/ December 2027		
	▪ 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 December 2026. Apply for feasible funding opportunities by December 2026.	By July 2026		
	▪ Provide a link to the City's reasonable accommodation policy on the Housing page of the City website, including contact information for Staff that oversee the application process.	Beginning 2026 and annually thereafter		
	▪ Beginning in 2026 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.	Annually		
	▪ 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.			

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
New Housing Opportunities in Higher Opportunity Areas				
Program 2: Adequate Sites for RHNA	▪ Concurrent with the adoption of the Housing Element, rezone/upzone properties as outlined above and detailed in the Housing Resources section of this Housing Element to fully accommodate the remaining RHNA of 764 units and specifically a RHNA shortfall of 263 units (123 lower-income; 116 moderate-income; and 24 above moderate-income units). As part of the rezoning/upzoning, establish appropriate development standards (including parking, height, setback, lot coverage, FAR, etc.) to ensure maximum allowable densities at the respective zones can be achieved.	Concurrent with the adoption of the Housing Element	Citywide	Facilitate the development of 844 units over 8 years (197 very low-income, 121 low-income, 146 moderate-income, and 380 above moderate-income units).
	▪ By January 2026, complete update to water and sewer master plans.	By January 2026		
	▪ Concurrent with adoption of the Housing Element, adopt a policy to prioritize the allocation of water and sewer services to affordable housing projects (SB 1087)	Concurrent with adoption of the Housing Element		
	▪ 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		
	▪ Annually meet with property owners and interested developers to pursue housing development in the city.	Concurrent with adoption of the Housing Element		
	▪ Concurrent with the adoption of the Housing Element, develop a formal procedure to monitor no net loss in capacity pursuant to SB 166	By 2027		
	▪ 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.			

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Program 3: By Right Approval	▪ At the time of Housing Element adoption, concurrent with the Zoning Code update to provide adequate sites for the RHNA (see Program 2), update the Zoning Code to address the by-right approval requirements. 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 844 units over 8 years (197 very low-income, 121 low-income, 146 moderate-income, and 380 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 2026 unless otherwise indicated by Program 6.	Citywide	Facilitate the development of 20 units for special needs populations during the planning period.
Program 8: Transparency in Government	▪ By December 2026, the City will evaluate its compliance with the new transparency requirements per Government Code Section 65940.1(a)(1) and make changes as necessary.	December 2026	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 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 2026, annually pursue funding at the local, regional, state, and federal levels such as State Community Development Block Grant (CDBG), CalHome, Permanent Local Housing Allocation (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 2026, 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.	Annually Starting in 2026 and annually thereafter December 2026 Starting in 2026	Citywide with emphasis on moderate resource census tracts. Increase housing choice through removing barriers to housing production, adding housing capacity, and accommodating a greater mix of dwelling types and household sizes, prioritizing northern Exeter. Acquire funds through grant opportunities such as the HCD Infill Infrastructure Grant	Increase the percent of the city's housing stock that is multifamily from 13 percent to 16 percent by December 2030, using 2020 Census data as a baseline. Eliminate disparity between census tracts in northern and southern Exeter based on median income level and percent of households in poverty. 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 Review the General Plan, applicable Specific Plans, and Zoning Code and Zoning Map to evaluate

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▪ Facilitate the development of affordable housing by allowing required on- and off-site improvements to be negotiated. ▪ 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: above-moderate-income households; very low-income households; large families; persons with disabilities or developmental disabilities; and farmworkers. ▪ Potential fee waivers/reductions/deferrals.		Program to increase affordable housing opportunities, particularly in northern Exeter.	opportunities for removing barriers to housing production, adding housing capacity, and accommodating a greater mix of dwelling types and household sizes with the goal of at least three new opportunities for middle housing in northern Exeter.
	▪ 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 2026.	August 2026		
	▪ 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 northern Exeter. Review General Plan, Specific Plans, and Zoning Code and Zoning Map by January 2026 and implement any changes by January 2027 (see Program 6).	January 2026/ January 2027		
	▪ 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			

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	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 2026 and annually thereafter to facilitate the development of affordable housing, including housing for extremely low-income households and those with special housing needs.	In 2026, then as funding becomes available.		
Place-based Strategies for Neighborhood Revitalization				
Program 1: Regional Collaboration	▪ 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's Complete Steets with ADA Compliance and Active Transportation Safety Enhancement Plan	Annually	Citywide, with an emphasis on southern Exeter	Implement at least two active transportation projects in southern Exeter 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.
Program 11: Housing Preservation and Rehabilitation	▪ Coordinate with Self-Help Enterprises to fund rehabilitation efforts in the city. Annually research funding opportunities, such as California Housing Finance Agency (CalHFA), for rehabilitation grants. ▪ Advertise available rehabilitation grant programs on the City's website. (See Program 14) ▪ Monitor the impacts of short-term rentals on housing availability and affordability. Based on the findings of the report, consider adopting a short-term rental ordinance to regulate short-term rentals, including a potential short-term rental fee that would fund affordable housing development. ▪ 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 2026. ▫ Apply for additional funding for the Local Rehabilitation Program by 2026.	Annually Annually July 2026	Southeast and Downtown Exeter	Assist with at least 20 rehabilitation projects over 8 years.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▪ 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. ▪ Pursue/provide rehabilitation assistance that includes energy conservation and weatherization improvements as eligible activities.	Annually		
Program 14: 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 Exeter. ▪ Annually, 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 South, Southwest, Downtown, and Southeast Exeter, and prioritize improvements on sites that accommodate the City's lower income RHNA. ▪ Coordinate with Public Works to ensure priorities from the adopted City's Complete Steets with ADA Compliance and Active Transportation Safety Enhancement Plan are incorporated. Complete 3 projects by the end of the planning period, focusing on South Exeter. ▪ 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 South, Southwest, Downtown, and Southeast Exeter 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 2026 and every two years thereafter, assess and monitor pollution burden in each census	Annually Annually Beginning in 2026 and every two years thereafter	South, Southwest, Downtown, and Southeast Exeter	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 Downtown or Southern Exeter neighborhoods during the planning period.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	tract, using tools such as CalEnviroScreen and identify major sources of pollution. Develop a pollution burden reduction strategy for the city and for South, Southwest, Downtown, and Southeast Exeter by 2026 with metrics and timelines. ▫ Concurrent with Housing Element adoption, at least every other year, identify funding sources and apply for funding to support community development efforts, such as neighborhood revitalization, parks, safe routes to school, community facilities, and pollution mitigation, with the goal of securing funding for two additional community revitalization projects during the planning period. Target Downtown and Southern Exeter for any additional community revitalization projects.	Concurrent with Housing Element adoption and every other year thereafter.		
Tenant Protection and Anti-Displacement				
Program 1: Regional Collaboration	▪ Starting in 2026, annually 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 Exeter.
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. 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.	Annually	Citywide	Monitor affordable units during the planning period and preserve 168 affordable units, including 68 at-risk units.

B7.4 Quantified Objectives

Exeter 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 B7-1 below summarizes the City's quantified objectives for implementing its various programs and actions outlined above.

Table B7-1 Quantified Objectives 2023-2031

Target Income and Affordability Level	New Construction	Rehabilitation	Conservation
Extremely Low	105	5	79
Very Low	92	5	79
Low	121	5	78
Moderate	146	5	10
Above Moderate	380	–	8
Total	**844**	**20**	**254**