



6.0
HOUSING ELEMENT
2015-2023



City of Taft 2015-2023 Housing Element

6.1 INTRODUCTION

6.1.1 PURPOSE OF THE ELEMENT

The California State Planning Act requires that every city and county prepare and adopt a comprehensive, long-term General Plan for its physical development.

The adoption of a Housing Element is the first step towards providing a strategy for suitable housing for the residents of the City. One of the objectives of the Housing Element is to increase public awareness regarding housing issues and to address specific needs, programs, and incentives that will most effectively meet the housing needs. For instance, allowing second units in the single family zone districts and apartments in the commercial zone districts will increase options for affordable housing. Mobile homes parks are one of the more affordable living accommodations available to moderate-income households. Nevertheless, objectives are kept balanced to ensure success and to recognize that organization and implementation will take time to create impetus.

In order to meet Taft's low and moderate income housing needs through the 2015 to 2023 planning period; the City must work with practical and quantified objectives. Through adopted policies and programs, the City will strive to achieve the following objectives, with the actual goal being an appropriate and affordable housing mix.

6.1.2 LEGISLATIVE AUTHORITY

State Policy: The State Legislature finds and declares:

- a. The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.
- b. The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.
- c. The provision of housing affordable to low and moderate income households requires the cooperation of all levels of government.
- d. Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.
- e. The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental,



City of Taft 2015-2023 Housing Element

and fiscal factors and community goals set forth in the General Plan and to cooperate with other local governments and the state in addressing regional housing needs (Government Code, Section 65580).

State Intent: It is the intent of the Legislature in enacting Article 10.6, Housing Element Law:

- a. To assure that counties and cities recognize their responsibilities in contributing to the attainment of the State-housing goal.
- b. To assure that counties and cities will prepare and implement housing elements which, along with federal and state programs, will move toward attainment of the state-housing goal.
- c. To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs.
- d. To ensure that each local government cooperates with other local governments in order to address regional housing needs (Government Code, Section 65581).

State Housing Element Guidelines: The State requires that certain basic components be included in a Housing Element:

- a. An assessment of local housing needs and an inventory of local resources and constraints relevant to meeting these local needs.
- b. A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.
- c. A program that sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element.
- d. A review of the actual results of the previous element's goals, objectives, policies and programs.
- e. An analysis of the significant differences between what was projected or planned and what was achieved.
- f. Based on the above, a description of how the goals, objectives, policies and programs of the revised Housing Element incorporate what has been learned from the results of analysis of the previous Housing Elements.

6.1.3 METHODOLOGY

This Housing Element update began by reviewing the issues in the 2008-2013 Housing Element approved by the City Council on July 21, 2009, and certified by HCD on August 13, 2009. Information presented is based on data from the 2000 and 2010 U.S. Census. The goals and objectives of the previous elements were revised to fit the needs of an updated eight-year plan based on information obtained from the following:

Kern Council of Governments, 2014 Regional Transportation Plan – Appendix H, Regional Housing Needs Allocation Plan

Kern Council of Governments, Kern Regional Housing Data Report – October 2014

City of Taft Housing Needs Study, Kern Cog, 2006

A Growth and Development Strategy for the City of Taft, Management/Development Associates May 1991.

City of Taft Market Study: Senior Assisted Living Facility. The Planning Institute, Inc., 2007

City of Taft Community Demographic Survey and Labor Force Analysis, June 2000

State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (CHAS) Data

2000 and 2010 U.S. Census, SF-1 and SF-3 datum

SELECTED HOUSING CHARACTERISTICS 2008-2012 American Community Survey 5-Year Estimates, U.S. Census

6.1.4 ORGANIZATION OF THE HOUSING ELEMENT

The Housing Element is organized based on the sequence suggested by the State Housing and Community Development Department (HCD).



6.2 REGIONAL HOUSING NEED ALLOCATION PLAN

6.2.1 HOUSING NEEDS

Quantitative Needs: The Kern County Regional Housing Needs Allocation Plan (RHNA) prepared by the Kern Council of Governments estimated the City’s housing needs for 2013-2023 as follows:

Table No. 1:

Housing Need by Income Distribution – City of Taft					
By Income levels	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
Sub Total	52 (20.3%)	26 (10.4%)	30 (11.9%)	146 (57.4%)	254

Source: Kern Council of Governments

Qualitative Needs: The 2002 (interim update) and 2008-2013 Housing Element identified several current and future housing needs. In addition, the 2008 Ad Hoc Vision Steering Committee (see Section 4.0, Citizen Participation for further details), identified the need to increase housing supply for seniors, multi-family housing, and in-fill single-family housing in the next few years, including affordable and moderate income housing for those working in Taft but commuting from Bakersfield (35-40 miles one-way trip). Educational and correctional institution employees could be targeted under this program as well.

Current Needs:

- a. The number of dwellings that are substandard and in need of rehabilitation;
- b. The number of dwellings that are substandard and in need of replacement;
- c. The number of dwellings in which the occupants are overcrowded;
- d. The number of dwellings in which the occupants are paying a disproportionate share of their incomes for shelter.

Future Needs:

- a. The need for additions to the housing stock caused by population growth and new household formation;
- b. The need for additions to the housing stock to replace units normally removed by operations of the market and to provide for adequate vacancy rates.

Since continuity of policy and purpose is important to any governmental activity over a long period of time, the updating process did not change previous goals or policy direction. The purpose of this update is to refine, reform and recast the goals, policies, and objectives as housing issues have changed during the intervening years.

6.2.2 HOUSING NEEDS ASSESSMENT FOR EXTREMELY LOW-INCOME HOUSEHOLDS

Extremely low-income is defined as households with income less than thirty percent (30%) of area median income. The 2009-2013 Census American Community Survey estimated the median income in the County of Kern was \$48,552. For extremely low-income households, this results in an income of \$14,566 or less for a four-person household. Households with extremely low-income have a variety of housing situations and needs. For example, most families and individuals receiving only public assistance, such as Social Security benefits (SSDI or SSI) are considered extremely low-income households. Also, a minimum wage worker could be considered an extremely low-income household with an annual income of approximately \$17,000 or less.

Existing Needs:

The U.S. Department of Housing and Urban Development (HUD) periodically receives "custom tabulations" of data from the U.S. Census Bureau that are largely not available through standard Census products. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households. The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.

According to the 2008-2012 CHAS estimates, approximately 300 extremely low-income households resided in the City, representing twelve percent (12%) of the total households. Seventy-six point seven percent (76.7%) of extremely low-income households are renters and experience a high incidence of housing problems. For example, sixty-three point three percent (63.3%) of extremely low-income households faced housing problems (defined as cost burden greater than thirty percent (30%) of income and/or overcrowding and/or without complete kitchen or plumbing facilities), with the same number of households in overpayment situations. Even further, fifty-one point seven percent (51.7%) of extremely low-income households paid more than fifty percent (50%) of their income toward housing costs. Owner occupied extremely low-income households (70 units, 23.3% of all extremely low-income households) did not have any housing problems or overpayment cost burdens.

Table 1
City of Taft Housing Problems for All Households



City of Taft 2015-2023 Housing Element

Comprehensive Housing Affordability Strategy (CHAS) Data 2008-2012

	Total Renters	Total Owners	Total Households
Household Income <=30% MFI	230	70	300
% with any housing problems	82.6 % (190)	0 %	63.3 %
% Cost Burden >30%	82.6 % (190)	0 %	63.3 %
% Cost Burden >50%	67.4 % (155)	0%	51.7%

Source: CHAS Data Query Tool Search June 12, 2015; http://www.huduser.org/portal/datasets/cp/CHAS/data_querytool_chas.html

Projected Needs:

To calculate the projected housing needs for extremely low-income, the City received Kern Council of Government (Kern COG) Regional Housing Needs Assessment (RHNA) allotment of the total Kern County share of housing need. According to the RHNA the very low-income housing need, which includes extremely low-income units, for the City is 52 units from January 1, 2013 through December 31, 2023.

To address the housing needs of extremely low-income households, the City will identify and meet with nonprofit builders who specialize in building housing for extremely low-income households and supportive housing. This effort is designed to:

- Build a long-term partnership in development.
- Gain access to specialize funding sources, including applying for funding sources that support deeper targeting.
- Identify the range of local resources and assistance needed to facilitate the development of Housing for extremely low-income households.
- Promote a variety of housing types, including higher density, multi-family supportive, single room occupancy and shared housing.

As part of this effort, the City will develop an action plan with its nonprofit partners to develop housing for extremely low-income households. Activities include assisting with site identification and acquisition, local financial resources, assisting and streamlining entitlements and providing concessions and incentives.

6.3 REVIEW AND REVISION OF PREVIOUS ELEMENT

6.3.1 PROGRESS REPORT

Section 65588(a) of the Government Code provides that each community shall review its housing element as frequently as appropriate, but at least once every five (5) years. Such review, according to the State Department of Housing and Community Development, focuses on:

- A. Effectiveness of the element {Section 65588[a](2)}:
A comparison of the actual results of the earlier element with its goals, objectives, policies and programs. The results should be quantified where possible, but may be qualitative where necessary.
- B. Progress in implementation {Section 65588[a](3)}:
An analysis of the significant differences between what was projected or planned in the earlier element and what was achieved.
- C. Appropriateness of goals, objectives and policies {Section 65588[a](1)}:
A description of how the goals, objectives, policies and programs of the updated element incorporate what has been learned from the results of the prior element.

An Assessment of items 3.1 A, B, and C is discussed below.

6.3.2 EFFECTIVENESS OF THE ELEMENT/RESULTS

The City's current Housing Element was adopted in July 2009, and was certified by HCD on August 13, 2009. During 2008 to 2014, housing stock has increased with 18 units constructed with all units being moderate to above moderate single-family residential. In recent years, the City has taken important actions that will benefit those in need of improved housing. The following is a program-by-program summary of the evaluation of the 2008 to 2013 Housing Element program accomplishments:

PROGRAM 1: Housing Rehabilitation

OBJECTIVE: This program was established in 1993 and targeted ten (10) housing units per year beginning in 1995.

RESULTS: Objective partially met.

ANALYSIS: Rehabilitation efforts conserved several structures which otherwise would have deteriorated and eventually been demolished. Through the Housing Rehabilitation Program



City of Taft 2015-2023 Housing Element

there were three mobile home units replaced, two owner-occupied rehabilitations, and two rental rehabilitations during the 2008 to 2014 years.

HOUSING ELEMENT UPDATE: Continue Program.

PROGRAM 2: Housing Rehabilitation - Public Information

OBJECTIVE: This program emphasized the values of a well maintained home and offered guidance to typical home maintenance efforts. This program provided information regarding assistance that was available to the public. Housing information brochures were to be prepared and distributed to approximately 722 property owners in the City, mostly in the former Target Area that included the older neighborhoods in the central part of the City.

RESULTS: Objective met.

ANALYSIS: The Grant Administrator has produced brochures that are available for the public at City Hall, while also providing housing program information on the City website and Facebook page.

HOUSING ELEMENT UPDATE: Continue to produce brochures and utilize the City website and social media sites to distribute public information.

PROGRAM 3: First-Time Home Buyer (FTHB)

OBJECTIVE: This program was established in 1997 with the goal of assisting 13 families as a reasonable objective from the 97-HOME Grant.

RESULTS: Objective met.

ANALYSIS: The 2008-2013 Housing Element stated that 12 loans were funded from the first grant and three more were funded using HOME Program Income. During the 2008 to 2013 Housing Element planning period, an additional seven first-time home buyers were assisted through this program.

HOUSING ELEMENT UPDATE: Continue Program. The City has secured more first-time home buyer CDBG funding for the 2015 year.

PROGRAM 4: Zoning Ordinance Review - Adequate incentives for Low/Mod housing.

OBJECTIVE: This program was an effort to determine if the Zoning Ordinance provided sufficient incentives to low- and moderate-income housing and other special needs housing. Specifically, the density bonus concept was scheduled for review.

RESULTS: Objective met. During the 2002 to 2007 Housing Element cycle, substandard lots were consolidated and re-subdivided with less than the required lot width and lot area. For example, several 25-foot lots were merged and re-subdivided into 35-foot lots, although the minimum lot width requirement was 50 feet, to provide additional affordable lots.

The City also comprehensively updated the General Plan and Zoning Ordinance creating Mixed Use (MU) land uses and Downtown Commercial (DC) Zone Districts, which allows mixed residential-commercial uses along the Kern Street Corridor, between 1st Street and 10th Street, North Street from 3rd to 6th Streets, and Center Street from 2nd to 10th Streets to increase housing choices. Furthermore, the former industrial area known as Rails to Trails has a Mixed Use (MU) land use designation and zone district that will provide further housing development options.

ANALYSIS: This policy has encouraged in-fill construction in certain areas. The recent downturn in housing construction due to a lull in the economy from 2008 to 2012 resulted in very few units built in the City of Taft. Many of the available in-fill lots remain for development. However, current zoning and land use designation are not consistent with the maximum allowable zoning densities, which limits affordable housing development.

HOUSING ELEMENT UPDATE: Complete a Zoning Ordinance and Land Use Element consistency review to maximize allowable densities, by June 2017.

PROGRAM 5: Multi-Family Housing Project

OBJECTIVE: Develop at least 50 affordable multi-family housing units by 2012.

RESULTS: Objective partially met.

ANALYSIS: The plan to work with the housing group Watts Up America did not come to fruition. The Taft Community Development Agency (TCDA) was no longer available as of February 2012 due to the State's 2011 Budget Act that dissolved city redevelopment agencies. In 2011, the City approved a 40 unit family apartment development in our Rails to Trails area next to downtown. The approval was to be followed by an application to HCD for funding from the HOME program. There has been no activity since project approval. As the project remains consistent with current zoning and land development standards, the City will continue to consider this approval active at such time a developer moves forward with the project.

HOUSING ELEMENT UPDATE: Continue Program. The City should continue to develop and seek creative mechanisms to assist the development of affordable multi-family housing units.

PROGRAM 6: Land Use Element Update



City of Taft 2015-2023 Housing Element

OBJECTIVE: The Land Use Element of the General Plan was updated on September 21, 2004. The City planned to work to update all elements (including Land Use) by December 2009.

RESULTS: Objective met. On June 22, 2010, the City completed a comprehensive update to the General Plan, including a complete update to the Land Use Element.

ANALYSIS: The update to the Land Use Element affected and revised all land use designations. Residential designations were simplified and streamlined, while also increasing the High Density Residential density up to 29 units per acre. A Mixed Use land use designation was added to allow a mix of commercial and residential uses, with a maximum density of 29 units per acre.

HOUSING ELEMENT UPDATE: Objective met, Program complete. However, the Housing Element Update will identify the available High Density Residential and Mixed Use areas for potential affordable housing developments.

PROGRAM 7: Creation of “Livable Communities”

OBJECTIVE: Amend the General Plan and Zoning Ordinance by December 2004 (2009).

RESULTS: Objective met. The General Plan was updated on June 22, 2010, and the Zoning Ordinance updated in August 2008 with a significant revision for consistency with the General Plan in March 2010.

ANALYSIS: The comprehensive updates to the General Plan and Zoning Ordinance was done with an emphasis on planning for a Sustainable Community rather than a Livable Community. Policies were adopted to address climate change, greenhouse gas emissions, energy conservation, and green building.

HOUSING ELEMENT UPDATE: Continue a revised program for a Sustainable Community.

PROGRAM 8: Code Enforcement Program

OBJECTIVE: Provide safe, decent, and healthy housing and preserve affordable housing stock. Establish revised demolition and rehabilitation objectives by May 2009.

RESULTS: Objective met.

ANALYSIS: On October 7, 2008, The City adopted a comprehensive update to the City Municipal Code, which included amendments regarding public nuisances for conditions on real property, dangerous buildings, and vacant dwellings. The City has worked with property owners to demolish 14 single-family residential structures from 2008 to 2014. Additionally, the City provides Code Enforcement through one officer from the Police Department, with supplemental assistance from the City Building Official.

HOUSING ELEMENT UPDATE: Continue code enforcement.

PROGRAM 9 & 10: Fair Housing Support & Information Dissemination

OBJECTIVE: Equal housing opportunity. Maintain relationships with regional fair housing services and the State and Federal district offices and continue to provide informational material to the public.

RESULTS: Objective being met continuously.

ANALYSIS: The City disseminates information on fair housing and refers fair housing complaints to the district office of the Department of Fair Employment and Housing. The City Grant Administrator is the public information contact for housing programs and fair housing support.

HOUSING ELEMENT UPDATE: Continue the program. The program should be amended to be an all-inclusive public information program that covers housing programs, including owner and renter fair housing support and information dissemination.

PROGRAM 11: Senior Housing Project

OBJECTIVE: Special Needs Group. A needs senior study was conducted and approved by City Council on December 2007.

RESULTS: Met. A senior living housing project study report has been completed.

ANALYSIS: Preliminary data from the 2007 study indicates need for different types of senior housing, both assisted living and skilled nursing facilities. However, with the dissolution of redevelopment agencies, the City's ability to assist senior housing developments has lessened.

HOUSING ELEMENT UPDATE: Continue program to address senior housing needs.

PROGRAM 12: Homeless Services - Special needs groups

OBJECTIVE: Establish the appropriate role and/or level of service as the need arises.

RESULTS: Ongoing objective. The City is involved with service providers such as the Community Resource Center, Alpha House, and Kern County Department of Health and Human Services to better understand the full scope of their efforts and to determine if the City has resources which can assist in this area of public service.

ANALYSIS: The City has amended its Zoning Ordinance to lessen the constraints on the establishment of various homeless housing facilities. See analysis of Programs 19 and 20 below.

HOUSING ELEMENT UPDATE: Continue program.



City of Taft 2015-2023 Housing Element

PROGRAM 13: ADA Compliance – Persons with Disabilities

OBJECTIVE: Amend the Zoning Ordinance requiring ADA compliance for all new and rehabilitation projects by December 2009.

RESULTS: Objective met through other means.

ANALYSIS: Since the adoption of the 2008-2013 Housing Element, the California Building Code has been updated in 2010 and 2013, which provides specific direction for applying handicap accessibility requirements on new and rehabilitated structures.

HOUSING ELEMENT UPDATE: Continue program and revise ordinances as needed.

PROGRAM 14: Infrastructure Assistance

OBJECTIVE: Provide assistance on Public Costs to encourage in-fill development. Utilize the Community Development Agency's 20% set-aside and CDBG funds to help reduce costs of required infrastructure improvements.

RESULTS: Project not met.

ANALYSIS: Redevelopment agencies were dissolved in 2011, as well as, the available set-aside funds that could be used for infrastructure assistance.

HOUSING ELEMENT UPDATE: Program no longer viable, seek alternative program.

PROGRAM 15: Financing Assistance

OBJECTIVE: New construction. Establish project funding from CalHFA by December 2009.

RESULTS: Objective not met.

ANALYSIS: The City of Taft did not secure project funding from CalHFA. The City currently has CDBG funding for first time home buyers and a residential rehabilitation program.

HOUSING ELEMENT UPDATE: Develop new objective for financing assistance.

PROGRAM 16: Market Rate Entry Level Homes

OBJECTIVE: New construction. Encourage developers and builders to add 100-200 market rate entry level homes (low \$100,000 range) by December 2012.

RESULTS: Objective not met.

ANALYSIS: From 2008 to 2014, developers have constructed only 18 new moderate to above moderate residences, with none built in 2014. The economic recession of 2008-2012 significantly slowed new home construction in the City of Taft.

HOUSING ELEMENT UPDATE: Continue program with revised expected unit count. Builders are interested in developing new homes in Taft, but in the range of 25 to 50 a year.

PROGRAM 17: In-fill Housing

OBJECTIVE: Create affordable housing. Promote 5 homes per year to be built on substandard lots that allow zero lot lone developments. Permit development on lots less than 50-foot wide without requiring a Variance application.

RESULTS: Objective not met.

ANALYSIS: The City has not received any applications for new housing on substandard lots. Also, due to the dissolution of redevelopment agencies in 2011, the City no longer had its own funding to initiate development on substandard lots.

HOUSING ELEMENT UPDATE: Continue and revise program to involve all potential in-fill areas.

PROGRAM 18: Self-Help Housing

OBJECTIVE: Low-income households. Habitat for Humanity has contracted with the City to building as many single-family dwellings for very-low income and first time homebuyers by 2012.

RESULTS: Objective not met.

ANALYSIS: Habitat for Humanity last completed a single-family home development project in 2006. In 2014, the City approached Habitat for Humanity to possibly develop up to six single-family residential units, which were plans originally approved by the City's Community Development Agency (redevelopment). After a cost analysis was conducted, Habitat for Humanity chose not to continue with the project.

HOUSING ELEMENT UPDATE: Continue program. Continue to pursue Habitat for Humanity to building new single-family units in the City.

PROGRAM 19: Senate Bill 2 Compliance (Transitional & Supportive Housing)



City of Taft 2015-2023 Housing Element

OBJECTIVE: Amend the Taft Zoning Ordinance by December 2009 to define transitional and supportive housing as residential uses subject to the same restrictions as residential uses contained in the same type of structure.

RESULTS: Objective met.

ANALYSIS: The City of Taft completed a comprehensive update to the Zoning Ordinance in 2008, with an additional significant update in 2010 to be consistent with the update to the General Plan. In June 2015, the City completed an amendment to the Zoning Ordinance to define transitional and supportive housing consistent with Senate Bill 2.

HOUSING ELEMENT UPDATE: Objective met, program complete. Develop a new program that addresses all forms of homelessness.

PROGRAM 20: Senate Bill 2 Compliance (Emergency Shelters)

OBJECTIVE: Amend the Taft Zoning Ordinance by September 2009 to allow emergency shelters as a permitted use in the General Commercial Zone without a Conditional Use Permit or other discretionary review.

RESULTS: Objective met.

ANALYSIS: In June 2015, the City completed an amendment to the Zoning Ordinance to define emergency shelters and allow them as a permitted use within the more appropriate Medium Density Residential (R-2) Zone District, which currently includes an active emergency shelter, consistent with Senate Bill 2.

HOUSING ELEMENT UPDATE: Objective met, program complete. Develop a new program that addresses all forms of homelessness.

PROGRAM 21: Amending Manufactured Housing Units

OBJECTIVE: Amend the Zoning Ordinance by December 2009 to include single-family manufactured homes as single-family dwellings that are permitted by right in the Residential Suburban (R-S), Single-Family Residential (R-1), and Two-Family Residential (R-2) zone districts.

RESULTS: Objective met.

ANALYSIS: The comprehensive update to the Zoning Ordinance in 2008 and 2010 included permitting manufactured housing units in the R-S, R-1, and R-2 Zone Districts. Development standards were adopted to ensure architectural compatibility with the surrounding neighborhood.

HOUSING ELEMENT UPDATE: Objective met, program complete. No new program required.

PROGRAM 22: Adoption of General Plan and Zoning Code Consistency

OBJECTIVE: Amend the Zoning Ordinance within one year, by October 2009, of the adoption of the General Plan.

RESULTS: Objective met.

ANALYSIS: The City completed a comprehensive update of the Zoning Ordinance in August 2008. A comprehensive update of the General Plan was completed in June 2010. Having foreseen consistency issues with land use standards and densities, the Zoning Ordinance was amended again in March 2010 to resolve the issues prior to the adoption of the General Plan.

HOUSING ELEMENT UPDATE: Continue program. The Zoning Ordinance needs further refinement to ensure full consistency with the General Plan and to maximize the allowable density of each Zone District.

6.3.3 PROGRESS IN IMPLEMENTATION

- Apply for additional CDBG and HOME grants to meet the City's housing needs for extremely-low and low incomes.
- Amend the Zoning Ordinance to reduce affordable housing constraints and maximize residential development densities of each Zone District.
- Continue to develop and seek creative mechanisms to assist the development of affordable multi-family housing units.
- Complete a revised program that incorporated Sustainable Community policies from the updated General Plan and strategies from the Kern Council of Governments Sustainable Communities Strategy.
- Utilize all available media formats to inform the public of available housing and financial assistance programs.
- Revise Zoning Ordinance to reduce constraints for the availability of housing units for special needs groups, including senior housing, the homeless, and persons with disabilities.
- Encourage the development of residential units that accommodate individuals and families of all income levels, including market rate and above market rate units.
- Develop a program that encourages, promotes, incentivizes, and prioritizes available in-fill properties for new residential development.
- Work with Habitat for Humanity to be a regular developer of self-help housing to provide an option for low-income families to afford a single-family residential unit.



City of Taft 2015-2023 Housing Element

6.4 CITIZEN PARTICIPATION (2015-2023 HOUSING ELEMENT UPDATE)

Public participation for this revision to the Housing Element began with monthly reviews of the document before the Planning Commission starting in January 2015. City staff worked to simply update the prior 2008-2013 Housing Element document, per the direction of Housing and Community Development, and presented the updates to housing, population, and other census data. .

The City of Taft staff hosted community meetings for the general public during August and September 2015. The Director of Planning and Development Services facilitated the meetings at different locations in the area and asked for feedback on housing needs and other planning matters. The table listed below provides times, dates, places and addresses of the meetings:

COMMUNITY INFORMATION MEETING SCHEDULE

Time	Date	Place	Address
6:00-8:00 p.m.	August 25, 2015	Taft Union High School	711 Wildcat Way, Taft, CA 93268
6:00-8:00 p.m.	August 31, 2015	Pizza Factory	614 Center Street, Taft, CA 93268
6:00-8:00 p.m.	September 3, 2015	West Side Recreation & Park District Auditorium	500 Cascade Place Taft, CA 93268

The meetings were published in the Taft Midway Driller to notify the public. Citizens of Taft and representatives from different companies/agencies (public and private) participated in the meetings. At the meetings, a survey entitled “Community Survey” was handed out, and participants were asked to fill out and return them. The survey asked different questions about current housing conditions, preferred options for new residential development, specific housing needs, and availability of public services and amenities. Information on the meetings, as well as the Community Survey, were posted on the City website and Facebook page, with options to print and return a paper copy of the survey or to take the online version of the survey.

The majority of the respondents to the online Community Survey have lived in the City for 21 or more years (60.5%), reside in a single family residence (92%), and own their residence (69.3%) Only 25.8% of respondents considered their home in excellent condition, while 13.2% believed their home need one or major upgrades. The top three reasons the respondents live in Taft are for the proximity to their job (69.2%), proximity to family (70.5%), and the safety of their neighborhood (40.4%). Almost a majority of respondents (45.3%) would like to see mixed use development in the Rails to Trails redevelopment area. Respondents believed that single-family homes were most needed in the City (72.2%), followed by senior housing (49.7%) and apartments (39.3%).

City of Taft 2015-2023 Housing Element



Most (73.9%) live and work in Taft with less than a 5 mile drive (63.2%). The main concern of the open comment portion of the survey showed inadequate health care in the area and quality affordable single and multiple-family housing.



6.5 HOUSING NEEDS ASSESSMENT

6.5.1 REGIONAL HOUSING

The Taft housing market is part of the Kern County "market region" and more specifically, the Bakersfield market. Housing is available within the incorporated city limits as well as the adjacent unincorporated communities of South Taft, Taft Heights, and Ford City.

Between 2010 and 2013, housing valuation took a significant decline during the economic recession. In 2010, the median valuation for an existing home was \$203,300, which reduced to \$158,900 in 2013. This represents a decrease in valuation of 21.8 percent, which was considerably less than the 2013 California median home valuation of \$366,400, but only slightly lower than the Kern County median valuation of \$161,700. At \$158,900, the median housing valuation in Taft is on par with that of the region as a whole. This demonstrates the fact that housing in Taft is more affordable compared to the rest of the state but the increasing market prices, with the housing market rebounding, is making purchase of homes more difficult for low to moderate income households.

6.5.2 HOUSEHOLD CONDITIONS

A household is any group of people living together in a residence related or unrelated. A survey of household characteristics is useful to determine household trends, incomes, overcrowding or under-utilization of housing, and special needs households. The special needs households are those having a unique need with respect to such issues as affordability, location, and unit size.

**Table 2:
Housing Needs {65583 (a)}**

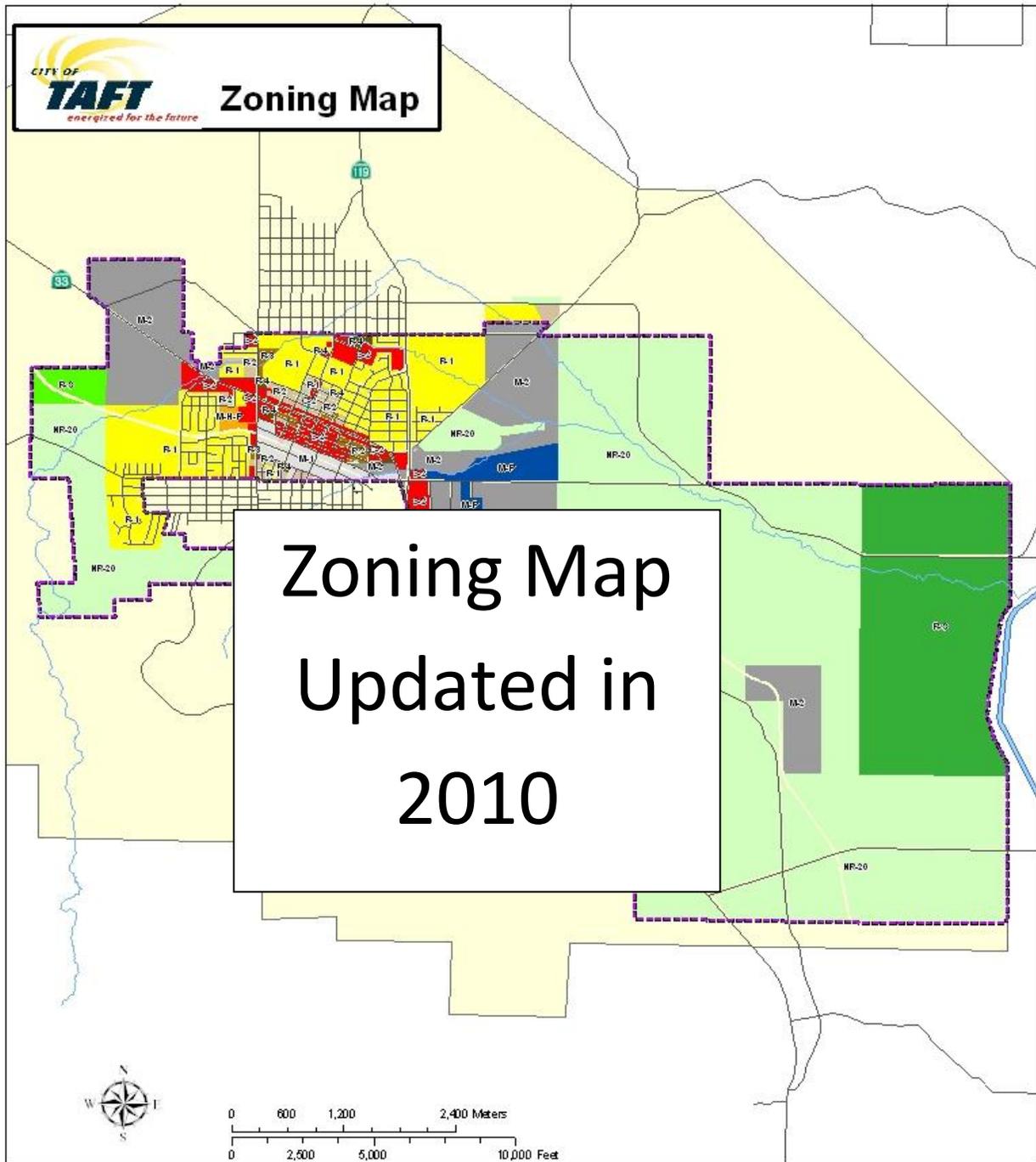
	Owner	Renter	Total
A. Number of existing household and housing units			
1. Housing Units (Occupied)	1375	879	2254
2. Total Housing Units	1417	1108*	2525
B. Lower income households overpaying for housing			
1. Total number	115	425	540
2. Percentage of lower income units	29%	85%	55%
C. Special housing needs analysis and estimated number of households			
1. Disabled			917
2. Elderly	814	250	1064
3. Large households	98	237	335
4. Farm workers			665
5. Families with female head	66	347	413
6. Homeless			15
7. Other			
D. Number of overcrowded households	41	156	197
E. Number of housing units needing major rehabilitation			343
F. Number of housing units needing replacement			131
G. Assisted housing projects at risk			0
H. Five-year projected housing construction need (incl. Need Allocation).	2020 Projection[^]		2030 Projection[^]
Very low (0-50% of median income)	36		97
Other lower (50-80%)	19		50
Moderate (80-120%)	21		57
Above moderate (over 120%)	102		274
Total	178		478
I. 2013-2023 Regional Housing Need Allocation		254	

Source: U.S. Census 2010; 2008-2012 American Community Survey; Kern COG – Kern Regional Housing Data, October 2014

*Rental vacancy count includes seasonal, recreational, occasional, and other vacant units

[^]Using Kern COG’s 2013-2023 RHNA distribution rates

Exhibit I – City of Taft Zoning Map



LEGEND

Zoning

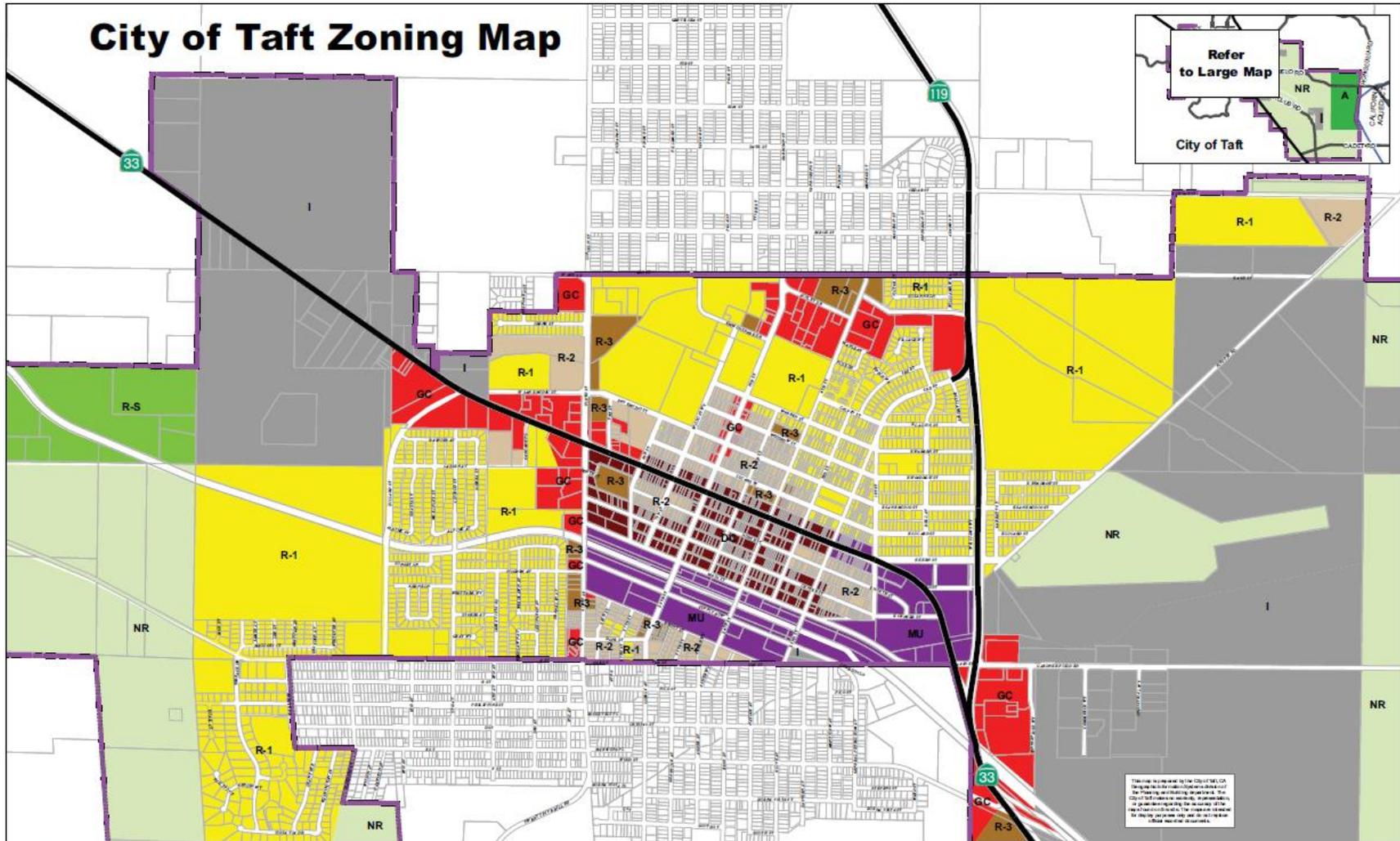
- | | | | |
|------------------------|-------------------------------|--------------------------------------|---------------------|
| A-20 Agricultural | M-H-P Mobilehome Park | R-2 Two-Family Dwelling | City Limit |
| C-1 Light Commercial | M-P Manufacturing Park | R-3 Limited Multiple-Family Dwelling | Surface Water |
| C-2 Commercial | NR-20 Natural Resources | R-4 Multiple-Family Dwelling | Sphere of Influence |
| M-1 Light Industrial | P-1 Parking | R-5 Residential Suburban | Sandy Creek |
| M-2 General Industrial | R-1 Single-Family Residential | | |

This map is prepared by the City of Taft, CA Geographic Information Systems division of the Planning and Building Department. The City of Taft makes no warranty, representation, or guarantee regarding the accuracy of the maps found on this site. The maps are intended for display purposes only and do not replace official recorded documents.



City of Taft
 Planning Dept. July 31, 2007
 File: S:\GIS\Projects\GIS\2015-2023\2015-2023_HSE_2_S010

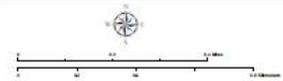
City of Taft Zoning Map



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Legend		Zoning	
	City Limits		GC General Commercial
	Sphere of Influence		R-2 Two-Family Dwelling
			R-3 Limited Multiple-Family Dwelling
			A Agricultural
			NR Natural Resources
			I Industrial
			MU Mixed Use
			R-S Residential Suburban
			Sandy Creek

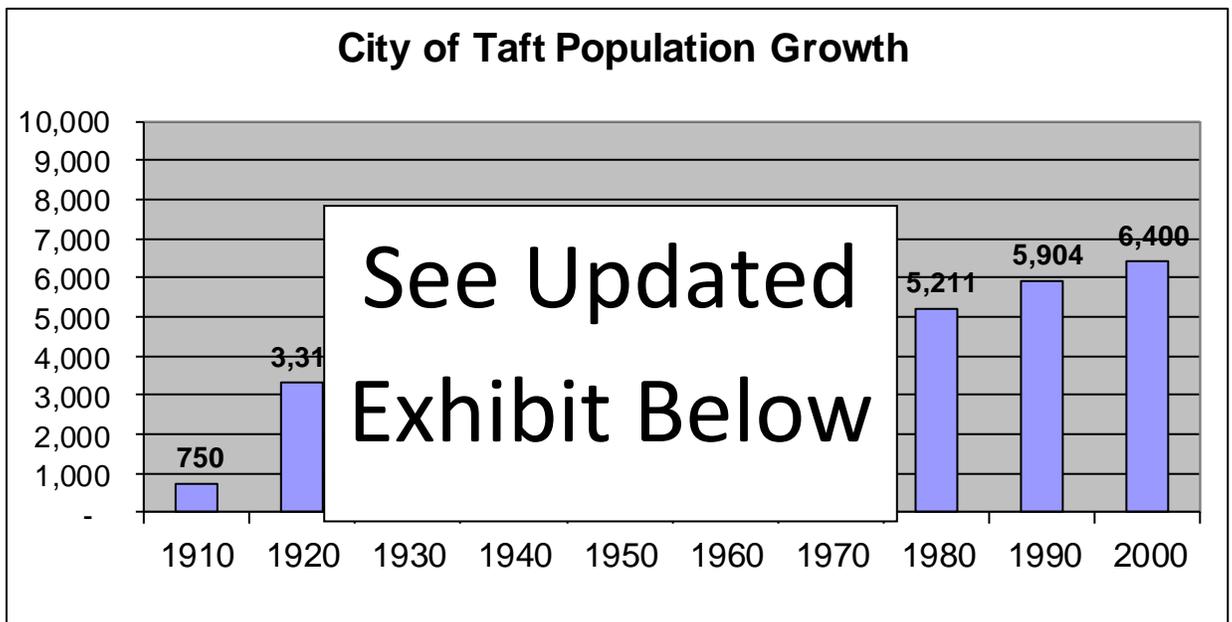


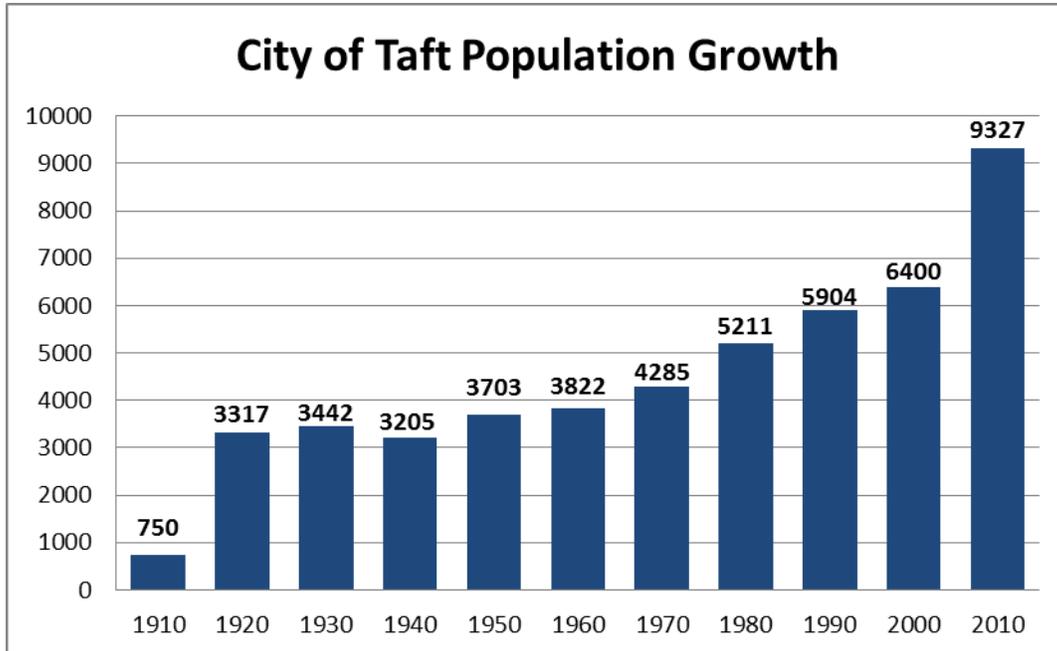
6.5.2.1 POPULATION GROWTH TRENDS

According to the 2000 U.S. Census, the City had a population of 6,400 persons, which did not include those institutionalized in the Taft Federal Correctional Institution. By 2010 the population grew by 2,927 to reach 9,327 a 45.7% increase, which includes the federal prison and local City of Taft Modified Community Correctional Facility (MCCF) population of 2832.

The surrounding unincorporated area accounted for an increase in population of 15.4% for the same period, an increase from 7,275 to 8,396 persons. The total for the Greater Taft area (inclusive of the City, Ford City, Taft Heights, and South Taft) per the 2010 Census is 17,723 persons, accounting for a net decline of 4,048 persons or 29.6%, with approximately 2,800 of those persons being accounted for by including the inmate population at the Taft Federal Correctional Institution.

**Exhibit II:
Taft Population Growth**





Source: U.S. Census

Note: 2000 and 2010 populations includes inmates of the City of Taft Community Correctional Facility and the Taft Federal Correctional Institute

6.5.2.2 Age

The proportion of people over the age 55 in the City in 2000 was 21.20 and that for 2010 is 17.36 percent. The median age per the 2010 Census is 34.9 years.

**Table No. 3:
Persons Per Square Mile**

Greater Taft Area								
AREA (SQ. MILES, APPROX.)		POPULATION		TOTAL HOUSING UNITS		PERSONS PER SQ. MILE		
<i>Location</i>	<i>2000</i>	<i>2010</i>	<i>2000</i>	<i>2010</i>	<i>2000</i>	<i>2010</i>	<i>2000</i>	<i>2010</i>
Taft City	15.00	15.11	6,400	9,327	2,494	2,525	427	617
South Taft	1.37	1.37	1,898	2,169	724	733	1,385	1,583
Taft Height	0.58	0.58	1,865	1,949	769	776	3,216	3,360
Ford City	1.52	1.52	3,512	4,278	1,444	1,426	2,310	2,814
Total	18.47	18.58	13,675	17,723	5,431	5,460	740.39	953.88

Source: U.S. Census 2000 and 2010



City of Taft 2015-2023 Housing Element

6.5.2.3 ETHNICITY

Among the total population of 9,327, the proportion of Whites in the population has continued to decrease from 91.86 percent in 1990, 83.2 percent in 2000, and 79.2 percent in 2010. On the contrary, the Hispanic or Latino population in Taft has grown from 7.25 percent in 1990 to 15.5 percent in 2000 to 35.9 percent in 2010, although this proportion is lower than that for Kern County as a whole at 49.2 percent.

6.5.2.4 SIZE AND NUMBER OF HOUSEHOLDS

The City had 2,478 households in 2000 and 2,525 in 2010. Average household size increased between 1980 and 1990, and continued to increase to 2.62 by 2000 and to 2.83 in 2010. The 2010 average family size is 3.32.

6.5.7 HOUSEHOLD INCOME

The ability of households to pay for their housing is a function of income and cost of housing. In 2000, Taft median incomes were below the regional median by about 5 percent and unemployment was about 7.2 percent. By 2010, the median income stayed below the regional median by about three percent, yet unemployment decreased to about 6.2 percent while reaching a high of 9.8 percent in 2011. In 2013, unemployment is running about 9.0 percent for the City of Taft. Housing was inexpensive compared to the state average, yet a large percentage of Taft residents were overpaying for their housing (more than 30 percent of household income), particularly low-income renters.

Housing costs were slightly lower than normal for the region with median gross rents of \$821 per month in Kern County. Yet a large proportion of renter households pay more than 30 percent of their income on rent (48 percent in 2000 as opposed to 56.96 percent in 2010). Taft homeowners also spent greater than 30 percent of their income on housing expenses (21.8 percent in 2010 compared to 18.2 percent in 2000). The median contract rent has increased from \$456 per month in 2000 to \$652 in 2010.

It should be noted that about 264 people (9.0% as of 2013) of the labor force in the City are currently unemployed. The large number of people on unemployment, welfare, and social security income in the Taft area signifies the need for affordable housing for these people. Please see Table 5 below for details.

**Table No. 4:
Households on Public Assistance**

	Owner	Renter	TOTAL	%
Occupied Housing Units			2233	

City of Taft 2015-2023 Housing Element



<u>Below Poverty Level</u>	48	353	401	17.96
Public Assisted	0	95	95	4.25
Not Public Assisted	48	258	306	13.70
Social Security	16	37	53	2.37
No Social Security	32	316	348	15.58
<u>At or Above Poverty Line</u>	1393	447	1840	82.40
Public Assisted	29	39	68	3.05
Not Public Assisted	1364	408	1772	79.36
Social Security	343	105	448	20.06
No Social Security	900	342	1242	55.62

Source: 2000 U.S. Census

**Table No. 5:
Population on Assistance**

Type of Assistance	No. of People Receiving Assistance	
	2010	2012
<i>Unemployment Benefits*</i>		
Taft City	179 (6.2%) of Labor Force	270 (9.2%).
Taft Heights	116 (12.1%).	126 (14.0%)
Ford City	255 (16.7%).	282 (16.3%).
South Taft	32 (5.0%).	65 (9.0%).
Kern County	40,115 (11.4%).	47,548 (13.1%).
<i>Welfare - CalWorks</i>		
Taft Area:	640	1592 (398 Households x 4 persons)

Source: California Employment Development Department and Kern County Human Services, 2002

**Table No. 6:
Housing Affordability**

INCOME GROUPS	ANNUAL INCOME	MONTHLY ¹ RENT	HOME LOAN ² LIMIT
VERY LOW (Below 50% of Median)	Up to \$28,950	\$724	\$85,284
LOW (50-80% of Median)	\$28,951 - 46,300	\$1,157	\$136,395
MEDIAN	\$36,250	\$755	\$106,788
MODERATE (80-120% of Median)	\$46,301 – 69,500	\$1,737	\$204,740

Source: Kern COG Regional Transportation Plan – Appendix H, Regional Housing Needs Allocation Plan 2013-2023



City of Taft 2015-2023 Housing Element

1. Figured at 30% of income
2. Calculated at 2.9459 x income

**Table No. 7:
2010 Median Income**

California Median:	\$61,094
Kern County Median	\$47,089
City of Taft Median	\$46,324

Source: HUD, January 2002.

6.5.8 HOME OWNERSHIP

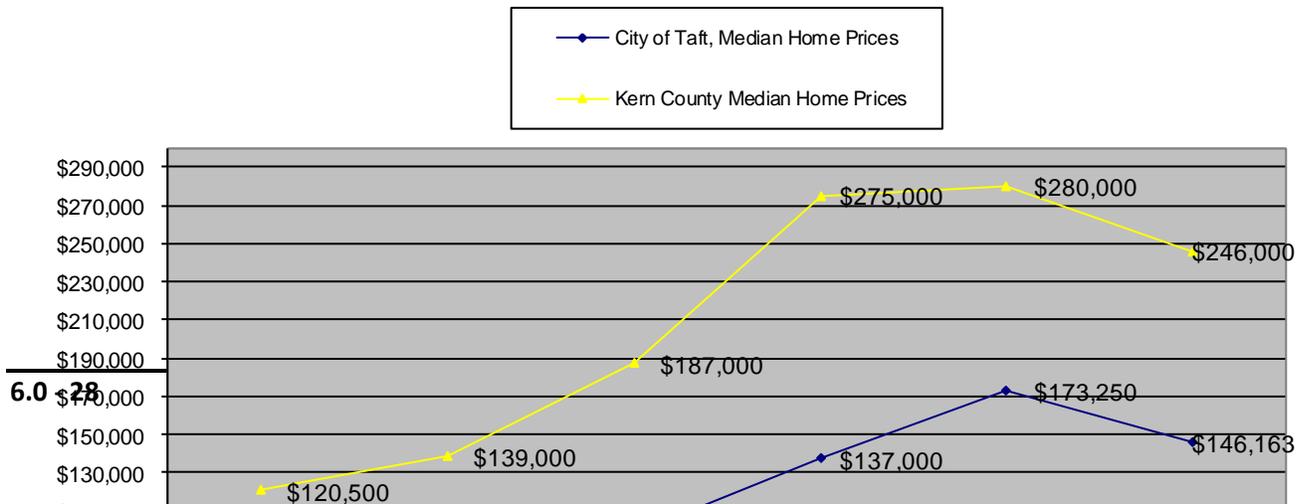
The price of ownership of housing showed a downward trend that was acknowledged in the 2008-2013 Housing Element. Median home values of houses in 2000 were \$82,600 in the City, compared to \$89,400 in the County and \$198,900 in the State. Median Home values in 2010 were \$203,300 in the City, compared to \$217,100 in the County and \$458,500 for the State.

In the City during 1989-90, 14 homes were sold in the \$10,000 to \$29,999 price range, while 31 homes sold in the \$30,000 to \$49,999 range. The 2010 Census shows that about 8.7 percent of the owner-occupied housing units were valued under \$50,000.

According to California Association of Realtors, the median price of a home in Taft increased 53.8 percent from April 2005 to 2006. In 2006, the median price of a home was \$148,000, up from \$96,250 in 2005. As of November 2007, the median sales price of a home was \$136,000; a reduction of approximately 8 percent from the year prior.

It could be concluded these low prices mean the presence of substandard housing. Taft offers affordable housing at prices that most California communities do not enjoy.

Exhibit III: Housing Prices



Further, South Taft has similar low home prices because while the housing is owner-occupied, the land is on a month-to-month lease, and most of the housing is substandard.

6.5.9 RENTAL HOUSING

Rental housing makes up 42 percent of the total occupied housing, of which 690 units (70 percent) are attached and detached single family units. The 2000 Census shows that the median contract rent was \$456, compared to a median contract rent of \$652 in 2010. This median rent was 36% of the household income.

6.5.10 OVERPAYMENT FOR HOUSING

**Table No. 8:
Overpaying Lower Income Households**

<i>HOUSEHOLDS</i>	<i>OWNER</i>	<i>RENTER</i>	<i>TOTAL</i>
Lower Income Specified Households (2010)	390	600	990
Paying more than 30% of Income (2000)	377 (29%)	530 (66%)	907 (41%)
Paying more than 30% of Income (2010)	115 (8.5%)	425 (43.1%)	540 (23.1%)

Source: Comprehensive Housing Affordability Strategy "CHAS" Data, 2008-2012 ACS

The proportion of households overpaying for housing costs is considerably below the averages for the western United States and western non-metropolitan areas. The rental units in proportion to the total housing units have increased from 34% in 1990 to 35.9% in 2000 to 39.0%. The median rents have increased in the last decade. The percentage of households paying more than 30 percent of its income as rent or mortgage has also decreased as shown in **Table 8**.

The local housing market, sensitive to supply and demand as well as interest rates, has been insulated from the major growth that occurred in southern California. Incomes, especially in skilled oilfield jobs, are not increasing proportionately, and layoffs due to company closures and mergers have significantly affected the local economy. This results in more households overpaying for housing.



City of Taft 2015-2023 Housing Element

6.5.11 UTILITY AND ENERGY COSTS

Utilities are major expenses that add to the basic housing costs. Space heating and water heating are the two main utility costs faced by renters and homeowners. Nearly 96 percent of all renters in Taft paid their own utility bills in 2010. Utility costs for electricity and gas have increased significantly in the last few years, creating an additional burden on low to moderate income households.

6.5.3 TAFT HOUSING STOCK CONDITIONS

Taft currently has approximately 539 residential structures that were built between 1906 and 1940, explaining the large numbers of dilapidated housing stock. In 1980, the City had 2,387 housing units, and in the 1990 Census, the count was 2,370, with the 2000 Census having 2,494 units. The 2010 Census accounts for a total of 2,525 housing units, of which 2,254 are occupied.

Per Census 2010, 79 percent of the total housing units are single-family units. Attached homes and multi-family units represent 18 percent, and mobile homes represent 3 percent. Of the 2,525 units, 2,254 are considered occupied, resulting in an overall vacancy rate of almost 11 percent.

Current figures for the City between the period 2008-2014 indicates that a total of 18 units were built and 17 dilapidated structures were demolished, for a net gain of 1 dwelling unit.

In terms of density, the City accounts for only 617 persons per square mile compared to an average of 2,420 persons per square mile in the unincorporated communities surrounding the City. The reduction in density is due to the annexation of 10-square miles of mostly vacant oil fields in conjunction with the construction of the federal prison.

**Table No. 9:
Housing Types – 2010**

<i>Unit Type</i>	<i>No. of Units</i>	<i>Occupied Units</i>	<i>Vacancy Rates</i>
Owner Occupied Units	1,417	1380	2.61%
Renter Occupied Units	1,002	894	10.78%
2010 TOTAL	2,525	2,254	10.73%

2000 TOTAL	2,494	2,241	10.14%
------------	-------	-------	--------

Source: 2010 U.S. Census

**Table No. 10:
Completed Housing Permits**

YEAR										
		2008	2009	2010	2011	2012	2013	2014		Total
NEW CONSTRUCTION										
Single-Family		6	4	1	1	2	2	0		18
Multi-Family	--	--	--	--	2	--	--	--	--	0
Mobile Home	--	--	--	--	--	--	--	--	--	0
Total		6	4	1	3	2	2	0		18
DEMOLITION										
		1	2	4	3	2	4	1		17

Source: Taft Building Department.

6.5.4 HOUSING CONDITIONS/ UNITS IN NEED OF REPAIR OF REPLACEMENT

A Housing Conditions Survey was conducted in August/November 2007 using HCD approved survey questionnaires (Exhibit I). The purpose was to document exterior housing conditions throughout the Target Area and categorize the various conditions found (see Target Area Map, Exhibit IV). As explained in the following table, it is worth noting the results that indicate 400 structures were found to be in need of "moderate to substantial" repair and 32 units were found to be in a "dilapidated" condition. This represents 58% of the housing structures in the Target Area, all of which are located in the older, central (Downtown), parts of the City.

Taft was incorporated in 1910, and a certain amount of exterior deterioration is expected to its houses. Since the 2007 Housing Element, 17 housing units were demolished due to blight or substandard housing conditions.



6.5.5 SPECIAL NEED HOUSEHOLDS

Those with special needs in Taft are the elderly, disabled, single parents, young families and students. Renters, particularly those with low incomes, can be considered special needs households since a high percentage of these were overpaying for housing; therefore, home ownership is probably not a financially viable option to them.

6.5.5.1 ELDERLY HOUSEHOLDS

The Table No. 13 below, Elderly Population By Age Group, shows the population 65 years and older. The total population in this age group dipped in 2010 (8.4%) compared to relatively similar 2000 (12.80%) and 1990 (13%) figures. Some 574 households (25.5%) of the total households in the City have at least one elderly person of the age 65 and over. In 2000, this group was 26.3 percent of the total households.



City of Taft 2015-2023 Housing Element

Exhibit V

HOUSING CONDITION SURVEY - CITY OF TAFT

Address _____

Date _____

Surveyor _____

The CDBG Training Manual provides the following areas and rating systems.

Instructions: Review the following areas for each house, fill in address, date and your name or initials. Rate each house according to the ratings list. Complete comments sections and color code the map.

1. Foundation

- 0 = Existing foundation in good condition
- 15 = Needs partial foundation
- 25 = Needs complete foundation

Foundation Points _____

2. Roofing

- 0 = Does not need repair
- 5 = Needs patching
- 10 = Needs structural repair
- 15 = Needs replacement and re-roofing

Roofing Points _____

3. Siding

- 0 = Does not need repair
- 3 = Needs painting
- 5 = Needs to be patched and re-painted
- 10 = Must be replaced and painted

Siding Points _____

4. Windows

- 0 = No repair needed
- 5 = In need of repair
- 10 = Must be replaced

Windows Points _____

5. Doors

- 0 = No repair needed
- 1 = Repainting needed
- 3 = Replacement needed

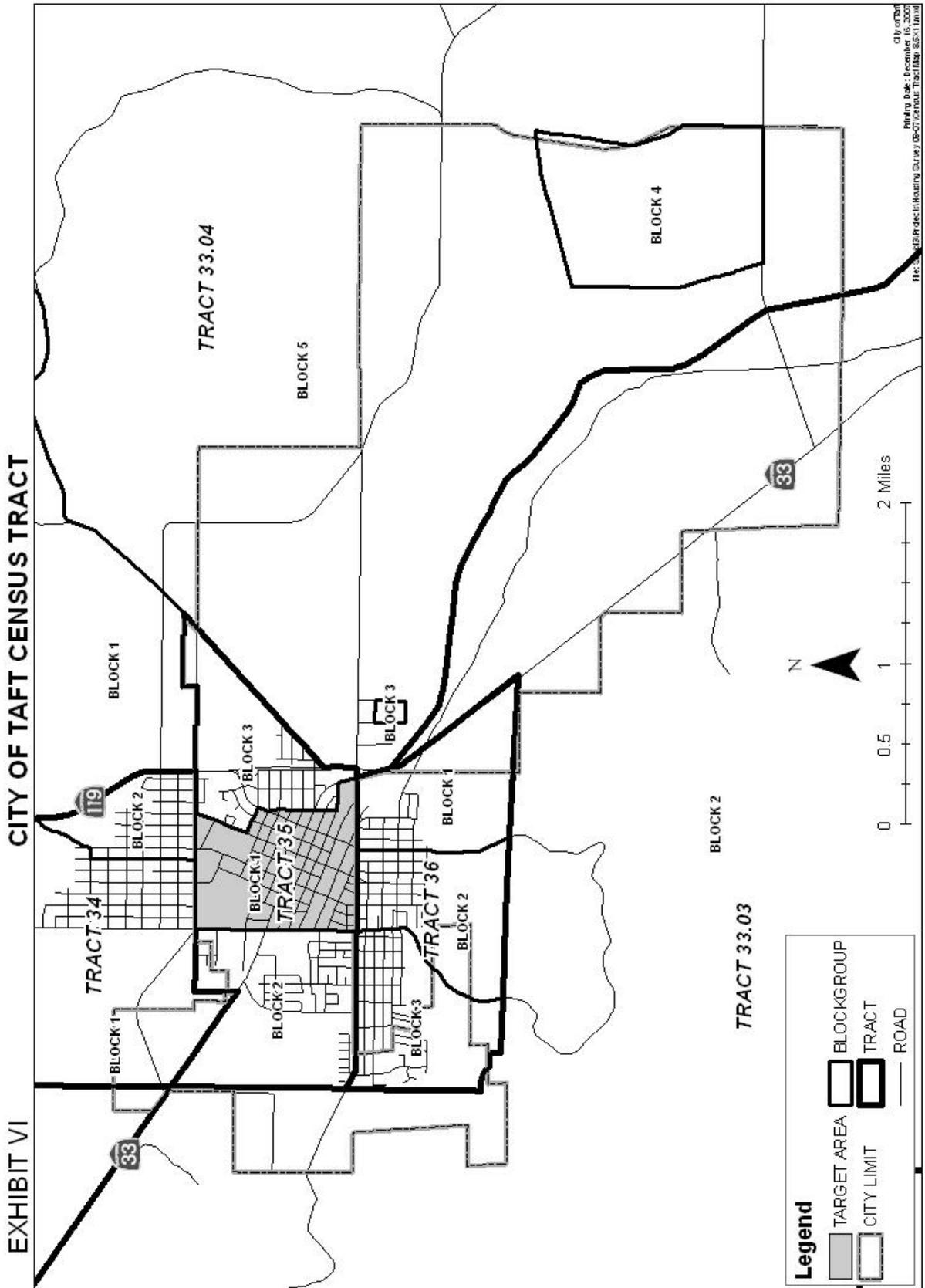
Door Points _____

TOTAL POINTS _____

Comments: _____

Sound = 9 or less
 Minor = 10 – 15
 Moderate = 16 – 39

Substantial = 40 – 55
 Dilapidated = 56 and over.





City of Taft 2015-2023 Housing Element

Table No. 11: HOUSING CONDITION SURVEY, 2007 (Target Area).

TARGET AREA (Block Group 1)	# OF STRUCTURES	%	# OF UNITS
Housing Condition:			
SOUND - 9 OR LESS	242	32.75	
MINOR - 10 - 15	65	8.80	
MODERATE - 16 - 39	329	44.52	
SUBSTANTIAL - 40 - 55	71	9.61	
DILAPIDATED - 56 OR MORE	32	4.33	
TOTAL	739*		1034

Source: Taft Planning and Building Department

*includes multi-family structures

Table No. 12: HOUSING CONDITION SURVEY, 2007 (Non-Target Area).

NON -TARGET AREA (Block Groups 2 & 3)	# OF STRUCTURES	%	# OF UNITS
Housing Condition			
SOUND - 9 OR LESS	1211	84.69	
MINOR - 10 - 15	175	12.24	
MODERATE - 16 - 39	41	2.88	
SUBSTANTIAL - 40 - 55	2	0.14	
DILAPIDATED - 56 OR MORE	1	0.07	
TOTAL	1430*		1506

Source: Taft Planning and Building Department

*Includes multi-family apartments

TOTAL STRUCTURES SURVEYED (CITY-WIDE SAMPLE) = 739 + 1430 = 2169

TOTAL UNITS SURVEYED (CITY-WIDE SAMPLE) = 1034 + 1506 = 2540

**Table No. 13:
Elderly Population by Age Group**

AGE	MALE		FEMALE		TOTAL	
	2010	2000	2010	2000	2010	2000
65-69	145	87	139	117	284	214
70-74	90	109	90	112	180	216
75-79	50	40	75	131	125	185
80-84	41	69	64	62	105	121
84+	1724	15	67	64	91	86
Sub Total	350	318	435	504	785	819

Source: 2010 and 2000 U.S. Census

Other characteristics of this age group are:

- * 574 households are occupied by people 65 years and older.
- * 246 householders (62 male and 184 female) 65 years and older live alone.

At 8.4 percent, Taft's elderly population is slightly less in proportion to Kern County where they make up 9.0 percent of the total population. They are also predominantly homeowners rather than renters. Seniors have difficulties primarily because they live on fixed incomes; those who are faced with rent and/or utility increases are often the ones who may need some form of assistance.

The City developed a 61-unit senior citizen project, located at 8th Street and North Street, using CDBG, HOME, LIHTCs in 1998. Based on the facility continuously at full occupancy and the results of the 2007 Senior Assisted Living Housing Study, conducted by The Planning Institute, development of another assisted living and/or skilled nursing facility is needed.



City of Taft 2015-2023 Housing Element

6.5.5.2 DISABLED PERSONS

**Table No. 14:
Total Population by Disabled Persons (5 Years and Above)**

Categories	County			City		
	Male	Female	Total	Male	Female	Total
Population	401,736	404,737	806,473	3,415	3,451	6,866
Ages 5 to 17 Disabled	4,536	2,785	7,321	13	15	28
Ages 18 to 34 Disabled	6,551	5,513	12,064	147	34	181
Ages 34 to 64 Disabled Unemployed	21,997	23,829	45,826	121	276	397
Ages 65 to 74 Disabled	6,347	6,985	13,332	55	46	101
Ages 75 and over Disabled	7,271	10,323	17,594	38	127	165
Total Disabled	46,968	49,730	96,698	419	498	917
Unemployed among Disabled (Ages 16 – 64)			4,149			0
Not in Labor Force, Disabled			37,417			465

Source: 2008-2012 American Community Survey, Sex by Age by Disability Status (B18101)

Taft housing policies encourage the construction of disabled units within residential projects and require handicapped parking easily accessible at project entrances.

DEVELOPMENTALLY DISABLED

According to Section 4512 of the Welfare and Institutions Code a "Developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require



treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Kern Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

The following information from the Kern Regional Center, charged by the State of California with the care of people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments provides a closer look at the disabled population.

**Exhibit T:
Developmentally Disabled Residents, by Age, for City of Taft**

Zip Code	Area 0-14	Years 15-22	Years 23-54	Years 55-65	Years 65+ Years	Total
93268						
Total						

There are a number of housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Approximately X percent of the City’s affordable California State Department of Housing and Community Development Housing Policy Division SB 812, Chapter 507, Statutes of 2010 P a g e | 12 housing units and X percent of the County’s public housing units are reserved for seniors and disabled persons. Incorporating ‘barrier-free’ design in all, new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special



City of Taft 2015-2023 Housing Element

consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

In order to assist in the housing needs for persons with Developmental Disabilities, the City will implement programs to coordinate housing activities and outreach with the Regional Center and , encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities.

6.5.5.3 FEMALE HEADED HOUSEHOLDS

The number of households headed by women indicates the need for childcare, recreation programs, and other social services. The community has made effective use of grant funds for childcare managed by the Community College. The childcare facility accommodates children of students, low-income families, and foster children. In the age group 15 years and over, eight percent (widowed or divorced) are female-headed households. There are 596 female-headed households (26.44% of occupied households) in the City. Of the 596 households, about 58 percent are renters.

The Marital Status of people in Taft is provided below:

**Table No. 15:
Marital Status (Ages 15 and over) - 2010**

	<i>FEMALE</i>	<i>MALE</i>	<i>TOTAL</i>
Never Married	716	2,212	2,928
Married, but Separated	1,218	1,913	3,131
Separated	147	86	233
Widowed	282	43	325
Divorced	350	479	829
Sub Total (Widowed & Divorced)	632 (8.5%)	522 (7.0%)	7,448

Source: 2008-2012 American Community Survey, 5-year Estimates (numbers may not add up)

6.5.5.4 OVERCROWDED HOUSEHOLDS

**Table No. 16:
Persons Per Room By Tenure - Overcrowded Households**

	Owner Occupied	Renter Occupied	Total

City of Taft 2015-2023 Housing Element



<i>Persons/Room</i>	2000	2010	2000	2010	2000	2010
0.50	1,047	1,080	345	295	1,392	1,375
0.50 - 1.00	295	229	315	532	610	761
1.01 - 1.50	87	28	72	116	159	144
1.50 - 2.00	0	0	61	40	61	40
2.00	12	13	7	0	19	13
<i>Overcrowded Total</i>	99	41	140	156	239	197
TOTAL	1,441	1,350	800	983	2,241	2,333

Source: 2000 U.S. Census and 2008-2013 American Community Survey, 5-year Estimates

Taft does not have a serious overcrowding problem, and what there is, is generally in renter-occupied housing. As new units are constructed, especially in the affordable category, construction of larger rental units could be emphasized.

6.5.5.5 LARGE FAMILIES

Large families are defined as households with five or more persons. They are of concern because they are most likely to be living in overcrowded conditions and/or paying higher rent. Homes with larger than average square footage (over 900 sq. ft.) don't necessarily mean more sleeping capacity. The majority of the rental houses are in the former Target Area (Block Group 1, Exhibit V) were built between 1917 and 1935 and average one or two bedrooms. Over the years porches have been closed in to provide additional sleeping rooms and are counted as bedrooms by the occupants. They are typically larger in floor area and thus more costly. Also, the living costs of a larger family are higher than the average family cost of living.

**Table No. 17:
Large Families (Families of 5+ members).**

<i>FAMILY SIZE</i>	<i>OWNER OCCUPIED</i>		<i>RENTER OCCUPIED</i>		<i>TOTAL</i>	
	2000	2010	2000	2010	2000	2010
5	86	106	55	81	141	187
6	35	54	26	41	61	95
7+	24	39	18	32	42	71
Sub Total	145	199	99	154	244	353

Source: 2000 and 2010 U.S. Census

The number of large families has increased from 2000 to 2010, but the number of overcrowded households has decreased over the same period. In light of the age and condition, it would be of value to create housing, both through rehabilitation and new construction that offers greater



City of Taft 2015-2023 Housing Element

sleeping capacity without having to provide larger floor area. Large families may also require rental assistance.

**Table No. 17.5:
Housing Types Permitted by Zone District**

Housing Type	R-S	R-1		R-2	R-3			GC	DC	MU			A	NR
Single-Family du	P	P		P									P	C
Multi-Family du				P	P			C	C	C				
Manufactured/ Mobile Home	P	P		P	PC									
Boarding/Rooming House Facility ≥7				C	C									
Board and Care Facility ≥12				C	C									
Transitional and Supportive Housing	P	P		P	P			C	C	C			P	C
Convalescent Care		C		C	C			C	C	C				
Senior Congregate Care, Assisted Living		C		C	C			CUP	PC					
Secondary Residential Unit	P	P												
Senior Independent Living								CUP						
Residential Hotel/Motel (Single-Room Occupancy)					C			P	C	P				
DU above ground floor								C	C	C				
Emergency Shelter				P									C	
Farm Labor Housing													C	
Manager, Caretaker, Proprietor Quarters								C	C	C				

Source: City of Taft Zoning Ordinance. P=permitted by right; PC=Planning Commission approval; C=conditional use permit; du= dwelling unit

6.5.5.6 PERSONS IN GROUP QUARTERS (RESIDENTIAL FACILITY 6≥, BOARDING HOUSE)

Group quarters are living situations where kitchen and perhaps bath facilities are shared, such as in a residential facility with 6 or more individuals (not related; ex. prison, dormitories, etc.) or boarding house.

According to the 2009-2013 U.S. Census 5-Year Community Survey, the City has a prison population of about 2,832 inmates between City operated Modified Community Correctional Facility (MCCF, Max Capacity of 600 inmates) and 2,298 inmates at the federal prison Taft Correctional Institute (Taft CI, Max Capacity of 2,500 inmates).. Besides the inmate population, the City also has 123 individuals in group quarters , of which all are in College dormitories or other non-institutionalized facilities.

6.5.5.7 TRANSITIONAL HOUSING AND SUPPORTIVE HOUSING

Transitional housing means housing with supportive services for up to 24 months that is exclusively designated and targeted for recently homeless persons. Transitional housing

includes self-sufficiency development services, with the ultimate goal of moving recently homeless persons to permanent housing as quickly as possible, and limits rents and services fees to an ability-to-pay formula reasonably consistent with the United States Department of Housing and Urban Development's requirements for subsidized housing for low-income persons. {California Health and Safety Code, Section 50801(i)}

Supportive Housing means housing with no limit on length of stay that is occupied by the target population. Also, it is linked to onsite and offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live. The resident may work in the community. Target populations are defined as person(s) with low income having one or more disabilities, including mental health, HIV or AIDS, substance abuse, or other chronic health conditions. Also, individuals eligible for services provided under the Lantern Development Disability Act (Division 4.5, commencing with Section 4500 of the Welfare and Institution Code), which may include, among other populations, adults, emancipated youth, families, families with children, elderly persons, young adults aging out of foster care systems, individuals exiting from institutional settings, veterans, and homeless people. {California Health and Safety Code, Section 50675.14 (1) and (2)}

Transitional and Supportive housing can take several forms, including group quarters with beds, single-family homes, and multi-family apartments. The City of Taft Zoning Ordinance provides for transitional and supportive housing wherever residential uses are allowed. The Taft Zoning Ordinance permits transitional and supportive housing in the Residential Suburban (R-S), Single-Family Residential (R-1), Medium Density Residential (R-2), High Density Residential (R-3), and Agricultural (A) zone districts without discretionary review. However, transitional and supportive housing uses do require a discretionary Conditional Use Permit in the General Commercial (GC), Downtown Commercial (DC), Mixed Use (MU), and Natural Resource (NR) zone districts.

Senate Bill 2 (Cedillo, 2007), effective January 1, 2008, required jurisdictions to ensure that transitional or supportive housing uses are considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. The uses shall be allowed without undue special regulatory constraints regardless of the type of structure the facility will be located in. The 2008-2013 Housing Element Update had a program to amend the zoning ordinance to allow transitional and supportive housing in a Residential Affordable Overlay Zone (R-A-O). However, the City of Taft completed a comprehensive update to the zoning ordinance that eliminated the R-A-O zone, and transitional and supportive housing uses are permitted and conditionally permitted in multiple residential and commercial zoning districts.

With the comprehensive amendment of the Zoning Ordinance that with all residential zone districts and the Agricultural zone district permitting transitional and supportive housing by right, there is sufficient vacant and existing developed properties to house such facilities. Residential and agricultural districts comprise 1,737 acres of the 9,622 acres of the City of Taft,



City of Taft 2015-2023 Housing Element

or 18.1 percent of the City. The commercial zone districts that allow transitional and supportive housing with approval of a Conditional Use Permit (CUP) comprise another 9.3 percent of City area. The majority of the City of Taft is within the NR zone district, which comprises 56.2 percent of the City. Although the NR zone district allows such facilities with approval of a CUP, the majority of the NR area is undeveloped and does not have sufficient infrastructure for development as the area is intended for oil and gas activities.

6.5.5.8 EMERGENCY SHELTERS

Families and persons in need of emergency shelter are now one of the special needs groups that each jurisdiction is required to consider in their Housing Element. People find themselves homeless for many reasons. California Health and Safety Code, Section 50801 (e) defines emergency shelters as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person and no individual or household may be denied emergency shelter because of an inability to pay.

Taft does have a network of service providers who work together in coordinating their limited resources to meet the need of the homeless. The Alpha House “A Place for New Beginnings”, Salvation Army, N.E.E.D.S. (a United Way/Emergency Food and Shelter funded program), Laborers of the Harvest, American Red Cross and several local churches are organized to address the needs of homeless persons in the City of Taft and greater Taft area. These groups working in conjunction with the Kern County Department of Social Services and the Community Resource Center provide food, shelter, clothing, transportation, disaster and medication services. The Police Department and Chamber of Commerce are involved in this network in that they often are sought out as references for these local services.

The Alpha House “A Place for New Beginnings” is a 501 (C)(3) non-profit organization, which was established in the early 90’s and shelters homeless females of all ages, males under the age of 12, and battered women. The facility has a capacity of 14 individuals and individuals are not allowed to stay longer than six month. The Alpha House receives funding from the private and public sectors to operate and works closely with the Salvation Army, N.E.E.D.S. (a United Way/Emergency Food and Shelter funded program), American Red Cross and several local churches to provide the needed care for the homeless in the area.

The best count to date shows that eleven individuals (excluding children) request shelter per month and are subsidized from various organizations for these people to be located in local motels. The number of people seeking shelter has steadily increased within the last few years. Taft has a large number of functionally homeless people; those who move from couch to couch staying with whomever will take them. The Homeless Coalition in Kern County believes this is an unidentified problem and increases the likelihood that these people will end up homeless. A common concern among these groups is the limited transportation services to Bakersfield, or at least the cost associated with it. The nearest homeless shelter is in Bakersfield and it is difficult for these people to arrange transportation to the shelter, if needed. Specialized medical care

not being available in Taft also creates a demand for transit that is not affordable to limited income persons.

The Kern Council of Governments, per the Kern Regional Housing Data Report approved by HCD in November 2014, conducted a homeless census count known as the Kern County Homeless Collaborative, 2014. The 2014 Homeless Census was surveyed by regions in the County. The total number of homeless identified in the Taft area was fifteen adults, none with children..

Senate Bill 2 (Cedillo, 2007) requires jurisdiction to allow emergency shelters to be permitted without any conditional use permit or other discretionary action in at least one zone. Sufficient capacity must be identified to accommodate the need for emergency shelters and at least one year-around emergency shelter.

Emergency shelters have been included in the definitions of the Taft Zoning Ordinance, per state law. Emergency shelters are permitted by right in the Medium Density Residential (R-2) zone district. All of the R-2 properties within the City of Taft are centrally located, and within a short walking distance to local transit, regional transit, Downtown Commercial and General Commercial shopping areas.

6.5.5.9 FARM WORKERS

The 2008-2012 American Community Survey, 5-Year Estimates, figures show that 271 persons in occupied housing units (less than one percent of the population) are in the farming, fishing and forestry occupations. Those people associated with the agricultural industry in the region are finding housing in Taft. The existence of farm workers could be correlated with the growth of the Hispanic population in Taft, which has increased from 4.9 percent of the population in 1980 to 7.34 percent in 1990 to 15.5 percent in 2000 and 35.9 percent in 2010.

6.5.5.10 ASSISTED HOUSING/UNITS AT RISK

According to available sources, there are no Farmer Homes, HUD, or Bond financed units in the City. Because of the size of the urban area, the City has been excluded from FMHA eligibility since 1970.

The 61-unit senior citizen complex was built in 1998 with local, state and federal assistance, with a 55 year period of affordability. Rehabilitation loans and grants were also provided. In the case of the rehabilitation program, deed restrictions are recorded to notice the affordability requirement of the property. The rehab program was initiated in 1993 with the first rehabs being done in the fall of 1994, and no units are at risk. Recent Community Development Block Grants received by the City will continue to offer rehabilitation loans to qualified residents.



City of Taft 2015-2023 Housing Element

Due to the recent subprime mortgage crisis and subsequent recession period, it is undetermined at this time as to when the local housing market will rebound and residents will take advantage of available grant funds.

6.5.5.11 SINGLE ROOM OCCUPANCY

Residential hotel/motel use single room occupancy for individuals, which use the hotel/motel as a primary residency for a period of time. A residential hotel has 6 or more units, guestrooms or efficient units, intended or designed to be used as a rental or hired out. The Zoning Ordinance does not explicitly allow the use of single room occupancy, but the concept is used by motels in the City. The motels that operate as single room occupancy at times, include Sunset Motel, Caprice Motel, Holland Inn & Suites, and Topper's Motel with a total capacity of 110 units. Hotels and motels are currently permitted with a Conditional Use Permit in the R-3 and Downtown Commercial (DC) zone districts, and generally permitted in the General Commercial (GC) and Mixed Use (MU) zone districts.

6.6 FUTURE HOUSING NEEDS

6.6.1 TOTAL NEED

The following table shows the housing demand projected as part of the current update of the General Plan Land Use Element. In summary, projections show a demand for 122 residential units by the year 2010, based on a low population projection and 521 residential units based on a high population projection. This has the potential to add a minimum of 327 persons to a maximum of 7,801 persons to the City’s population. Some of the demand for housing would come from staff at the newly (1997) opened Federal Prison, Taft Correctional Institution, which was originally operated by Wackenhut Corrections, but now operated by Management and Training Corporation.

The 2010 housing projection was over estimated. Between 2000 and 2010 the population in occupied residential units increased by 531 persons. This should have required about 202 new housing units to meet the needs of the natural increase in population, with the 2000 average household size of 2.62 people. However, the number of total housing units increased by only 47 units between 2000 and 2010, while occupied households only increased by 21 units.

**Table No. 18:
Residential Land Demand, Low Population Estimate 1.5% Growth, 2023**

7,700 (2023 estimated population) – 6,372 (2010 population) =	1,328 Persons
1,328 persons / 2.83 persons per residential unit =	469 residential units
469 residential units x 81.4 percent single family units =	382 single family units
469 residential units x 15 percent multi-family units =	70 multi-family units
469 residential units x 3.6 percent mobile home units =	17 mobile home units
382 single family residential units / 7.0 units per acre =	54.57 acres
70 multi-family units / 18 units per acre =	3.89 acres
subtotal	58.48 acres
58.46 acres x 1.25 (flex-factor) =	73.07 acres

**Table No. 19:
Residential Land Demand, High Population Estimate 1.9% Growth, 2010**



City of Taft 2015-2023 Housing Element

8,138 (2023 estimated population) – 6,372 (2010 population) =	1,766 Persons
1,766 persons / 2.83 persons per residential unit =	617 residential units
617 residential units x 81.4 percent single family units =	502 single family units
617 residential units x 15 percent multi-family units =	93 multi-family units
617 residential units x 3.6 percent mobile home units =	22 mobile home units
502 single family residential units / 7.0 units per acre =	71.7 acres
93 multi-family units / 18 units per acre =	5.17 acres
subtotal	76.87 acres
76.87 acres x 1.25 (flex-factor) =	96.09 acres

6.7 LAND INVENTORY

6.7.1 ADEQUATE SITES

On September 10, 2014, the Department of Housing and Community Development approved Kern COG's Regional Housing Need Allocation (RHNA) Plan that was adopted by their board on June 19, 2014. Kern COG's RHNA Plan was adopted as Appendix H of the Regional Transportation Plan (RTP). The City of Taft staff utilized the summary to determine future available sites within the city limits. The Executive Summary stated that the housing needs for the City of Taft are as follows:

- 52 Very Low Income units
- 26 Low Income units
- 30 Moderate Income units
- 146 Above Moderate Income units
- 254 Total Units for the period between January 1, 2013 and December 31, 2023

This section of the element addresses the requirements of Government Code Sections 65583 and 65583.2, requiring a parcel specific inventory of appropriately zoned, available, and suitable sites that can provide realistic opportunities for the provision of housing to all income segments within the community.

The City's share of the regional housing need can be met through the implementation of a variety of strategies (e.g., available and appropriately zoned land, units built since the beginning of baseline Regional Housing Needs Allocation (RHNA) period, and non-residential zoned sites that can be rezoned for residential use). However, the primary method for meeting the adequate site requirements will be addressed through the identification of available vacant sites that are suitable and appropriately zoned.

The City's evaluation of adequate sites begins with a listing of individual sites by zone and general plan designation. The sites suitability analysis will demonstrate these sites are currently available and unconstrained to provide realistic development opportunities prior to December 31, 2023 (the end of planning period). To demonstrate the realistic development viability of the sites, the analysis also discusses; (1) whether appropriate zoning is in place, (2) the applicable development standards and their impact on projected development capacity and affordability, (3) existing constraints including any known environmental issues, and the (4) availability of existing and planned public service capacity levels.

The City's land inventory was developed with the use of a combination of resources including the City of Taft and Kern County's Geological Information Systems (GIS) database, updated Assessor's data, field surveys, and review of the City's Land Use Element and Zoning Ordinance. The compilation resulted in not only an identification of sites, but also an estimate of potential development capacity for these sites. The majority of the land available for residential development is located in; (1) areas which have been approved for development, (2)



City of Taft 2015-2023 Housing Element

underdeveloped non-residential areas that offer affordable residential placement, (3) in-fill lots within residential areas where homes have been destroyed/demolished due to dilapidation and/or fire, and (4) vacant property adjacent to the developed edge of Taft.

The inventory includes both small and large residentially and non-residentially zoned parcels and parcels which are substantially vacant or underutilized which have the potential to be developed for more intense residential uses. The City has identified 27 potential sites that meet the demand allocated by the Kern Council of Governments Regional Housing Needs Allocation. The sites range in size from 0.14 acres to 95.08 acres. The locations are dispersed throughout the City.

ZONING APPROPRIATE TO ACCOMMODATE HOUSING FOR LOWER-INCOME HOUSEHOLDS

The City recognizes that the higher density residential and mixed-use districts (R-3, Downtown Commercial and Mixed Use zone districts) provide the potential for lower construction costs due to the economies of scale; therefore, most suitable for development of housing affordable to very low- and low-income households. Those sites identified in the inventory as having the greatest potential to accommodate housing affordable to lower-income households allow densities of up to 29 du/acre. Per Government Code Section 65583.2(c)(3)(B) the City's zoning is consistent with 20 du/acre standard for suburban jurisdictions; therefore, considered appropriate to accommodate housing for lower-income households.

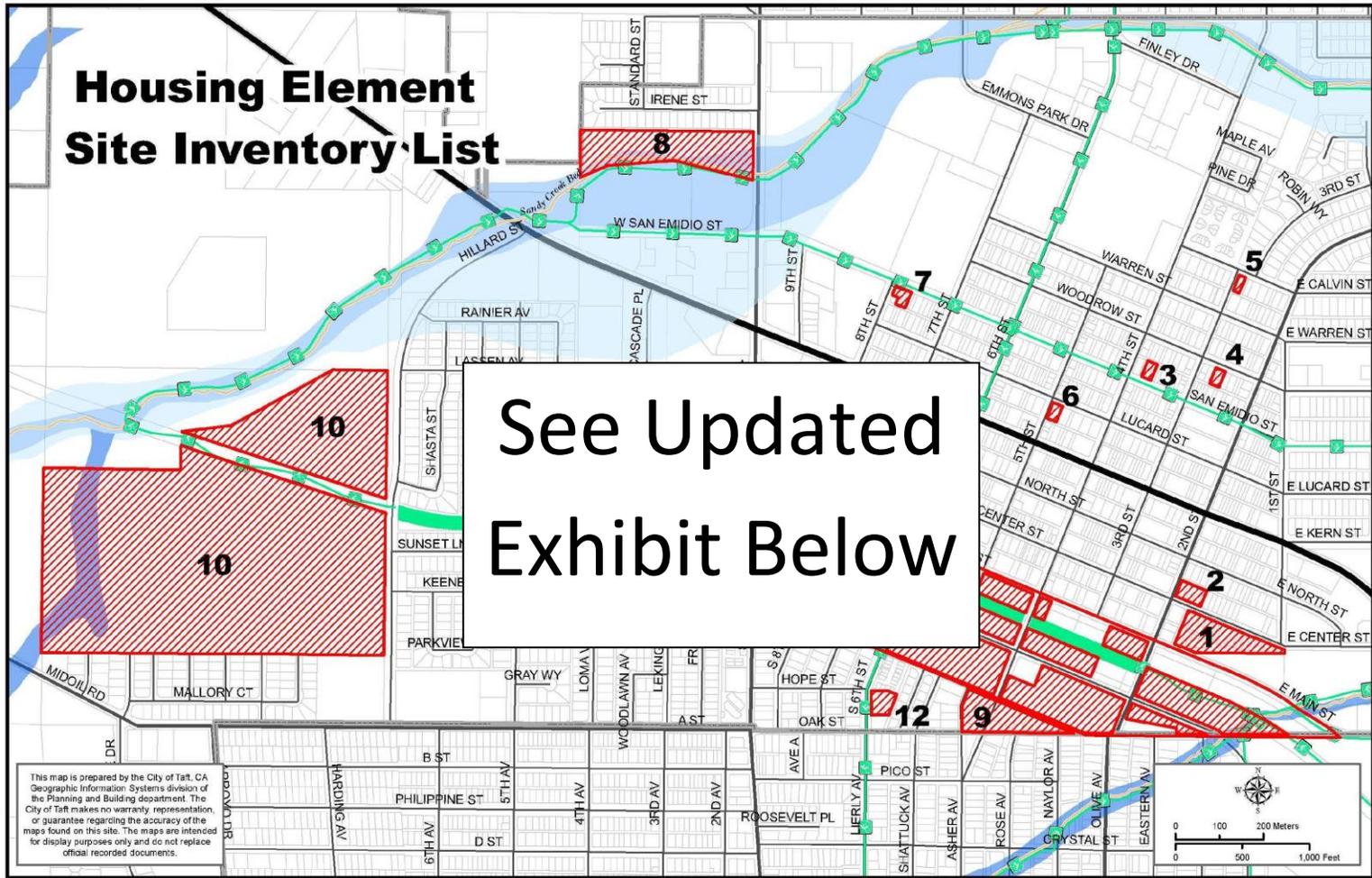
REALISTIC DEVELOPMENT CAPACITY

As indicated in Exhibit XII and Table No. 20, below, the City will be relying primarily on multi-family-zoned sites (Sites 1, 2, 13 and 15), which based on the City's development standards for the R-3, DC and MU zone districts, allow development up to 24 dwelling units per acre, to accommodate its share of the regional housing need for lower-income units. In addition, sites located within the Downtown Area (Kern, Main, Center and North Streets), which allow multiple dwellings on the second floor of businesses, are also an important part of the City's inventory of suitable sites.

The following analysis demonstrates the development capacity projections for those high density sites identified in Table No. 20 are realistic. First, the City considered and evaluated the implementation of its current multifamily development standards and on-site improvement requirements (e.g., setbacks, building height, parking, and open space requirements), to determine approximate density and unit yields. Then the City identified the most practical uses of the sites by using current businesses and residential practices, meeting with landowners and developers to review projected growth and land proposals, then identifying projects that paralleled with the City's general plan vision and current zoning to reach housing needs.

As demonstrated in the Adequate Site Inventory, there are a sufficient number of available vacant properties with a realistic development capacity to meet the RHNA for each income level. Realistic development densities were set at conservative ratios due to potential limitations from development standard requirements in the zoning ordinance. Furthermore, allowable zoning densities in the adopted zoning ordinance currently do not match the maximum densities allowed in the Land Use Element of the General Plan. A housing program included in this Housing Element will require the City to complete a consistency review that includes an amendment of the Zoning Ordinance to match the densities of the Land Use Element of the General Plan.

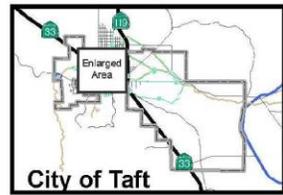
Exhibit XII - Housing Element Site Inventory List

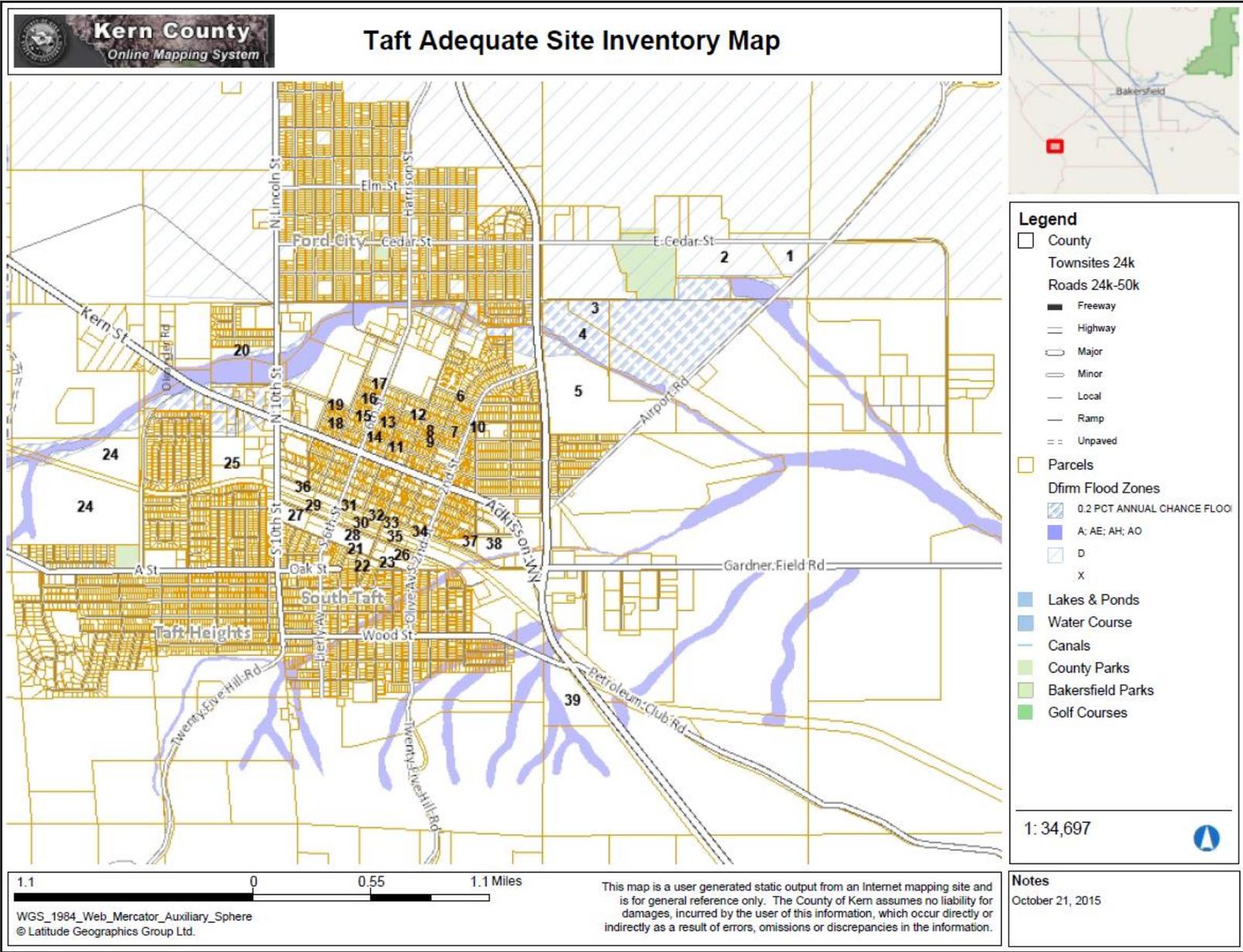


City of Taft
 Planning & Building Department
 Revision Date: February 23, 2019
 File: S:\1613\Projects\Housing Element\map_site_inventory.mxd

Legend

-  Housing Sites
-  City Limits
-  Rails To Trails (Pedestrian/Bicycle Trail)
-  Future Pedestrian/Bicycle Trail
-  Property Line
-  Sandy Creek Bed
-  Retention Basin
-  Flood Zone A (1% Annual Chance - No Detailed Rpts)
-  Flood Zone AE (1% Annual Chance - Detailed Rpts)
-  Flood Zone AO (1% Annual Chance of Shallow Flooding)
-  0.2 % Annual Chance of Flooding







City of Taft 2015-2023 Housing Element

Table No. 20: City of Taft Adequate Sites Inventory 2015 (Source: City of Taft)

Table A		Available Land Inventory Summary									
SITE NO.	APN	ZONE	ALLOWABLE DENSITY (per acre)	GP DESIGNATION	ACRES	REALISTIC UNIT CAPACITY	EXISTING USE	INFRASTRUCTURE CAPACITY	ON-SITE CONSTRAINTS		
1	220-300-15	R-2	14 du	MDR (15 du/ac)	9.86	110	Vacant		Flood zone	118 unit potential if zoning density amended to match GP	
2	220-300-17	R-1	5 du	LDR (7 du/ac)	29.98	119	Vacant		Flood zone, mineral transmission lines	Approved 122 lot subdivision, not finalized	
3	032-220-56	R-1	5 du	PF	8.45	33	Vacant		Flood zone, possible hazard site	47 unit potential if zoning and GP amended to 7 du/ac	
4	032-220-29	R-1	5 du	NR (0.2 du/ac)	21.82	87	Vacant		Flood zone, dry creek bed, possible hazard site	122 unit potential if zoning and GP amended to 7 du/ac	
5	032-220-61	R-1	5 du	NR (0.2 du/ac)	57.12	228	Vacant		Flood zone, possible hazard site	319 unit potential if zoning and GP amended to 7 du/ac	
6	031-420-01	R-1	5 DU	Low Density Residential (7 du/ac)	0.14	1	Vacant Lot		None	Amend zoning density to 7 du/ac to match GP	

City of Taft 2015-2023 Housing Element



Table No. 20: City of Taft Adequate Sites Inventory 2015 (Source: City of Taft)

Table A		Available Land Inventory Summary									
SITE NO.	APN	ZONE	ALLOWABLE DENSITY (per acre)	GP DESIGNATION	ACRES	REALISTIC UNIT CAPACITY	EXISTING USE	INFRASTRUCTURE CAPACITY	ON-SITE CONSTRAINTS		
7	031-310-05 031-310-06 031-310-07 031-110-08	R-1	5 DU	Low Density Residential (7 du/ac)	0.36	2	Vacant In-fill Lots		One substandard lot	Parcel merge -06 and -07, Amend zoning density to 7 du/ac to match GP	
8	031-320-23 031-320-26	R-1	5 DU	Low Density Residential (7 du/ac)	0.14	1	Vacant In-fill Lots		2 substandard lots	Amend zoning density to 7 du/ac to match GP	
9	031-290-10	R-1	5 DU	Low Density Residential (7 du/ac)	0.14	1	Vacant In-fill Lot		None	Amend zoning density to 7 du/ac to match GP	
10	031-402-04	R-1	5 DU	Low Density Residential (7 du/ac)	0.07	1	Vacant In-fill Lot		Substandard Lot	Amend zoning density to 7 du/ac to match GP; Merge substandard lot w/adjacent lot	
11	031-150-01	R-3	24 DU	Mixed Use (29 du/ac)	0.22	5	Vacant In-fill Lot		None	Amend zoning density to 29 du/ac to match GP	
12	031-330-09	R-2	14 DU	High Density Residential (29 du/ac)	0.14	1	Vacant In-fill Lot		None	Amend zoning density to 29 du/ac to match GP	
13	031-270-06	R-2	14 DU	High Density Residential (29 du/ac)	0.14	1	Vacant In-fill Lot		None	Amend zoning density to 29 du/ac to match GP	
14	031-160-01 031-160-02 031-160-03 031-160-04	R-2	14 DU	Mixed Use (29 du/ac)	0.22	3	Vacant In-fill Lots		Four (4) substandard lots	Amend zoning density to 29 du/ac to match GP; Merge lots to create more viable lot	
15	031-260-07	R-2	14 DU	High Density Residential (29 du/ac)	0.14	1	Vacant In-fill Lots		None	Amend zoning density to 29 du/ac to match GP	

Table No. 20: City of Taft Adequate Sites Inventory 2015 (Source: City of Taft)

Table A		Available Land Inventory Summary									
SITE NO.	APN	ZONE	ALLOWABLE DENSITY (per acre)	GP DESIGNATION	ACRES	REALISTIC UNIT CAPACITY	EXISTING USE	INFRASTRUCTURE CAPACITY	ON-SITE CONSTRAINTS		
16	031-350-05	R-2	14 DU	High Density Residential (29 du/ac)	0.14	1	Vacant		None	Amend zoning density to 29 du/ac to match GP	
17	031-360-13	R-2	14 DU	High Density Residential (29 du/ac)	0.14	1	Vacant		None	Amend zoning density to 29 du/ac to match GP	
18	031-240-05	R-2	14 DU	Mixed use (29 du/ac)	0.14	1	Vacant		None	Amend zoning density to 29 du/ac to match GP	
19	031-250-02 031-250-03	R-2	14 DU	High Density Residential (29 du/ac)	0.16	2	Vacant lots		Two irregular & substandard lots	Amend zoning density to 29 du/ac to match GP; OR merge with adjacent lots for more open space	
20	032-152-14	R-2	14 DU	Medium Density Residential (15 du/ac)	8.06	90	Vacant lot		Zone AE & 0.2% flood plain encroachment & possible animal/plant mitigation	Amend zoning density to 15 du/ac to match GP	
21	032-141-01	R-2	14 DU	Low Density Residential (7 du/ac)	0.31	2	Vacant		None	Amend General Plan and zoning density to 15 du/ac to match	
22	032-141-08	R-2	14 DU	Low Density Residential (7 du/ac)	0.20	1	Vacant		None	Amend General Plan and zoning density to 15 du/ac to match	
23	032-143-01	R-2	14 DU	High Density Residential (29 du/ac)	0.75	10	Vacant		None	Amend zoning density to 29 du/ac to match GP	
24	032-152-64 032-152-65	R-1	5 DU	Low Density Residential (7 du/ac)	32.67 & 85.14	130 & 340	Undeveloped		Zone A flood plain encroachment & possible animal/plant	Approved Vesting Tentative Tract Map Nos. 7227 & 7230 for up to 394 SFR lots (under construction); 30 acres set aside for CEQA mitigation	

City of Taft 2015-2023 Housing Element



Table No. 20: City of Taft Adequate Sites Inventory 2015 (Source: City of Taft)

Table A		Available Land Inventory Summary									
SITE NO.	APN	ZONE	ALLOWABLE DENSITY (per acre)	GP DESIGNATION	ACRES	REALISTIC UNIT CAPACITY	EXISTING USE	INFRASTRUCTURE CAPACITY	ON-SITE CONSTRAINTS		
									mitigation		
25	032-610-01 032-610-02	R-1	5 DU	High Density Residential (29 du/ac)	15.15	12	12 Vacant lots available within Park		Existing Mobile Home Park	Amend General Plan and zoning as appropriate for existing Mobile Home Park	
26	032-110-41 032-110-42	MU	24 DU	Mixed Use (29 du/ac)	5.80	111	Vacant commercial building & Vacant lot		Hazardous Material Site	Amend zoning density to 29 du/ac to match GP	
27	032-110-30	MU	24 DU	Mixed Use (29 du/ac)	4.75	91	Vacant lot		Hazardous Material Site	Amend zoning density to 29 du/ac to match GP	



City of Taft 2015-2023 Housing Element

Table No. 20: City of Taft Adequate Sites Inventory 2015 (Source: City of Taft)

Table A		Available Land Inventory Summary									
SITE NO.	APN	ZONE	ALLOWABLE DENSITY (per acre)	GP DESIGNATION	ACRES	REALISTIC UNIT CAPACITY	EXISTING USE	INFRASTRUCTURE CAPACITY	ON-SITE CONSTRAINTS		
28	032-110-58	MU	24 DU	Mixed Use (29 du/ac)	6.71	129	Commercial building & Vacant lot		Hazardous Material Site	Amend zoning density to 29 du/ac to match GP	
29	032-110-66 032-110-67	MU	24 DU	Mixed Use (29 du/ac)	4.04	78	Vacant lot		Hazardous Material Site	Amend zoning density to 29 du/ac to match GP	
30	032-110-70 032-110-71	MU	24 DU	Mixed Use (29 du/ac)	2.98	57	Civic use, vacant industrial building		Hazardous Material Site	Amend zoning density to 29 du/ac to match GP; Approximately half of area is developer or planned for civic uses	
31	032-110-72 032-110-73	MU	24 DU	Mixed Use (29 du/ac)	0.80	15	Vacant lot		Hazardous Material Site	Amend zoning density to 29 du/ac to match GP; Vacant lot currently used for public events	
32	032-110-74 032-110-75	MU	24 DU	Mixed Use (29 du/ac)	1.37	26	Tow yard & Vacant lot		Hazardous Material Site	Amend zoning density to 29 du/ac to match GP	
33	032-110-76 032-110-77	MU	24 DU	Mixed Use (29 du/ac)	0.29	6	Vacant lots		Hazardous Material Site	Amend zoning density to 29 du/ac to match GP; Ideal for Mixed Use development with units on 2 nd & 3 rd Floors	
34	032-110-78 032-110-79	MU	24 DU	Mixed Use (29 du/ac)	1.02	20	Vacant lots		Hazardous Material Site	Amend zoning density to 29 du/ac to match GP	
35	032-110-80 032-110-81	MU	24 DU	Mixed Use (29 du/ac)	1.94	37	Vacant industrial building & Vacant lot		Hazardous Material Site	Amend zoning density to 29 du/ac to match GP; Approved in 2011 for 40-unit affordable MFR development, never constructed.	
36	032-110-86	MU	24 DU	Mixed Use (29 du/ac)	2.63	50	Occupied industrial building & Vacant lot			Amend zoning density to 29 du/ac to match GP; Approximately 1.87 acres available for development	

City of Taft 2015-2023 Housing Element



Table No. 20: City of Taft Adequate Sites Inventory 2015 (Source: City of Taft)

Table A		Available Land Inventory Summary									
SITE NO.	APN	ZONE	ALLOWABLE DENSITY (per acre)	GP DESIGNATION	ACRES	REALISTIC UNIT CAPACITY	EXISTING USE	INFRASTRUCTURE CAPACITY	ON-SITE CONSTRAINTS		
37	032-110-02	MU	24 DU	Mixed Use (29 du/ac)	2.10	40	Vacant lot			Amend zoning density to 29 du/ac to match GP; Lot Line Adjustment needed	
38	032-050-07	MU	24 DU	Mixed Use (29 du/ac)	8.09	155	Vacant lot		Flood zone, dry creek bed	Amend zoning density to 29 du/ac to match GP; within Airport Land Use Compatibility Zone B and C	
39	220-040-44	R-3	24 DU	Commercial	14.78	283	Vacant lot		Adjacent to Caltrans Hwy & Gravel mine	Amend zoning and GP to 29 du/ac to be consistent	
TOTAL					329.1	2,283					
TOTAL High Density Residential Units (R-3 and MU)										1,103	
										48.27% of Realistic Capacity 434% of RHNA 1,414% of combined Low and Very-Low Income RHNA	

DETAILED DESCRIPTION OF GRAPHIC A AND TABLE NO. 20

Sites 1 & 2 consists of 39.84 acres located along the northeast City boundary along Cedar Street. The sites were created as part of Parcel Map No. 11694 approved in 2008. On April 15, 2008, Tentative Tract Map No. 6763 was approved for a 122 lot subdivision on Site 2. The developer has not filed to record the Final Map. However, the various state Senate and Assembly bills that have provided automatic map extensions has extended the approval of TTM 6763 until April 2017.

As Table No. 20, above, shows, the allowable densities per the Zoning Ordinance and per the General Plan designation are not consistent. This Housing Element includes a program to amend the Zoning Ordinance to have all residential districts' maximum allowable densities adjusted to match their corresponding Land Use designations. This issue consistent Citywide and will not be addressed again in the details of other adequate sites.

Sites 3, 4, and 5 consists of an 8.45, 21.82, and 57.12 acre properties on the east side of the City, east of Highway 119. The sites are due north of the only residential development on the east side of Highway 199, which was completed in the early 1960s. All three properties are within the Single Family Residential (R-1) zone district, but Site 3 has General Plan designation of Public Facilities (PF) with Sites 4 and 5 with a designation of Natural Resources (NR). A Public Facilities land use is limited to uses that service public agency functions, including parks, schools, the post office, City and other government facilities. The NR land use is limited to oil and gas related activities. Furthermore, all three properties are not privately owned, but are federally owned properties through the Bureau of Land Management.

The properties have additional constraints with flood zone hazards as a dry creek runs between Sites 4 and 5. The properties may also have other hazardous materials under the site from long past (50+ years ago) burning of refuse waste. Future development of these sites will require General Plan Amendments, hydrology studies, and environmental assessments to determine their development viability.

Sites 6, 9, and 10 consists of two 0.14 vacant acre lots and one 0.07 substandard lot. All three are potential in-fill sites are within the R-1 zone district and have a Single Family Residential (SFR) land use designation. Sites 6 and 9 are viable for in-fill development a single-family residence each as both lots are compliant with minimum lot size requirements of the R-1 zone. Site 10 is only about half the size of the minimum required lot size with in the R-1 zone district. Site 10 may be more appropriately merged with an adjacent substandard lot to provide a rear yard for those lots. Sites 6 and 9 can contribute toward the City's moderate and above moderate housing need.

Site 7 consists of four adjacent properties totaling 0.36 acres. All four properties of Site 7 are within the R-1 zone district and have a SFR land use designation. Despite being adjacent to each other, the four properties can only be merged and lot line adjusted to create two compliant single-family residential in-fill lots. The realistic capacity of 2 SFR units can contribute toward the City's moderate and above moderate housing need.

Site 8 consists of 2 vacant lots totaling 0.14 acres. The properties are within the R-1 zone district and LDR land use designation. The substandard lots will need to be merged to create a lot that is compliant with the R-1 development standards. The 1 SFR unit realistic capacity can contribute toward the City's moderate and above moderate housing need.

Site 11 consists of 1 vacant corner lot totaling 0.22 acres. The property is within the High Density Residential (R-3) zone district with a Mixed Use (MU) land use designation. The site is prominently located at the southeast corner of 5th Street and Lucard Street, which is less than a block from commercial shopping and transit opportunities to the south along Kern Street.

The property can be developed with up to 5 units per the zone district and up to 6 units per the land use designation. This further demonstrates the need for a program to amend the Zoning Ordinance residential densities to be consistent with the more dense land use designations. This site can contribute toward both the City's low income and moderate income housing needs.

Sites 12 and 13 consists of individual 0.14 acre lots, both of which are in the Medium Density Residential (R-2) zone district and have a High Density Residential (HDR) land use designation. The R-2 zone allows 14 units to the acre, but the 0.14 acre lots would only be allowed one unit on each lot. An amendment to the Zoning Ordinance to the R-3 zone district to match the HDR Land Use designation could result up to 4 units on each property. However, at this time, the realistic capacity for each site is one unit each. The single units can contribute toward the City's moderate housing need, while a R-3 zone development could contribute toward the City's low income housing need.

Site 14 consists of four substandard vacant lots totalling 0.22 acres. The site is within the R-2 zone district and HDR land use designation. Similar to Site 11, this site is a corner lot at 6th Street and Lucard Street less than a block from retail shopping and transit stops along Kern Street. The zoning in a realistic unit capacity of 3 units, while zoning amendment to the R-3 (to match HDR) would result up to 6 units that could be development. Both scenarios can contribute to the City's low-income housing need.

Site 15, 16, 17, and 18 consists of four individual properties that are each 0.14 acres in size. All four sites are within the R-2 zone district and have a HDR and MU land use designation. Each site is located approximately mid-block on San Emidio Street, Woodrow Street, and Lucard Street, between 6th Street and 8th Street. The R-2 zone allows 14 units to the acre, but the 0.14 acre lots would only be allowed one unit on each lot. An amendment to the Zoning Ordinance

to the R-3 zone district to match the HDR and MU Land Use designations could result up to 4 units on each property. However, at this time, the realistic capacity for each site is one unit each. The single units can contribute toward the City's moderate housing need, while an R-3 zone development could contribute toward the City's low income housing need.

Site 19 consists of two irregular shaped and substandard lots that total 0.16 acres. The properties are within the R-2 zone district and have a HDR land use designation. If merged together, the site can have up to two residential units. However, due to their irregular shape and small size, it may be best suited to merge with adjacent lots.

Site 20 consists of a vacant and undeveloped 8.06 acre lot that is located within the R-2 zone district and has a MDR land use designation. The R-2 density will allow a realistic capacity of about 90 multi-family units. However, the property does have some constraints including being located within a flood hazard zone and, with all new development of this size, providing environmental mitigation to reduce the impact of the new development. The 90 units can contribute to the City's moderate and low-income housing need.

Site 21, 22, and 23 consists of three vacant and undeveloped lots that are 0.31, 0.20, and 0.75 acres, respectively. The sites are along Front Street at or near the intersections of 4th Street, 5th Street, and Asher Way. All three properties are within the R-2 zone district and have a LDR land use designation with Site 23 within HDR. Per the Zoning Ordinance, the sites can have a realistic capacity of 2, 1, and 10 units, respectively. However, an amendment to the zoning and/or land use designations can increase the density in this area and potentially provide affordable residential developments. Development of Sites 21 and 22 with 2 and 1 unit can contribute toward the City's moderate income housing need, with Site 23 potentially contributing to the low-income housing need.

Site 24 consists of two vacant and undeveloped properties on the western edge of the developed part of the City, west of Hillard Street, that are 32.67 and 85.14 acres in size and bisected by a 100-foot wide multi-use trail property. Both properties are within the R-1 zone and LDR land use designation. The properties have a realistic capacity of 470 single-family residential units. The properties have been entitled under Vesting Tentative Tract Map Nos. 7227 and 7230 for up to 394 lots. Due to mitigation requirements, 30 acres of the western edges of the tracts were located within a flood hazard area and became environmental mitigation land for local area threatened species. The 394 single-family residential lots will contribute toward the City's moderate and above moderate income housing need.

Site 25 consists of two properties totaling 15.15 acres. The properties are within the R-1 zone district and HDR land use designation. However, these properties will never be single-family residences or high density housing as the property is occupied by the Buena Vista Mobile Home Park. The realistic capacity of the park is equal to the number of remaining lots within the park, which is 12 units. These mobile home lots can contribute to the City's low-income housing need and those on a fixed income.

Sites 26 through 36 consist of a former redevelopment area known as Rails-to-Trails, which is centrally located within the City of Taft with nearby access to downtown shopping, transit options, and open space amenities. The 100-foot wide multi-use trail mentioned in Site 24 also has its western end bisecting this area. The 11 sites contain a total of 19 individual properties ranging in size from 0.29 to 6.71 acres. All of the properties are located within the Mixed Use (MU) zone district and have a Mixed Use (MU) land use designation. The sites are bound by Main Street to the north, Front Street to the south, 2nd Street to the east, and 10th Street to the west. In total, the 11 sites have a realistic capacity of 599 multi-family residential units, which far exceeds the 78 Low-income units in the RHNA. However, all 11 sites, per the MU allowances, can develop as entirely commercial developments, entirely multi-family residential development, or mixed-use developments. Furthermore, the MU zone only allows up to 24 du/ac, while the MU land use allows up to 29 du/ac. An amendment to the Zoning Ordinance, along with utilizing existing density bonus standards, an affordable housing or an inclusionary market rate multi-family housing development can maximize their development to meet the City's low-income housing need.

Site 37 consists of a vacant and undeveloped 2.10 acre in-fill lot. The property is located northeast of Sites 26 through 36 mentioned above along Main Street. The property is within the MU zone district and MU land use designation, which results in a realistic capacity of about 40 multi-family units. As mentioned before, an amendment to the Zoning Ordinance to have the zoning density match the land use density of 29 du/ac could result in more affordable units. The site does have a constraint in that a lot line adjustment may be needed to remove an unnecessary alley way that was never developed. The units developed on this site can contribute toward the City's low-income housing need.

Site 38 consists of a vacant and undeveloped 8.09 acre lot just east of Site 37 at the southwest corner of Center Street and Highway 33/Adkisson Way. The property is located within the MU zone district and MU land use designation. It has been determined that the lot could reach a realistic capacity of 155 multi-family units. This is well below the maximum density allowed as this property is located within Zones B and C of the Airport Land Use Compatibility Plan, which limits structure heights and number of people per acre density limit. The property is just to the south of property owned by the West Side Health Care District, which is working on a master plan for the property in hopes to provide more medical services to the area. This Site 38 may also be a site for housing that is medically related, for those with disabilities, or possibly even senior housing. The units developed on this can contribute toward the City's low-income and moderate income housing need.

Site 39 consists of a vacant and undeveloped 14.78 acre lot. The property is located west of Highway 33 and south of Wood Street, within the R-3 zone district and has a Commercial (C) land use designation. The zoning provides for a realistic unit capacity of 283 multi-family units. However, the C land use designation can limit the residential development. A review and amendment of the Zoning Ordinance and General Plan Land Use Element to ensure consistency is needed to maximize the yield of this property. The site does have some constraints being immediately adjacent to Highway 33, to the east, and a gravel mine, to the south. Noise



City of Taft 2015-2023 Housing Element

mitigation will be a key element in developing this site. The units developed on this site can contribute toward the City's low-income and moderate income housing need.

6.7.2 IMPORTANCE TO ECONOMIC DEVELOPMENT

The City's economy is dependent on the oil industry. The oil economy subjects the City to "boom/bust" cycles associated with changes in local, national and international oil economies. The economic instabilities contribute to lack of investment in housing rehabilitation and new construction. A stabilizing effect can be achieved if the City could work towards diversifying job opportunities in the area. The availability of affordable income qualified and market rate housing is absolutely vital to growth and development of Taft. Housing for relocated workers and managers must be readily available, if Taft is to be competitive with other cities. To the extent that new economic development and diversification away from the oil industry can be achieved successfully, an increase in housing construction could be attained as a spin-off.

6.8 ANALYSIS OF POTENTIAL CONSTRAINTS

In order to plan for housing, constraints to housing development must be recognized. Many constraints are difficult for local government alone to overcome i.e., the condition of the national or regional economy and interest rates. The City is landlocked by unincorporated county lands. Oil companies own most of the vacant lands within the City. Other constraints that need to be addressed include market constraints, governmental constraints and public perception constraints.

6.8.1 GOVERNMENTAL CONSTRAINTS

6.8.1.1 LAND USE CONTROLS

These consist of the General Plan, Zoning Ordinance, open space requirements, subdivision regulations, and similar regulatory documents. Any of these tools for regulating development activity taken to extremes could represent obstacles to the production of housing.

The Taft Zoning Ordinance is not a complex set of regulations. It is characterized as having a basic set of development standards, offering some forms of flexibility other municipal zoning ordinances do not. The treatment of substandard lots is a generous one and a practical one, given that the City was originally subdivided into 25-foot lots.

6.8.1.2 ZONING ORDINANCE

The Zoning Ordinance contains a PD (Planned Development) overlay zone requiring site plan review of development proposals. This gives the City a discretionary process to ensure that quality development occurs within the framework of the City's basic zoning provisions. However, the zoning code allows for such land uses as residential and family care, and group homes serving more than six people through the standards set forth in the proposed revision to the Zoning Ordinance rather than through Conditional Use Permit procedures in residentially zoned districts. Boarding houses, transient occupancy facilities, facilities used for the purpose of providing shelter for migrant agricultural workers, and other such facilities needed for emergency housing are allowed through Planning Commission approval.

6.8.1.3 MANUFACTURED HOUSING

Taft Land Use controls are very favorable to affordable housing development in general. The City allows manufactured units on single-family lots. All single-family residential projects are approved at staff level. City staff is primarily interested in the upkeep and sustainability of a manufactured housing community. Architectural requirements, such as roof overhang, roofing material, siding material, age-of-structure restrictions, etc., as permitted by State Law; along with providing the minimum required parking of two spaces within an enclosed garage consistent with all single family residential projects in the City.



City of Taft 2015-2023 Housing Element

6.8.1.4 SECOND UNITS

Currently, the Taft Zoning Code provides for second units in the Single-Family Residential Zone. The secondary unit ordinance was adopted in 2004 and will continue with the proposed regulations to be implemented by December 2009.

Table No. 21

**TAFT ZONING ORDINANCE
RESIDENTIAL DEVELOPMENT STANDARDS**

	R-S	R-1	R-2	R-3
1. LOT SIZE	20,000		9,000	12,000
Area	80'	6,000	75'	90'
Width, Interior	100'	60'	80'	100'
Width, Corner	---	65'		
Depth				
2. SETBACKS				
Front	30'	25'	20'	20'
Side-street	30'	10'	10'	10'
Side-interior	20'	5'	5'	5'
	40'	15'	15'	15'
Rear, No Alley	15'	5'	5'	5'
Rear, Alley				
3. COVERAGE	30%	40%	50%	60%
4. DISTANCE BETWEEN BUILDINGS	10'	10'	10'	10'
5. UNIT STANDARDS				
Min. Floor Area	1,450	1,000	850	Studio 450
	20'	19'	---	1Bed 650
				2Bed 800
				+120/Bed
6. HEIGHT LIMIT				
Feet	35'	35'	35'	45'
7. DENSITY				
One unit/sq.ft.	20,000	6,000	- 5.1 -	- 14.1 - 24
Gross units/ac.	2.178	7.26	14.0	
Net units/ac.		5.0		
8. PARKING spaces/unit				
Single Family	2 in Garage	2 Garage	2 Garage	2
	---	---	2	2
Multi-Family	---	---	1-1/2	1-1/2
1 Bedroom				
2 or More Beds			1.5	1.5



City of Taft 2015-2023 Housing Element

Guest	2	2
11 or More Units	0.25	0.25

Per Section 6.2.60 of the Zoning Ordinance the Planning Director has the discretion to Minor Variances of residential development standards as follows:

- 1) Minor parking lot improvements.
- 2) Up to thirty percent (30%) of parking and loading space Requirements, not to exceed two (2) spaces.
- 3) Up to twenty percent (20%) of front yard setback requirements.
- 4) Up to forty percent (40%) of side yard setback requirements, but no closer than three (3) feet from the property line.
- 5) Up to twenty-five percent (25%) of rear yard setback requirements, but not closer than five (5) feet from the property line.
- 6) Up to ten percent (10%) of area requirements, excluding lot area and dimension requirements.
- 7) Up to ten percent (10%) of the maximum building coverage requirements.
- 8) Up to ten percent (10%) of maximum gross floor area requirements.

The Planning Commission has not recently utilized the Minor Variance as recent projects have mostly involved single-family residential tract development that has been compliant with development standards, without unique site constraints that would warrant the need for a Variance.

6.8.1.5 BUILDING CODE

The City of Taft has adopted the 2013 California Building Code (CBC) that establishes minimum building standards for new construction. While the City can add standards to the CBC, it cannot reduce them. The City has additional requirements related to soil and earthwork because of poor soil conditions in certain areas. The 2013 building codes that have been enacted have had an impact on the cost of housing as the implementation and added requirements through the Green Code section of the CBC has increased the estimated valuation of housing, thus increasing the plan check and permit fees.

In terms of development of housing for persons with disabilities, the City is requiring all rehabilitation and new construction to meet ADA standards. A program has been added to formally require such improvements for all rehabilitation and new construction activities. It is possible that some of the existing buildings may not be ADA compliant, but it is hoped that the above program will increase accessibility for disabled persons.

No Code or procedural impediments exist in providing accommodations for the disabled. Accommodation requests involving building rehabilitation for disabled persons are handled through the Building Department, including when exceptions are provided per State law.

6.8.1.6 SUBDIVISION REGULATIONS

Residential off-site improvement standards originate with the requirements of the California Subdivision Map Act. The City requires full street right-of-way improvements for new subdivisions as well as all the utilities required to serve the homes. Often, the location of a site brings about site improvements that respond to some localized conditions such as drainage structures to handle storm water that traverse the site, or block walls to retain earthwork or reduce noise impact on site, or traffic control devices for the traffic generated by a residential project.

Development improvements are generally classified into two categories: (1) On-site improvements and (2) Off-site improvements. On-site improvements required are paved parking spaces, landscaping, automatic irrigation, etc. Off-site improvements are: sidewalk, curb, and gutter, paved streets, fire hydrants, provisions for utilities, etc., in conformance with the City's subdivision improvement standards, incorporated herein by reference. The minimum local street rights-of-way allowed are 60 feet. Where sewer facilities are not available within 600 feet of a property to be developed, septic tanks are allowed.

The City of Taft has reviewed the off-site and on-site development standards and found that the existing standards do not restrict housing production within the City. However, to promote efficient and sustainability development, the City has adopted Land Use and Conservation Policies (City of Taft General Plan Pages A-1 through A-3, A-6 to A-7, and A-14 through A-23) in the new General plan Land Use Element adopted by the City on June 22, 2010. It addresses such issues as Land Use and Connectivity, Open Space & Farmland Preservation, Development Scale and Design, Street Widths, Street Trees, Residential Facades, Energy Conservation, Climate Change and Greenhouse Gas Emissions, and Green Building, etc. The General Plan recognizes these principles and the benefits of Sustainable Growth. The Zoning Code will be revised adding provisions to allow developers to submit Smart Growth development plans.

6.8.1.7 PERMIT PROCESSING

A time-consuming element of the development process is devoted to securing permits and inspections needed for a residential project. In Taft, building permits are obtained, probably in



City of Taft 2015-2023 Housing Element

one of the easiest and timeliest manners in the State. The City of Taft contracts with an outside Plan Check consultant for all new single-family housing construction for efficient processing and efficient use of a contract licensed engineer to review required structural calculations. First plan checks are completed in under two weeks, including shipping time to and from the consultant’s office.

Pre-submittal Review. The City requires a “pre-submittal” review or conference for all multi-family projects of two units or more. This entails no more than a short conference with the City Planner to ascertain issues and requirements for the submittal.

For apartment projects with six units and more and all subdivision maps, pre-submittal of the primary exhibit or site plan is required. These pre-submittal requirements have resulted in a smoother and timely development process for the applicants.

Discretionary Applications. Residential development in Taft has required few, if any discretionary applications. Multi-family projects are approved through the Site Plan Review Application, reviewed and approved by the Planning Commission. The City follows the timelines permitted by the State Permit Streamlining Act and time limits governed by the California Environmental Quality Act. Although CEQA allows up to six months for the processing of projects with Negative Declarations, the average time it takes for the City to process cases is about three months.

There has only been one residential tract/maps processed in the City in the last five years. An analysis of the record indicates that the 394-lot tract map received tentative map approval in an extraordinarily short amount of time (approximately 60-90 days).

6.8.1.8 DEVELOPMENT FEES

The City collects fees to offset the cost of providing plan review services. However, the fees currently are not set to cover all City personnel costs involved. The various planning permit fees cover the cost of mailing notices and some of the clerical time involved in creating the necessary public records and files. Plan check fees are, on the other hand, usually based on the cost of a technical person reviewing the plan. As yet, the City has not established development/fiscal impact fees.

Planning Fees - The City of Taft raised its development processing fees in January 2012:

Appeal on Site Plan Design	\$200
Certificate of Compliance	\$400 + \$500 Deposit + External Service Provider Costs
Conditional Use Permit	
CUP w/out Neg. Dec.	\$660
CUP w/ Neg. Dec.	\$1,855
Demolition Permit	\$308

Development Agreement	\$2,500 Deposit + External Service Provider Cost (\$1,500 Minimum)
EIR	\$10,000 Deposit + External Service Provider Cost (\$7,900 Minimum)
Tentative Parcel Map/	\$1,005 Deposit + External Service Provider Costs
Final Parcel Map	\$525 + External Service Provider Costs
General Plan Amendment	\$10,000 Deposit + External Service Provider Cost (\$2,300 Minimum)
Initial Study Fee	\$1,500 Deposit + External Service Provider Costs (\$700 Minimum)
Improvement Engr. Plan Ck	\$646 + \$6,800 Deposit + External Service Provider Costs
Lot Line Adjustment	\$835 + \$1,000 Deposit + External Service Provider Costs
Negative Declaration	\$5,000 Deposit + External Service Provider Costs
Site Plan Review	\$795 + External Service Provider Costs
Sewer Connection Inspection	\$40
Subdivision Imp. Inspection	\$646 + \$6,800 Deposit + External Service Provider Costs
Tentative Tract Map	\$2,010 + \$3,000 Deposit + External Service Provider Costs
Subdivision Imp. Engr.	
<i>Final Tract Map</i>	\$1,165 + \$2,500 Deposit + External Service Provider Costs
Time Extension	\$335 + \$1,000 Deposit + External Service Provider Costs
Variance	\$625
Zone Change	\$5,000 Deposit + External Service Provider Costs (\$1,500 Minimum)

Development Exactions - The City of Taft has few, if any, formal development exactions, as evidenced by the lack of conditions of approval (discussed above) and building permit fees (following). The City currently has no impact fees, except for a sewer capacity fee of \$2.85 per gallon per day based on 50 gallon per person per day. For two, three and four bedroom houses, the fee will be \$427.50, \$570, and \$712.50, respectively.

There have been very few residential projects in the last several years, other than those discussed previously and other than small unit projects and single-family residences. All of these projects experienced minimum exactions and conditions of approval and there were no extraordinary requirements, other than those required to protect and maintain the health, welfare, and safety of residents and their neighbors.

Building Permit Fees - Taft may very well have the lowest building permit fees in the State.



Table No. 22:

Total Fees Required to Pull Building Permit		
1.	Single-Family Residence --1500 sq. ft.+ 400 sq. ft. garage—3 bed/2 bath – valued at \$159,240	\$1,160.12 Plan Check \$2,454.46 Permit
2.	Average 850 sq. ft., 2/bed 1/bath --4 unit apartments w/4 carport parking spaces – two story units – valued at \$290,942.40	\$1,975.45 Plan Check \$4,109.45 Permit

These low fees are partially the result of the fact that the Taft School District imposes no school impact fees. The Planning and Building Department sends projects for comments to the School Districts to see if school impact fees are warranted. To date, the District has not imposed any school impact fees. However, this may change depending on the financial needs of the local school district.

The City had not updated its Master Fee Schedule since 1989. Due to local financial constraints, partly a result of the State budget woes, the City revised its fee schedule to be on par with other cities and the County of Kern, in order to pay for City services required for City residents. The updated Master Fee Schedule was adopted in January 2012.

6.8.1.9 OIL COMPANY PRIVATELY OWNED PROPERTY

Land is made available for sale only when not needed for oil extraction or related uses. Until recently, release of oil company property for land sales was extremely difficult to obtain. Surrounding lands suitable for residential development are owned by Chevron/Texaco, Union Oil, Mobil Oil, other oil companies, and the United States Government.

6.8.1.10 SUBSTANDARD PARCELS

Efforts to assemble smaller parcels (25-foot frontage) in the central part of Taft would create opportunities for high-density housing or rehabilitation. Most substandard units within the City are located in this central area (Target Area).

8.1.11 SUBSTANDARD HOUSING NOT WITHIN CITY LIMITS

Many substandard housing units are not within City limits, but are located in the unincorporated areas of the Taft community: South Taft, Taft Heights, and Ford City.

Development in these areas has been accomplished in conformance with County standards, which are less restrictive than the City's standards. Coordination between the City and County to achieve a common strategy in meeting housing needs has been renewed. The County has requested the City to consider incorporation of South Taft, Taft Heights, and Ford City within the next few years.

South Taft with a concentration of substandard units is under a single ownership by South Taft Properties, formerly known as the Jamison Trust. Nearly all the houses are located on land leased on a month-to-month basis. As a result, many occupants see little benefit from investing in building maintenance. Because of the lease situation the housing units do not show up in the Census Tables, as they are "personal property" and these residents do not qualify for most government assistance programs for rehabilitation. The best virtue of this situation is that it provides housing at very affordable prices. South Taft Properties is negotiating the sale of parcels to individuals who own the building, but not the land, thereby creating a title in fee.

Recently, the County did a Community Needs Study to explore possibilities to rehabilitate South Taft and, in 2007, began an assessment of the cost of needed infrastructure. An early estimate is approximately \$50 million in infrastructure improvements are necessary and, to incorporate all three unincorporated areas, the liability will likely exceed \$100 million. The City is working with the County and local elected officials to address the burgeoning problem of these areas.

6.8.1.12 INFRASTRUCTURE AND PUBLIC SERVICES

In order to ensure adequate public facilities for future development, the City should periodically reassess its infrastructure rates to assure the development is paying for itself. The City must maintain its existing infrastructure in good repair so that the community will be in a good position to meet future infrastructure needs. The City could also require dedication fees for new schools and parks from the developer if a new need would be created; the fees would be assessed in order to offset the costs to the City.

Infrastructure is lacking in most of Taft's undeveloped land. While this is not a problem for large tracts of land, it does add significantly to the cost of new development. Finding methods to finance these improvements over a long period of time and over the largest service area possible will be the challenge to this constraint.

Requirements that the City places on the developer for the provision of necessary public improvements may prove a constraint when weighed with other construction/property costs and the return on housing investments in today's market.

WASTEWATER

The Taft Municipal Wastewater Treatment Plant is a grade 1 system. It has the capacity to treat 1.5 million gallons (MGD) of waste per day. Current usage is 1.375 MGD. The reserve capacity of the plant is 0.125 MGD. Additionally, the Federal Prison Wastewater Treatment Plant Facility



City of Taft 2015-2023 Housing Element

has a capacity of 0.5 MGD. Current usage is 0.4 MGD. The reserve capacity of this plant is 0.1 MGD. The current treatment plants can handle present residential inflow without exceeding capacity. However, commercial and industrial ventures in and around Taft proper will need to be served by adding capacity to our current plant.

The City has identified opportunities and cost through a comprehensive Feasibility Study for the modernization and expansion of the Municipal Wastewater Treatment Plant to double its capacity. This will be done in 0.5 MGD phases until 3.0 MGD is reached. Once the expansion of 3.0 MGD is completed there will be a reserve capacity of 1.625 MGD beyond the current system demand. Similarly, the Federal Prison Wastewater Treatment Plant will double its capacity to 1.0 MGD in a single phase. The reserve capacity of this plant will be 0.6 MGD.

WATER

The West Kern Water District (WKWD) currently provides all of the City's potable water needs. The WKWD also provides water to virtually the entire west side region of Kern County. WKWD is innovative and responsive in assuring its clients of a reliable supply of excellent quality water in a planned, efficient, cost-effective, and environmentally responsible manner, while promoting public awareness of water related issues.

Existing WKWD delivery capacity is 22 million gallons of water per day. This is sufficient to satisfy current needs, but WKWD and the City are aware that future water needs have to be evaluated and planned for to accommodate future developments. The WKWD is currently in a long-term Stage 3 Water Emergency in response to the ongoing drought. The District is required to provide regular monitoring updates to the state to show conservation progress.

The Stage 3 Water Emergency does not create a moratorium on new residential construction. However, all new residential development will have to submit plans and anticipated water demand for WKWD review. Developers will be required to pay a water demand fee based on a WKWD formula and current market rates for new water supply. City building permits are not issued until the developer has WKWD approval.

SANDY CREEK WATERSHED

The watershed for the surrounding hills enters the City of Taft and surrounding communities in four separate areas. The City utilizes the watershed route by using the natural landscape as drainage. A recent study has provided the City with alternatives in maintaining the use of the landscape while ensuring that the City's environmental responsibilities are preserved and restructured to accommodate technological advances.

The study has presented the City with a plan that will improve urban runoff filtration, eliminate flooding (flood zones within the city), thus assisting development, and reducing flood insurance rates. The implementation of the plan will provide additional benefits to the City and surrounding community by supplying a water source that will serve further projects.

By enacting this plan, development in and around the City will benefit due to the construction of a filtration system that will trap harmful chemicals and trash due to urban runoff. In addition, the plan calls for the construction of catch basins strategically located within the watershed route before entry into the urban areas. The construction of the catch basins will eliminate flood zones within the city. The elimination of flood zones will provide a decrease of flood insurance rates and the addition of developable land that was in the past undevelopable due to uncertainty of flooding.

RAILS TO TRAILS

The City began purchasing right-of-way property from Union Pacific Railroad Company and Sunset Railway Company in 1995. Construction of a pedestrian bicycle trail began in 2000. The paved portion of the trail is 20 feet wide, providing enough room for bicycles and walkers to pass without incident. Each side has 40 feet of landscaping. The grass and trees provide for a pleasant walk. Benches are located throughout the trail for those who would like to rest or want to visit with others. The trail system also has lights provided for security and convenience. The Rails to Trails is currently 1.5 miles long. The trail connects the downtown area with the Westside of the City.

An additional 3.5 miles of right-of-way has been purchased for the expansion of the trail system. Projects to expand and improve the trail system have been approved and are currently waiting on grant funds. Rails to Trails provide the community mobility options to exercise and to move about the City without using a motorized vehicle. The trail system has been such a success that additional paths have been written into the circulation element that in the future will provide over 15 miles of trail.

6.8.2 NON-GOVERNMENTAL CONSTRAINTS

6.8.2.1 LAND CONSTRAINTS

Factors associated with land (i.e., availability, suitability, environmental issues, and title issues) represent by far, the most important constraints to the development of housing in the Taft area.

6.8.2.2 LAND AVAILABILITY

The amount of land available for the development of housing is crucial in considering methods of meeting housing need. There must be sufficient vacant residentially zoned land or land that could be developed residentially within the City limits to meet the projected housing needs. In the central part of the City, land assembly needs to be encouraged in order to put additional multi-family housing in the place it most appropriately belongs.



City of Taft 2015-2023 Housing Element

The land area currently under review for possible residential development is approximately 329 acres. This land area could generate nearly 2,283 housing units. A demand for 469 residential units by the year 2023 based on a low population projection and 617 residential units based on a high population projection are being projected. This has the potential to add a minimum of 1,328 persons to a maximum of 1,766 persons to the City's population. There is more than sufficient acreage adjacent to existing residential neighborhoods to satisfy this need. This land has been transferred to a private developer recently.

Economic development efforts in Taft in the last several years have been largely offset by the lack of suitable land for housing. One landowner (Chevron/Texaco) controlled a large portion of land; although, this situation has changed with the sale of a 3 square mile section to West Side Economic Development to be used for development in and around the city. A good part of this land would be built into residential development.

6.8.2.3 LAND CONTAMINATION

Land in and around Taft has been heavily used by oil and gas service companies, which may have resulted in some level of soil contamination. Approximately 46 acres of land located in the downtown area owned by the Sunset Railway and Union Pacific Railroad Companies may be contaminated with lead from past railroad operations. If the City identifies contaminated lands, it can require the property owners to clean up the site.

6.8.2.4 DEED RESTRICTIONS

The latest constraint of housing development in Taft is the requirement by owners that purchasers of their property "and all future assignees" completely indemnify them against any future liability that may result from the sellers past activities.

6.8.2.5 LAND PRICES

With so many constraints upon the availability of land, what little corporate land available is generally overpriced. This restricts the production of affordable housing. However, infill lots are moderately priced in the \$5,000 - \$10,000 range for a 5,000 sq. ft. lot.

6.8.3 MARKET CONSTRAINTS

6.8.3.1 THE COSTS OF CONSTRUCTION

Material, development fees, construction financing, land, and labor, with few exceptions, have been increasing rapidly in the past decade. These high costs pose a major constraint to the provision of housing for people of all economic segments of the community.

Marketing of new housing, as well as resale of homes, adds to the cost of housing. Real estate fees range from 3 to 6 percent on resale units. Enticing developers to decrease marketing

budgets would not be successful unless an adequate local market and readily affordable financing could be demonstrated, decreasing the need for expensive regional promotion.

The rising cost of construction, approximately \$86.73 per square foot in 2007, has grown to \$119.73 in 2015. The major portion of this increase is the tripled cost of liability insurance and the significant increase in workers compensation effective 2003. This has made building of low and moderate-income housing difficult, if not impossible, without some form of financial assistance.

6.8.3.2 "FRONT-END" DEVELOPMENT COSTS

Installation of sewer, water, roadways, under grounding all utilities and project-carrying costs contribute a major portion of overall new housing costs, approximately \$8,850 per single family lot. These costs can be the same for low and moderate income housing as they are for higher priced housing. This makes building affordable single family housing more restrictive for the developer without some form of financial assistance or flexibility in City requirements.

6.8.3.3 THE AVAILABILITY OF FINANCING

For homebuyers in Taft, the only apparent limitation is that the mortgage financing businesses are, for the most part, located in Bakersfield. Judging from the sales prices of housing in Taft, which have ranged from \$10,000 to over \$100,000, there seems to be no major gap in financing availability. An exception to this might be the South Taft area where, because these homeowners do not own their lots, they experience difficulty financing sales and home improvements.

With the subprime mortgage crisis of a few years, it has had a significant affected in financing for the low to moderate income families. Tightening of requirements to get financing has also affected many people, while escalating interest rates on the subprime ARM's is resulted in many foreclosures. By the third quarter of 2007, one in 47 homes ended up in foreclosure in Kern County; Kern County consistently ranks in the top ten in foreclosure rates.

Builders, traditionally more constrained by the lack of land than the availability of financing, have found themselves in the opposite position. Approximately 5,000 homes have been planned for Taft, but due to the mortgage crisis, falling real estate values, and the subsequent recession, some subdivisions have been delayed.

However, the City's pursuit of a single-family housing tract funded by CalHFA will be of some assistance to the builder, at least for first-time homebuyers who may be attracted to the more affordable units. With the federal bank dropping the prime rate, financing costs may not be a problem for those with excellent credit. However, for the less fortunate creditor, the more conservative attitudes in the banking and savings and loan industries will become a more significant issue.

6.8.3.4 INSUFFICIENT HOUSEHOLD INCOME

This hinders many from finding the necessary financing to improve housing units identified as needing rehabilitation. Nearly 49 percent of the total occupied households within the City earn less than the County median household income of \$47,727, based on U.S. Census 2012 data. Most homes requiring rehabilitation are occupied by low and moderate-income families and residents with fixed incomes. This income constraint also may restrict future maintenance activities directed at conserving sound housing.

6.8.3.5 COSTS ASSOCIATED WITH BORROWING MONEY

These costs have trended substantially higher in 2012, but these costs can discourage many residents from actively pursuing home improvements or buying new homes. Low and moderate-income groups such as the elderly, singles, and young couples are most affected by this cost factor.

6.8.3.6 HIGHER ENERGY COSTS

For a large number of older homes in Taft, a lack of upgrades has added to the problem of high-energy consumption rates. Insulation of these homes could reduce energy costs significantly. Attic and wall insulation is usually lacking in older homes and weather stripping and caulking often have not been replaced over the years.

According to utility companies, energy conservation activities that focus on reducing outside air infiltration, or “weatherization”, are the most effective. Outside air infiltration through windows, doors, and walls can account for 25 to 39 percent of heating costs. The second largest portion of heating costs, 27 percent, can be attributed to heat loss and gain through windows and doors because of low R-values. (“R-value” means resistance to heat flow. The higher the R value, the greater its insulating power.)

Furthermore, the state has pushed to increase the amount of small residential rooftop solar panel installations. Numerous grant and low interest loan programs make rooftop solar installations more affordable for residents, along with the lower utility bills. The City of Taft has issued over 110 building permits for such installations during 2012 to 2014.

6.8.3.7 THE CITY'S ECONOMY IS DEPENDENT ON THE OIL INDUSTRY.

This subjects the City to “boom/bust” cycles associated with the oil industry and national economy. The economic instability represented by this situation seems to limit investment in housing, both in terms of maintenance and new construction. An important stabilizing effect can be brought to the local housing market as the City works to diversify job opportunities.

6.8.4 ENVIRONMENTAL CONSTRAINTS

Environmental Constraints impeding housing production include: Habitat for endangered species to the east of the City; flooding of Sandy Creek (in the Ford City area, primarily); poor soil compaction conditions; and a high hydrocarbon content in the local air shed caused by oil extraction.

There are a few areas within the Taft Planning Area that lie within environmentally sensitive, hydrologically or geotechnically hazardous, or steep and difficult terrain, as outlined in the Open Space and Conservation Element. These areas have been determined unsuitable for development or appropriate for rural (low-density) residential housing only.

The City of Taft vacant suburban edge has biological sensitive habitat areas that have the potential to have habitat suitable for threatened and endangered species. City staff and the housing developer will have to provide biological studies, specific to the project, and work with the state Department of Fish and Wildlife (DF&W) to receive approval or conditional approval with mitigation measures prior to grading activities. The DF&W can impose mitigation fees and set-aside land as well to offset the land taken for development.

The City has expressed interest in joining the Valley Wide Habitat Conservation Plan proposed by the County of Kern. City is evaluating other options as well.



6.9 THE 2015-2023 HOUSING PLAN: GOALS, POLICIES, OBJECTIVES, AND PROGRAMS

Appropriateness of Policies, Goals, and Objectives: The current Housing Element (2015-2023) is viewed as having an appropriate set of objectives, based on the objectives in the 2008-2013 Housing Element, which objectives are carried forward. Housing rehabilitation will remain an important program.

The following goals, policies and objectives are retained with renewed emphasis.

GOAL 1

PROMOTE THE DEVELOPMENT, IMPROVEMENT AND MAINTENANCE OF HOUSING IN LOCATIONS BEST SERVED BY THE COMMUNITY'S FACILITIES AND INFRASTRUCTURE, AND THAT ARE COMPATIBLE WITH SURROUNDING NEIGHBORHOODS.

POLICIES IN SUPPORT OF GOAL 1

- 1.A Assist the private sector to provide a balance of zoned land to accommodate needed residential development.
- 1.B Coordinate the City's housing and development program with other levels of government.

OBJECTIVES

- 1.1 Keep development standards and building code requirements high while encouraging the achievement of the stated housing goals.
- 1.2 Use the present housing stock to satisfy the needs of all economic segments of the community whenever possible.
- 1.3 Rehabilitate existing housing in for low and moderate-income households at a rate of 10 units per year.
- 1.4 Distribute and provide information to property owners concerning housing rehabilitation, home financing, permit processing and building techniques, conservation measures to help maintain the quality of the housing stock.
- 1.5 Develop housing data, including information on affordable housing needs and production.

- 1.6 Develop a mortgage financing pool to provide low interest rate mortgages for the construction of new affordable housing units and the rehabilitation of units.
- 1.7 Support the use of assessment districts for new housing development.
- 1.8 Maintain a sufficient inventory of properly zoned sites to accommodate all of the City's housing needs.

GOAL 2

CONSERVE AND MAINTAIN SOUND, VIABLE NEIGHBORHOODS THAT ARE DECENT, SAFE AND SANITARY.

POLICIES IN SUPPORT OF GOAL 2:

- 2.A Require the ultimate elimination of substandard dwelling units in the housing stock that are not fit for human habitation.
- 2.B Encourage and participate in programs designed to provide a high level of maintenance in existing neighborhoods.

OBJECTIVES

- 2.1 Use nuisance and safety sections of the Uniform Building Code to require demolition of unsafe and obsolete structures.
- 2.2 Distribute information on available mortgage and ownership assistance plans.
- 2.3 Establish a plan for the Central City area that introduces new opportunities for multiple family housing.

GOAL 3

PROVIDE EQUAL OPPORTUNITY OF HOUSING CHOICE FOR ALL RESIDENTS REGARDLESS OF RACE, CREED, NATIONAL ORIGIN, AGE, SEX, OR ETHNIC GROUP AFFILIATION.

POLICIES IN SUPPORT OF GOAL 3:

- 3.A Sponsor public/private sector partnerships to meet housing needs.



City of Taft 2015-2023 Housing Element

- 3.B Support Fair Housing efforts and methods to address discrimination in housing choices.

OBJECTIVES

- 3.1 Promote private housing development that meets the needs of identified special groups such as the elderly, developmentally disabled, female-headed households, farm workers, college students, and the homeless.
- 3.2 Make available to public, Fair Housing brochures and information such as phone numbers for referrals to citizens contacting the City.

GOAL 4

ENCOURAGE ENERGY CONSERVATION FOR SINGLE AND MULTIPLE FAMILY RESIDENTIAL DEVELOPMENTS

POLICIES IN SUPPORT OF GOAL 4

- 4.A The City shall support the PG&E programs to promote energy conservation.
- 4.B The City shall promote the Water Utilities Department(s) programs to promote water conservation.
- 4.C The City shall support State energy efficient requirements in new housing and encourage the installation of energy savings devices in pre-1975 housing.
- 4.D The City shall encourage and support cost-effective energy technologies with both positive economic and environmental impacts, e.g., passive solar space heating and cooling and water conservation.
- 4.E Insofar as practical, the City shall utilize its planning process to promote efficient land use and development patterns which conserve such resources as fuel, water and land.
- 4.F The City shall support and encourage high performance design standards in new construction and redevelopment to promote increased energy conservation.
- 4.G The City shall support the installation of photovoltaic/solar and solar water heating systems on new construction to promote and increase the use of renewable resources.

OBJECTIVES

- 4.1 Promote increased energy conservation for housing development projects by encouraging developers to exceed California Title 24 standards. As an incentive, plan check status for sustainable housing developments will be expedited.
- 4.2 Encourage initiatives to increase the use of renewable resources, such as photovoltaic/solar electric systems and solar heating.
- 4.3 Encourage initiatives to increase the use of solar water heating in single and multiple family developments.

6.9.1 HOUSING PROGRAMS

The Housing Programs that follow implement the preceding goals, objectives and policies. The housing production programs included in this section of the Housing Element are primarily directed to stimulating new housing construction at prices and rents affordable to those who cannot compete in the conventional marketplace. They are designed to address production needs created by population growth as well as to provide alternative housing choices to households experiencing the variety of current housing problems outlined above.

Since much of the existing housing stock is older and in need of repair, renovation and enlargement, not all efforts can be directed toward new housing. In this regard, it will be important for the City to preserve the existing housing stock, especially that which serve the needs of low- and moderate-income households. To this end, the City’s Rehabilitation Program provided the following results as of December 2014:

Table No. 23:

Rehabs to date (December 2014)	
CDBG 93, 95, 99, 04	49
CDBG RLF	14
HOME 95, 97	29
HOME 05	4
HOME Program Income	6
Total	102

The extent of housing density appropriate in any community is a function of four factors: (1) housing unit needs; (2) community goals; (3) physical factors; and (4) availability of infrastructure. It is also necessary to implement design standards that will ensure compatibility of higher density developments. A range of densities needs to be provided to assure a mix of housing types and costs.



6.9.2 FINANCIAL RESOURCES

By recommending a mix of affordable housing types, it is believed that continued socio economic group integration in neighborhoods in Taft can be achieved. The City's progress toward accomplishing these objectives will be reviewed annually to measure success and to create a housing plan for the upcoming years.

In addition to providing much needed affordable housing, the provision of housing is a critical economic development strategy for the City. While the City may be successful in receiving state or federal housing grants, the City needs to assist private developers with its own resources, when possible, to provide adequate housing sites in Taft.

The three primary sources of financial resources to aid in the development of housing comes from Community Development Block (CDBG) Grant funds and HOME Investments Partnership Program (HOME) funds. This City has also been approved by the California Housing Financing Agency (CalHFA) for our Housing Rehab and First Time Homebuyers Programs.

6.9.2.1 CDBG FUNDS

As a small city, Taft competes for Community Development Block Grant Funds under the State Department of Housing and Community Development's Small Cities Program.

Taft received CDBG planning funds and three (93, 95, and 99) implementation grants of \$500,000 each, for housing rehabilitation and a 61-unit affordable housing project for senior citizens. Taft also receives CDBG funding for a First-Time Homebuyer Program as of 2014. The rehabilitation and provision of affordable housing continues to be a prime economic development strategy and the major focus of Taft's efforts.

The City will continue to seek CDBG funding and to budget matching funds for affordable housing activity. In addition to maintaining the rehabilitation loan program, Taft's CDBG Program will seek specific assistance for new projects, most likely in the form of land acquisition and infrastructure assistance. The dissolution of Redevelopment Agencies through the state in 2012 has further limited funding sources to assist the development of affordable housing projects in the City of Taft.

6.9.2.2 HOME FUNDS

Taft received \$900,000 in HOME funds in 1995, for housing rehabilitation, the 61-unit senior project, and for in-fill new construction in the Target Area for first-time homebuyers (FTHB). In 2014 Taft was awarded \$500,000 for housing rehabilitation and FTHB, with or without rehabilitation. Current CDBG and HOME guidelines allow monies to be spent in any area of the City, not just in the Target area, unlike in the past.

The City will continue to seek HOME funding and to budget matching funds for affordable housing activity. In addition to maintaining the rehabilitation loan program, the City will seek specific assistance for new projects, most likely for multi-family projects.

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City of Taft 2015-2023 Housing Element

6.9.3 PROGRAM DESCRIPTIONS

The following provides the detailed descriptions of the various programs that will be implemented during the next five-year plan.

**Exhibit VIII
CITY OF TAFT HOUSING PROGRAMS SUMMARY**

HOUSING NEED SERVED	PROGRAM DESCRIPTION	QUANTITATIVE OBJECTIVE	FUNDING	RESPONSIBLE AGENCY
Preserves Affordable Housing Stock	1. Housing Rehabilitation	Continue program established 12/93. Goal 10 units/year.	CDBG and HOME Program Income & new CDBG Grant	Grant Administration and Planning & Building Department
	2. Housing Rehabilitation - Public Information	Provide program info. to property owners in hard copy form at City Hall and post on City website and social media sites regarding programs and funding availability.	same as above	Grant Administration and Planning & Building Department
	3. First-time Home Buyer	Continue the first-time home buyer program	CDBG and HOME	Grant Administration and Planning & Building Department
Adequate Incentives	4. Zoning Ordinance Review	Complete Ordinance review and amendment by 6/2017	General Fund	Planning & Building Department
Adequate Housing Sites	5. Multi-family Housing Project	Develop an expedited re-approval process for an affordable housing project on Adequate Site #35	CDBG & HOME PI , LIHTC	Planning & Building Department
	6. Land Use Element Update	Complete Land Use Element Update , if necessary, by 6/2017	General Fund	Planning & Building Department
	7. Sustainable Community	Adopt a Climate Action Plan by 12/2016	General Funding	Planning & Building Department
Safe & Sanitary Housing	8. Code Enforcement	Encourage more rehabilitation; Limit demolitions to a max of 2 per year.	General Fund	Planning & Building Department and Code Enforcement
Equal Housing Opportunity	9. Fair Housing Support	Establish relationship with existing services providers	CDBG	Grant Administration and Planning & Building Department
	10. Information Dissemination	Continue to prepare information in English and Spanish for distribution to the public through libraries, senior centers, civic center offices, etc.	CDBG	Grants Administrator and Planning & Building Department
Special Needs Groups	11. Senior Housing Project	Complete construction of and additional 50+ units of senior affordable housing by December 2023	County Housing Authority & LIHTC	Grant Administration and Planning & Building Department
	12. Homeless Services/Emergency Shelter	Work w/existing service providers and establish City role/assistance	General Fund	Administration & Planning & Building Department
	13. ADA Compliance	Amend the Zoning Ordinance requiring ADA compliance for all new and rehabilitation projects. Continue application of California Building Code accessibility standards.	General Fund	Planning & Building Department
Low & Moderate Income	14. Infrastructure Assistance	Support low/mod housing with assistance on public utilities costs. Develop infrastructure assistance plan when redevelopment agencies are reinstated.	Community Development Agency, CDBG Funds.	Planning & Building Department

City of Taft 2015-2023 Housing Element



New Construction	<p>15. Market-rate entry level homes</p> <p>16. In-fill Housing</p> <p>17. Self-help Housing</p> <p>18. Developmentally Disabled</p>	<p>SEE PROGRAMS 1 & 3 ABOVE</p> <p>Support and encourage developer of Adequate Site #24 to build out all 394 lots by December 2023.</p> <p>Promote development of homes on in-fill lots listed on Adequate Sites list; and allow homes to be built on substandard lots without a Variance.</p> <p>Work with Habitat for Humanity to build one self-help single-family affordable housing unit per year on in-fill sites.</p> <p>Explore models to encourage the creation of housing for persons with developmental disabilities and implement a program by 2017</p>	<p>General Fund</p> <p>General Fund.</p> <p>HOME Program Income, Private Sponsor Donations, Volunteer labor.</p> <p>General Fund</p>	<p>Planning & Building Department</p> <p>Planning & Building Department</p> <p>Planning & Building Department</p> <p>Planning & Building Department</p>
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City of Taft 2015-2023 Housing Element

6.9.3.1 HOUSING REHABILITATION

Need Served: Preserves affordable housing stock

Description: The Housing Conditions survey shows a need for home improvements in the older neighborhoods of the City. To address the needs that fall into the categories of moderate and substantial need for repair, a rehabilitation program is in place. Considering the age of this housing and the extreme temperatures in Taft, a weatherization component is included.

This rehabilitation program is aimed at assisting the low and very low-income groups, both owner-occupied and non-owner occupied housing. The program also refers to local financial institutions that offer home improvement loans. The City's funds, Program Income from CDBG and HOME grants, are used to reduce the market interest rate on such loans and to fund the management of the program. The City will continue to apply for these grant funds to continue the program.

Quantitative Objective: This program was established in December 1993 and hoped to target ten (10) units per year as a reasonable objective in each year of the program's operation. The City will encourage 5 rehabilitation loans per year from 2015 to 2023.

Funding Source: The State Small Cities CDBG Program, the Home Investment Partnership Program (HOME) and Program Income and Revolving Loan Fund from HOME and CDBG, considered as funding sources in continuing the program.

Responsible Agency: Grant Administration and Planning and Building Department.

6.9.3.2 HOUSING REHABILITATION -- PUBLIC INFORMATION

Need Served: Preserves affordable housing stock.

Description: Many of the housing units in the former Target Areas (older neighborhoods in the central part of the City), covered by the Housing Condition Survey, are in need of general maintenance and repair. In this regard, the City has established a communication program to encourage property and housing maintenance. This program should emphasize the values of a well maintained home and offer guidance to typical home maintenance efforts. This program should also provide information regarding assistance that is available to the public. The Planning and Building Department should become an information resource for the community.

Quantitative Objective: Housing information brochures shall be updated regularly, with hard copies made available to the public at City Hall and shall be posted on the City website and other social media sites.

Funding Source: State CDBG & HOME funds associated with a rehabilitation program.

Responsible Agency: Grant Administration Planning and Building Departments.

6.9.3.3. FIRST-TIME HOME BUYER (FTHB)

Need Served: Provide affordable housing for low-income families who are first-time home buyers or displaced homemakers who are able to qualify for a first mortgage.

Description: The City's FTHB Program allows for a percentage of the purchase price to be used for the down payment and closing cost assistance or to buy down the interest rate or buy down the loan amount, if applicant is unable to qualify for the first mortgage loan. In conjunction with CalHFA, in some instances, both closing costs and down payment can be funded through a deferred loan or grant.

The City will record a second deed of trust against the property, which must remain affordable for a minimum term of twenty years, based on the amount of funds borrowed. The loan payments may be 100% deferred, fully amortized or 50% deferred, 50% amortized, based on the borrowers debt ratio. Any amortized loan is at a 3% interest rate.

This Program can be used in conjunction with the Housing Rehab Programs in order to preserve affordable housing stock in the older sections of town. Rehab can only be done in the Target Area, whereas FTHB can be city-wide.

Quantitative Objective: The Program was established in 1997 with the goal of assisting 13 families as a reasonable objective from the 97-HOME Grant. The City has received \$500,000 to continue FTHB funding through CDBG for calendar year 2015 and beyond.

Funding Source: The State Small Cities CDBG Program and the Home Investment Partnership Program (HOME) and Program Income from HOME and CDBG Revolving Loan Fund are considered as funding sources in continuing the program.

Responsible Agency: Grant Administration and Planning and Building Department

6.9.3.4 ZONING ORDINANCE REVIEW

Need Served: Adequate incentives for Low/Mod housing.

Description: The City completed a comprehensive update of their Zoning Ordinance and General Plan, both approved in 2010. However, the maximum allowable residential densities of the Zoning Ordinance is not consistent with the maximum allowed with the corresponding land use designations. This lack of consistency limits the maximum realistic capacity outlined in Section 6.7 above and for potential affordable housing projects by 17 to 25%. A thorough review and completion of a zoning ordinance amendment is needed to establish consistency.



City of Taft 2015-2023 Housing Element

Quantitative Objective: Review the Zoning Ordinance and complete a Zoning Ordinance Amendment related to maximum allowable residential densities for each zone district by June 2017.

Funding Source: General Fund.

Responsible Agency: Planning and Building Departments

6.9.3.5 MULTI-FAMILY HOUSING PROJECT

Need Served: Provide decent, safe, sanitary housing, with amenities, for low-and very-low income working families.

Description: In 2011, the City’s Planning Commission approved a 40-unit multi-family residential affordable housing project with a mix of 2- and 3-bedroom units, located at Adequate Site #35. However, the developer never acted upon the approved entitlement, which expired a year later. There have been no other applications for multi-family residential or affordable housing projects since that approval.

The City should allow for a simple process to re-approve the entitled project, or one with minor amendments. Such a project would introduce new residents to the Rails to Trails redevelopment area, and nearby to Downtown Taft.

Quantitative Objective: Develop an expedited process to re-approve the affordable housing project on Adequate Site #35.

Funding Source: The State Small Cities CDBG Program, the Home Investment Partnership Program (HOME), and Low Income Housing Tax Credits (LIHTC).

Responsible Agency: Planning and Building Department

6.9.3.6 LAND USE ELEMENT UPDATE

Need Served: Adequate housing sites

Description: Consistent with Program 6.9.3.4, Zoning Ordinance Review, any necessary amendments to the General Plan Land Use designations or map shall be thoroughly reviewed and amended as necessary to ensure consistency with the corresponding maximum allowable residential densities in the Zoning Ordinance.

Quantitative Objective: Amend the General Plan Land Use Element and Maps, as necessary, to ensure consistency with the maximum allowable residential densities in the Zoning Ordinance.

Funding Source: General Fund.

Responsible Agency: Planning and Building Departments.

6.9.3.7 SUSTAINABLE COMMUNITY

Description: The comprehensive update of the General Plan, approved June 2010, including Conservation policies that called for a Sustainable Community. The policies outlined areas to address including water supply and quality, air quality, climate change and greenhouse gas emissions, energy conservation, and green building. The development of a Climate Action Plan for the City of Taft can study, address, and set specific goals and policies for new and rehabilitated residential development to reduce their impact on the community.

Quantitative Objective: Develop a Climate Action Plan by December 2016.

Funding Source: City of Taft General Fund (potential grant funding available).

6.9.3.8 CODE ENFORCEMENT PROGRAM

Need Served: Safe and healthful housing and preserves affordable housing stock.

Description: Continue to implement an aggressive code enforcement program.

Quantitative Objective: Encourage more rehabilitation of dilapidated housing; Limit demolitions to a maximum of two structures a year.

Funding Source: General Fund

Responsible Agency: Planning and Building Departments, Code Enforcement.

6.9.3.9 FAIR HOUSING SUPPORT

Need Served: Equal housing opportunity

Description: Housing discrimination is illegal in California, and cities are expected to assist in the effort to enforce this law. This program proposes that the City disseminate information on fair housing and refer fair housing complaints to the district office of the California Department of Fair Employment and Housing.

Quantitative Objective: Maintain relationships with regional fair housing services and the State and Federal district offices.

Funding Source: CDBG

Responsible Agency: Grant Administration; Planning and Building Departments.



6.9.3.10 INFORMATION DISSEMINATION

Need Served: Equal housing opportunity

Description: Housing discrimination is illegal in California and cities are expected to assist in the effort to enforce this law. This program proposes that the City disseminate information on fair housing and refer fair housing complaints to the district office of the California Department of Fair Employment and Housing. The City provides the public a booklet entitled, “Fair Housing: It’s Your Right,” prepared by the Office of Equal Opportunity, U.S. Department of Housing and Urban Development. The booklet contains a Housing discrimination complaint form for use by aggrieved parties.

Quantitative Objective: Maintain relationships with regional fair housing services and the State and Federal district offices and continue to provide informational material to the public. Continue to distribute information on fair housing laws and provide referrals to investigative or enforcement agencies. Continue to prepare information in English and Spanish for distribution to the public through libraries, senior centers, civic center offices, etc.. Ensure that all new multifamily construction meets the federal and state accessibility requirements.

Funding Source: CDBG

Responsible Agency: Grant Administration; Planning and Building Departments.

9.3.11 SENIOR HOUSING PROJECT

Need Served: Special needs group.

Description: The City developed a 61-unit senior citizen project, located at 8th Street and North Street, using CDBG, HOME, LIHTCs in 1998. Based on the facility continuously at full occupancy and the results of the 2007 Senior Assisted Living Housing Study, conducted by The Planning Institute, development of another assisted living and/or skilled nursing facility is needed.

Quantitative Objective: Complete construction of another 50+ senior affordable housing units by December 2023.

Funding Source: County Housing Authority; Low Income Housing Tax Credit

Responsible Agency: Grant Administration; Planning and Building Departments

6.9.3.12 HOMELESS SERVICES

Need Served: Special needs groups.

Description: The City is currently served by a group of service providers who seem to have the ability to serve the current demand for emergency support and shelter. These organizations do operate on limited resources and when local levels of unemployment increase, the added demand for their services can stretch these resources to their limits.

This program effort constitutes a process of the City becoming involved with these service providers to both understand the full scope of their efforts and to determine if the City has resources that can assist in this area of public service. While complete review is warranted there appears to be needs in the area of transportation service to and from Bakersfield.

Quantitative Objective: Establish the appropriate role and/or level of service as the need may arise.

Funding Source: General Fund.

Responsible Agency: Administration; Planning and Building Departments.

6.9.3.13 ADA COMPLIANCE

Need Served: Persons with disabilities.

Description: Recent census results document that over 36 million people in the United States have disabilities. The issue of accessible housing involves not only people with disabilities and the entire disability community, but also housing developers, landlords, owners, realtors, and all groups involved in providing housing to people with disabilities, says a housing publication of the disability community (Opening Doors, Issue 10, June 2000). While no governmental constraints have been identified in the City of Taft, the City wishes to take a proactive approach in assisting the disabled community.

Quantitative Objective: Amend the Zoning Ordinance requiring ADA compliance for all new and rehabilitation projects by December 2016. Continue use of California Building Code accessibility standards.

Funding Source: General Fund

Responsible Agency: Planning and Building Departments.

6.9.3.14 INFRASTRUCTURE ASSISTANCE

Need Served: Low and moderate income housing construction.

Description: Since the dissolution of the Taft Community Development Agency, per state law, the state Senate and Assembly have attempted to pass numerous bills that may restore all or



City of Taft 2015-2023 Housing Element

part of the former redevelopment agency. The City should be ready to implement new redevelopment infrastructure assistance strategies should a new redevelopment bill be passed by the state.

Quantitative Objective: Develop an Infrastructure Assistance plan once the state reinstates redevelopment agencies.

Funding Source: Tax Increment Financing (at such time of redevelopment agencies reinstatement).

Responsible Agency: Planning and Building Departments.

6.9.3.15 MARKET RATE ENTRY LEVEL HOMES

Need Served: New construction.

Description: Market rate entry-level homes in the low \$100,000 range are required to satisfy demand. The City could review the zoning ordinance to allow lots with smaller area, lot width, and depth to facilitate affordable market rate homes in the Downtown areas. This could achieve the twin-objectives of a vibrant downtown resulting from increased patronage for downtown business and provision of additional housing to meet local and regional housing requirements.

Adequate Site #24 is currently under construction of market rate single-family residential homes on the first 32 lots of a 394 lot subdivision. The entire project will be built out in eight phases. The City should continue to support this project's contribution to the City's moderate and above moderate income housing need.

Quantitative Objective: Encourage the Adequate Site #24 developers to build out all 394 homes by December 2023.

Funding Source: City General Fund.

Responsible Agency: Planning and Building Departments

6.9.3.16 IN-FILL HOUSING

Need Served: Create affordable housing.

Description: Over the years some of the homes in the older downtown section have burned or been abated as substandard leaving 25 - 75 foot lots within the former Target Area. The City has also cited several more houses requiring abatement. These lots provide ideal locations for in-fill development.

Quantitative Objective: Promote 2 homes per year to be built on the in-fill lots listed on the Adequate Sites list. Allow homes to be built on substandard lots that allow zero lot line developments and developments on lots less than 50 feet without requiring a variance.

Funding Source: City General Fund.

Responsible Agency: Planning and Building Departments.

6.9.3.17 SELF-HELP HOUSING

Need Served: Low-income households.

Description: The program is managed by Habitat for Humanity, a non-profit housing agency. Assists low-income persons to gain the pride of home ownership with financing, materials, and labor arranged through the City, volunteer contributions, and applicant sweat equity.

Quantitative Objective: Work with Habitat for Humanity to develop one new self-help housing single-family dwelling per year on an in-fill site.

Responsible Agency: Planning and Building Departments

6.9.3.18 DEVELOPMENT DISABILITIES

Need Served: Developmentally Disabled Persons

Description: The City of Taft has approximately 889 people living with a disability. Many of those people are living with a developmental disability. People in Taft with developmental disabilities may utilize the services provided by the Kern Regional Center and the Transition to Independent Living (TIL) Program at Taft College. However, the City should do its part to minimize constraints for housing for developmental disabled people.

Quantitative Objective: Explore models to encourage the creation of housing for persons with developmental disabilities and implement a program by 2017. Such models could include assisting in housing development through the use of set-asides, scattered site acquisition, new construction, and pooled trusts; providing housing services that educate, advocate, inform, and assist people to locate and maintain housing; and models to assist in the maintenance and repair of housing for persons with developmental disabilities. The City shall also seek State and Federal monies for direct support of housing construction and rehabilitation specifically targeted for housing for persons with disabilities.

Responsible Agency: Planning and Building Department



City of Taft 2015-2023 Housing Element

6.10 QUANTIFIED OBJECTIVES (BY INCOME GROUPS)

Beginning January 1, 1992, Housing Elements were required to establish quantified objectives for the maximum number of housing units by income category that can be constructed, rehabilitated, and conserved over a five-year time period. The objectives established below include all City planned housing activity, including private above moderate-income projects, as well as all housing activity resulting from the City’s efforts.

Table No. 25:

8-Year Quantified Objectives –2015 - 2023			
Objective	New Construction	Rehabilitation	Conservation*
Very Low-Income	25	16	0
Low-Income	55	32	0
Moderate	20	12	0
Above Moderate	78	20	0

*There are no units at risk since neither the City, nor the Housing Authority County of Kern has any ownership interest in projects.

6.11 GENERAL REQUIREMENTS

11.1 PLAN CONSISTENCY

The City completed a comprehensive update to the General Plan that was adopted on June 22, 2010, excluding the Housing Element. The General Plan update complies with California Government Code 65302.1, which requires cities and counties to include data, analysis, comprehensive goals, policies, and feasible implementation strategies to improve air quality .

The City is also undertaking a review to amend the Zoning Ordinance and a re-adoption of the Downtown Specific Plan land use and development standards to be consistent with the updated General Plan elements.



City of Taft 2015-2023 Housing Element

6.12 CONCLUSION

Overall, the City of Taft has achieved most of its Regional Housing Need Allocation (RHNA) objectives from 2008-2013 in providing housing for various income levels of the community. The total number of units built from 2008-2013 was much lower than the 2002-2007 RHNA due to the sub-prime mortgage crisis followed by a long recession period. The City did not meet its 2008-2013 RHNA objectives for all of the income categories, but it aims to reach its 2015-2023 RHNA objectives for total units by various City projects which are in the planning stages. Although there were no very-low and low income projects developed during 2008-2013, the moderate and above moderate housing development was steady and continues to increase into the 2015-2023 planning period.

COMPARISON OF HOUSING NEED BY INCOME DISTRIBUTION- CITY OF TAFT					
By Income Level	Very Low	Low Income	Moderate Income	Above Moderate Income	TOTAL
2002-2007 RHNA Objective	15	11	13	27	66
2002-2007 Actual Units Built	7	31	33	1	72
Difference Between Objective and Actual from 2002-2007	-8	+20	+20	-26	+6
2008-2013 RHNA Objectives	16	10	11	25	62
2008-2013 Actual Units Built	0	0	10	8	18
2008-2013 Difference RHNA/Built	-16	-10	-1	-17	-44
2015-2023 RHNA Objectives	52	26	30	146	254

Source: City of Taft Planning Department and Kern Council of Governments

In June 2007, the City approved a one hundred twenty-two (122) single-family residential subdivision (Adequate Site #2) for the moderate income level, which is located in the jurisdiction of Kern County. The CEQA/NEPA process was completed by Sanduphor Enterprises

Inc. (Developer) and the City, but the annexation process for the project was halted because the Developer has not been able to obtain a will serve letter from West Kern Water District (WKWD). A water analysis was conducted by the developer for the project as part of the process to receive the will serve letter. The results of the water analysis showed the developer had to pay more than three million dollars (\$3,000,000) in infrastructure costs, plus the cost of water supply for the project, prior to receiving the will serve letter. The first reason for the high costs in infrastructure was due to the location of the project site and the infrastructure improvements needed to accommodate the development. The second reason was due to scarce water availability in the WKWD; the Developer would have to purchase water from the “spot market”. The water purchased by the applicant would allow WKWD to serve the project. The Developer was unwilling to risk paying the high costs to receive the will serve letter because of the unstable housing market. The annexation process was allowed to move forward and was completed in 2009. The subdivision, due to various state bills, received seven years of extension approvals that have the tentative map not expiring until 2017.

Colston Construction, a local developer, submitted a residential subdivision to construct about three hundred ninety (390) single-family residential dwellings (Adequate Site #24). The local developer plans to build moderate and above moderate single-family dwellings in eight (8) phases. The local developer completed the CEQA/NEPA documentation to develop Phase 1, which consists of thirty two (32) single-family dwellings. The first homes ready for occupancy should be completed by end of 2015 to early 2016. The local developer previously received approval of another residential subdivision, but only four (4) lots have been sold and another nine (9) remain unsold. The local developer does not plan on moving forward until all the lots have been sold and the housing market has stabilized.

In January 2006, Lockwood Construction, a development company, received approval of a residential subdivision for eighteen (18) lots. The project remains undeveloped, but Lockwood Construction graded the construction site and erected retaining walls. The development company halted the project and sold the property in 2010. The site has been taken into consideration by the City for the development of affordable senior single or multi-family housing.

In December 2008, the City purchased forty-six (46) acres from Sunset Western Railway Company and Union Pacific Railroad Company. The property is located south of and adjacent to the downtown area, and the City plans to develop the site into a sustainable mixed-use development (Adequate Sites 26 through 36). The City envisions single and multi-family residential dwellings, public spaces, amphitheater, extension of the existing Rails to Trails path (biking/walking path), and mixed-use commercial establishments. The City plans to implement sustainable development concepts into the project, such as LEED homes and commercial buildings, a walking and biking friendly environment, and renewable energy (solar installation). The City plans to require an affordable housing component in the project including senior housing.



City of Taft 2015-2023 Housing Element

The City will also work with non-profit organizations (e.g. Habitat for Humanity) and private developers to build affordable single and multi-family residential dwellings at in-fill vacant lots located throughout the City, with funds from Department of Housing and Community Development grants.

The City will encourage the development of LEED and other green building program standards for housing. The City will eventually mandate all affordable housing funded by HCD grants to be built to LEED or other green building standards. The City will encourage developers to exceed Title 24 development standards by fifteen percent (15%). The City will advocate residents to reduce their greenhouse gas emissions by encouraging energy efficient practices and renewable energy installations in their homes. The City will partner with PG&E to implement energy efficiency programs throughout the community and encourage residents to install solar panels or solar heaters to reduce their carbon footprint. The City aims to do its part in reducing its greenhouse gas emissions and improving the air quality.

The City will work with WKWD to ensure water availability for future housing projects, including affordable housing. The City will also work with current and future developers to make certain they have all the resources available to develop their housing projects. HCD grant funding will play a major role for the City to assist developers on their housing projects with integrating green building standards, especially in the current downturn housing market. The City expects to exceed its 2015-2023 RHNA objectives for all income levels.