

**CITY OF TAFT PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, MAY 20, 2015
CITY HALL COUNCIL CHAMBERS
209 E. KERN ST., TAFT, CA 93268**

AS A COURTESY TO ALL - PLEASE TURN OFF CELL PHONES

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda are made available for public inspection in the lobby at Taft City Hall, 209 E. Kern Street, Taft, CA during normal business hours (SB 343).

REGULAR MEETING

6:00 P.M.

Pledge of Allegiance

Invocation

Roll Call: Chairman Orrin
 Vice Chairman Thompson
 Commissioner Jones
 Commissioner Leikam
 Commissioner Livingston

1. CITIZEN REQUESTS/PUBLIC COMMENTS

THIS IS THE TIME AND PLACE FOR THE GENERAL PUBLIC TO ADDRESS THE COMMISSION ON MATTERS WITHIN ITS JURISDICTION. STATE LAW PROHIBITS THE COMMISSION FROM ADDRESSING ANY ISSUE NOT PREVIOUSLY INCLUDED ON THE AGENDA. COMMISSION MAY RECEIVE COMMENT AND SET THE MATTER FOR A SUBSEQUENT MEETING. PLEASE LIMIT COMMENTS TO FIVE MINUTES.

2. MINUTES
April 8, 2015 Special

Recommendation – Approve as submitted.

3. PUBLIC HEARING – ZONING ORDINANCE AMENDMENT NO. 2015-06

Recommendation – Motion to adopt A RESOLUTION RECOMMENDING APPROVAL TO THE CITY COUNCIL OF ZONING ORDINANCE AMENDMENT 2015-06, AN AMENDMENT OF CHAPTERS 1, 5, AND 6 OF TITLE 6 OF THE TAFT ZONING ORDINANCE RELATING TO HOOKAH LOUNGES.

4. PUBLIC HEARING – ZONING ORDINANCE AMENDMENT NO. 2015-07

Recommendation – Motion to adopt A RESOLUTION RECOMMENDING APPROVAL TO THE CITY COUNCIL OF ZONING ORDINANCE AMENDMENT 2015-07, AN AMENDMENT OF CHAPTERS 1, 5, 6, AND 12 OF TITLE 6 OF THE TAFT ZONING ORDINANCE RELATING TO PRIVATE SMOKING LOUNGES AND THE SALES OF TOBACCO PRODUCTS.

5. GENERAL PLAN AMENDMENT NO. 2015-01 – HOUSING ELEMENT UPDATE 2013-2023

Recommendation – This is an information item only on the progress of the Housing Element Update.

6. PLANNING DIRECTOR REPORT

7. CITY ATTORNEY STATEMENTS

8. COMMISSIONER COMMENTS

9. IDENTIFICATION OF REPRESENTATIVE TO THE CITY COUNCIL

ADJOURNMENT

**AMERICANS WITH DISABILITIES ACT
(Government Code Section 54943.2)**

The City of Taft City Council Chamber is accessible to persons with disabilities. Disabled individuals who need special assistance (including transportation) to attend or participate in a meeting of the Taft City Council may request assistance at the Office of the City Clerk, City of Taft, 209 E. Kern Street, Taft, California or by calling (661) 763-1222. Every effort will be made to reasonably accommodate individuals with disabilities by making meeting material available in alternative formats. Requests for assistance should be made five (5) working days in advance of a meeting whenever possible.

AFFIDAVIT OF POSTING

I, Brenda Johns, declare as follows:

That I am the Office Assistant for the City of Taft; that an agenda was posted on a public information bulletin board located near the door of the Civic Center Council Chamber on May 15, 2015, pursuant to 1987 Brown Act Requirements.

I declare under penalty of perjury that the foregoing is true and correct.
Executed May 15, 2015, at Taft, California.

Date/Time _____ Signature _____

**CITY OF TAFT PLANNING COMMISSION
SPECIAL MEETING MINUTES
APRIL 8, 2015**

SPECIAL MEETING

6:00 P.M.

The April 08, 2015, special meeting of the Planning Commission of the City of Taft, held in the City of Taft Council Chamber, 209 E. Kern Street, Taft, CA 93268, was opened by Vice Chairman Robert Thompson at [6:07:53 PM](#). The Pledge of Allegiance was led by Commissioner Jones. Invocation was given by Bob Jordan of Lighthouse Foursquare Church.

PRESENT: Vice Chairman Robert Thompson;
Commissioners Shannon Jones, Bob Leikam and Jerry Livingston.
Planning and Community Development Director Mark Staples;
City Clerk Yvette Mayfield; Office Assistant Brenda Johns.

ABSENT: Chairman Ron Orrin

1. CITIZEN REQUESTS/PUBLIC COMMENTS

There were none.

2. MINUTES

March 18, 2015 Regular Meeting

Motion: Moved by Jones, seconded by Leikam to approve Minutes as submitted.

AYES: Jones, Leikam, Livingston, Thompson

ABSENT: Orrin

VOTE: 4-0

3. PUBLIC HEARING – ZONING ORDINANCE AMENDMENT NO. 2014-13

Planning Director Staples presented the staff report and recommendation.

Commissioner Livingston requested clarification from Director Staples on transitional and supportive housing due to its broad interpretation. Staples noted that definition is not made clear by the Housing and Community Development, but that Government Code can be referenced for further clarification.

Commissioner Thompson asked if halfway houses were the same as a transitional homes and if the TIL program fell under a transitional home. Director Staples states the TIL program would fall under a Group Home.

The Public Hearing was opened at [6:28:17 PM](#) to receive testimony from proponents and opponents

Bob Jordan of 303 San Emidio Street asked if a natural disaster were to occur and emergency shelters were needed, would this Zoning Ordinance conflict with such a need. He also inquired as to whether the City had an emergency response plan in place. Director Staples explained a natural disaster would fall into a different category and different zoning codes, he also noted that this particular zoning ordinance would not interfere and that the City does have a disaster plan in place and the Police Chief is actively working on updating the plan.

Public Hearing was closed [6:30:41 PM](#)

Motion: Moved by Livingston, seconded by Jones to Adopt a Resolution recommending approval to the City Council of Zoning Ordinance Amendment 2014-13, an amendment of Chapters 1, 4, 5, 7, 8, and 12 of Title 6 of the Taft Zoning Ordinance relating to Emergency Shelters, Transitional and Supportive Housing. (*Resolution No. 2015-07*)

AYES: Jones, Leikam, Livingston, Thompson
ABSENT: Orrin
VOTE: 4-0

4. GENERAL PLAN AMENDMENT NO. 2015-01 – HOUSING ELEMENT UPDATE 2013-2023

Planning Director Staples presented the staff report and recommendation. Director Staples also presented additional items for Zoning Ordinance Amendment No.2014-13 (copies were submitted to the Clerk for the permanent file).

Motion: Moved by Jones, seconded by Leikam to approve the draft letter to HCD regarding the Implementation Review for the City of Taft 2008-2013 Housing Element that qualifies the City for a Streamlined Review for the 2015-2023 Housing Element Update.

AYES: Jones, Leikam, Livingston, Thompson
ABSENT: Orrin
VOTE: 4-0

5. 2015 ARBOR DAY/EARTH DAY CELEBRATIONS

Planning Director Staples presented the staff report and recommendation

Motion: Moved by Jones seconded by Livingston to recognize National Arbor Day and Earth Day on Thursday, April 23, 2015.

AYES: Jones, Leikam, Livingston, Thompson
ABSENT: Orrin
VOTE: 4-0

6. PLANNING DIRECTOR REPORT

Director Staples announced he will be out of the office April 17th –April 24th. He also informed the Council of the Annexation Ad Hoc Committee’s next meeting, which is set for Wednesday May 6, 2015 at 4pm and that the Housing Element Progress Report for 2014 has been approved by the City Council. He welcomed everyone back from the holiday weekend and hoped everyone was well rested and extended a thank you on behalf of the City Attorney for the Commissioners active attendance at this year’s ethics training.

7. CITY ATTORNEY STATEMENTS

There were none.

8. COMMISSIONER COMMENTS

Commissioner Jones extended a thank you to City Council for the approval of funds to support the local fire work show on July 3, 2015 and shared with every one about the upcoming Fund the Fireworks Donation Days to be held at the corner of Kern & 4th St. on April 10, May 1 and June 5, 2015 between 8am – 12pm. She also asked for an update on the Freedom Homes project.

Commissioner Livingston requested a report showing the effectiveness of past approved City Ordinances.

Commissioner Thompson commented on the new housing development on Hillard Street and concern on the building sequence.

IDENTIFICATION OF REPRESENTATIVE TO THE CITY COUNCIL

Commissioner Thompson was appointed as the representative to report to the City Council at their next meeting April 21, 2015.

ADJOURNMENT

With no further business to conduct it was moved by Jones, seconded by Livingston and approved unanimously, to adjourn the meeting at [6:54:52 PM](#)

Brenda Johns, Office Assistant

Ron Orrin, Chairman



City of Taft Planning Commission Staff Report

Agenda Item: #3

DATE: May 20, 2015

TO: Chairman Orrin and Members of the Planning Commission

FROM: Mark Staples, Director
Planning and Community Development

SUBJECT: Zoning Ordinance Amendment 2015-06 – Prohibiting Hookah Lounges

RECOMMENDATION: Adopt a Resolution recommending approval to the City Council of Zoning Ordinance Amendment 2015-06, an amendment of Chapters 1, 5, and 6 of Title 6 of the Taft Zoning Ordinance relating to Hookah Lounges

LOCATION: Citywide

PROJECT ANALYSIS:

The State of California adopted Labor Code Section 6404.5 (effective January 1, 1995) “to prohibit the smoking of tobacco products in all (100 percent of) enclosed places of employment in this state, as covered by this section, thereby eliminating the need of local governments to enact workplace smoking restrictions within their respective jurisdictions.” The code section has been amended since 1995 to include specifics where clarity was needed. However, the code is not specific with regard to the use of hookahs or hookah lounges, which has recently gained in popularity.

The City of Taft is making efforts to promote a healthy community. As such, the City Council has directed staff to address and make necessary revisions to the Zoning Ordinance with regard to the harmful effects of tobacco use. There are documented health risks associated with smoking tobacco products. However, smoking tobacco products with the use of a water pipe or hookah has not shown to mitigate or eliminate these health risks. Attached is the proposed amendment to Chapters 1, 5, and 6 of the Zoning Ordinance, which includes definitions of hookahs and hookah lounges, along with their prohibition in Taft’s commercial and industrial zoning districts.

Therefore, staff recommends that the Planning Commission adopt a resolution recommending approval to the City Council of Ordinance Amendment 2015-06 per the attached amendments to Chapter 1, 5, and 6 of Title 6 of the Taft Zoning Ordinance relating to Hookah Lounges.

CEQA:

The project is exempt from the requirements of the California Environmental Quality Act (CEQA) as set forth in Section 15061(b)(3) of the CEQA Guidelines as the proposed amendment will have no significant effect on the environment.

ATTACHMENTS:

1. Resolution
2. California Labor Code Section 6404.5
3. American Cancer Society – Questions About Smoking, Tobacco and Health
4. World Health Organization Advisory Note – Waterpipe Tobacco Smoking

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TAFT RECOMMENDING APPROVAL TO THE CITY COUNCIL OF ZONING ORDINANCE AMENDMENT NO. 2015-06 AMENDING CHAPTERS 1, 5, AND 6 OF TITLE VI OF THE CITY OF TAFT ZONING ORDINANCE RELATING TO HOOKAH LOUNGES

WHEREAS, the State of California adopted Labor Code Section 6404.5, effective January 1, 1995, to prohibit the smoking of tobacco products in all enclosed places of employment in the state, thereby eliminating the need of local governments to enact workplace smoking restrictions within their respective jurisdictions; and

WHEREAS, the establishment of Hookah Lounges has increased locally and statewide, despite local, regional, and state ordinances not expressly permitting or prohibiting such establishments; and

WHEREAS, there are documented health risks associated with smoking tobacco, and the smoking of tobacco with the use of a water pipe, or hookah, has not been documented to mitigate or eliminate such health risks; and

WHEREAS, the City of Taft is making efforts to promote a health community, including the promotion of health activities, while also taking necessary steps in amending the Municipal Code and Zoning Ordinance with regard to the harmful effects of tobacco use; and

WHEREAS, the Planning Commission reviewed and commented on a draft ordinance amendment of Chapters 1, 5, and 6 of Title VI of the Zoning Ordinance at a regular meeting on May 20, 2015; and

WHEREAS, the Planning Commission studied and considered the written findings for approval of Zoning Ordinance Amendment No. 2015-06, City Staff's written and oral reports, and all public testimony before making a decision on this request; and

WHEREAS, the laws and regulations relating to the preparation and adoption of environmental documents, as set forth in the State Guidelines Implementing the California Environmental Quality Act have been adhered to; and

WHEREAS, the Planning Commission has fully considered this request and the potential environmental effects.

NOW, THEREFORE, THE PLANNING COMMISSION DOES HEREBY FIND, DETERMINE, RESOLVE, AND RECOMMEND AS FOLLOWS:

1. The proposed amendment is consistent with the goals, objectives, policies, and programs of the General Plan and is necessary and desirable to implement the provision of the General Plan; and
2. The proposed amendment will not adversely affect the public health, safety, and welfare or result in an illogical land use pattern; and

3. The proposed amendment is consistent with the purpose and intent of the remainder of this Zoning Ordinance not under consideration; and
4. The potential environmental impacts of the proposed amendment are insignificant, have been mitigated, or there are overriding considerations that outweigh the potential impacts; and
5. The proposed amendment is exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines because the Code Amendment will have no significant effect on the environment.

SECTION 1. The following revisions to Chapters 1, 5, and 6, of Title VI, shall be recommended to the City Council of the City of Taft as follows:

6.1.190 Definitions

Hookah

Any water pipe made of metal, glass, or other material, usually decorated and shaped like a bottle or small tank, with a mouthpiece at the end of a long flexible hose or cord; also referred to as narghile, shisha, and goza, typically used to smoke a flavored or sweetened tobacco.

Hookah Lounge

Commercial or industrial establishments that include designated areas, indoor or outdoor, for the use of hookahs. The establishment of or engaging in the business of or occupation of conducting, operating or maintaining a Hookah Lounge is prohibited within the City limits. The prohibition applies to the free or paid use of hookahs and applies to all patrons of the establishment, including all owners, employees and staff of the establishment. The private use of hookahs within personal residences is not included within this definition and prohibition.

6.5.30 USE REGULATIONS

**Table 5.A
Uses Permitted Within Commercial Zone Districts**

USE		MU	GC	DC
B. Commercial Uses				
55.	General retail stores	P	P	P
56.	Hardware stores (no outdoor storage)	P	P	P
57.	Hardware stores (outdoor storage)	C	C	C
58.	Home improvement (indoor)	P	P	P
59.	Home improvement (outdoor)	C	C	C
60.	Health clubs, dance studios, martial arts, weight training, and similar uses	P	P	P
61.	Hobby shops	P	P	P
62.	<u>Hookah Lounges</u>	<u>X</u>	<u>X</u>	<u>X</u>
63.	Hotels and motels	P	P	C
64.	Insurance services	P	P	P

6.6.30 USE REGULATIONS

**Table 6.A
Uses Permitted within the Industrial Zone District**

INDUSTRIAL USES	I
C. Commercial Uses and Services	
21. Furniture stores (sales, manufacture, repair and upholstery)	P
22. Glass shops and glass studio	P
23. Hotels and motels	C
24. <u>Hookah Lounges</u>	<u>X</u>
25. Lumber and building material yards	P
26. Kennel and catteries	C

SECTION 2. If any section, subsection, sentence, clause or phrase of this Resolution is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining sections of this Resolution. The Planning Commission hereby declares that it would have passed this Resolution, and each section, subsection, clause and phrase thereof, irrespective of the face that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

BE IT FURTHER RESOLVED that a copy of this Resolution be delivered forthwith by the City Clerk to the City Council of the City of Taft.

PASSED AND ADOPTED on this 20th day of May, 2015.

ATTEST

Brenda Johns, Office Assistant

Ron Orrin, Chairman

CERTIFICATION

I, Brenda Johns, hereby certify that the foregoing resolution was passed and adopted by the Planning Commission of the City of Taft at a specially scheduled meeting held on the 20th day of May, 2015, by the following vote

AYES:

NOES:

ABSENT:

ABSTENTIONS:

Brenda Johns, Office Assistant

6404.5. (a) The Legislature finds and declares that regulation of smoking in the workplace is a matter of statewide interest and concern. It is the intent of the Legislature in enacting this section to prohibit the smoking of tobacco products in all (100 percent of) enclosed places of employment in this state, as covered by this section, thereby eliminating the need of local governments to enact workplace smoking restrictions within their respective jurisdictions. It is further the intent of the Legislature to create a uniform statewide standard to restrict and prohibit the smoking of tobacco products in enclosed places of employment, as specified in this section, in order to reduce employee exposure to environmental tobacco smoke to a level that will prevent anything other than insignificantly harmful effects to exposed employees, and also to eliminate the confusion and hardship that can result from enactment or enforcement of disparate local workplace smoking restrictions. Notwithstanding any other provision of this section, it is the intent of the Legislature that any area not defined as a "place of employment" pursuant to subdivision (d) or in which the smoking of tobacco products is not regulated pursuant to subdivision (e) shall be subject to local regulation of smoking of tobacco products.

(b) No employer shall knowingly or intentionally permit, and no person shall engage in, the smoking of tobacco products in an enclosed space at a place of employment. "Enclosed space" includes lobbies, lounges, waiting areas, elevators, stairwells, and restrooms that are a structural part of the building and not specifically defined in subdivision (d).

(c) For purposes of this section, an employer who permits any nonemployee access to his or her place of employment on a regular basis has not acted knowingly or intentionally in violation of this section if he or she has taken the following reasonable steps to prevent smoking by a nonemployee:

(1) Posted clear and prominent signs, as follows:

(A) Where smoking is prohibited throughout the building or structure, a sign stating "No smoking" shall be posted at each entrance to the building or structure.

(B) Where smoking is permitted in designated areas of the building or structure, a sign stating "Smoking is prohibited except in designated areas" shall be posted at each entrance to the building or structure.

(2) Has requested, when appropriate, that a nonemployee who is smoking refrain from smoking in the enclosed workplace.

For purposes of this subdivision, "reasonable steps" does not include (A) the physical ejection of a nonemployee from the place of employment or (B) any requirement for making a request to a nonemployee to refrain from smoking, under circumstances involving a risk of physical harm to the employer or any employee.

(d) For purposes of this section, "place of employment" does not include any of the following:

(1) Sixty-five percent of the guestroom accommodations in a hotel, motel, or similar transient lodging establishment.

(2) Areas of the lobby in a hotel, motel, or other similar transient lodging establishment designated for smoking by the establishment. An establishment may permit smoking in a designated lobby area that does not exceed 25 percent of the total floor area of the lobby or, if the total area of the lobby is 2,000 square feet or less, that does not exceed 50 percent of the total floor area of the lobby. For purposes of this paragraph, "lobby" means the common public area of an establishment in which registration and other similar or related transactions, or both, are conducted and in which the establishment's guests and members of the public typically

congregate.

(3) Meeting and banquet rooms in a hotel, motel, other transient lodging establishment similar to a hotel or motel, restaurant, or public convention center, except while food or beverage functions are taking place, including setup, service, and cleanup activities, or when the room is being used for exhibit purposes. At times when smoking is not permitted in a meeting or banquet room pursuant to this paragraph, the establishment may permit smoking in corridors and prefunction areas adjacent to and serving the meeting or banquet room if no employee is stationed in that corridor or area on other than a passing basis.

(4) Retail or wholesale tobacco shops and private smokers' lounges. For purposes of this paragraph:

(A) "Private smokers' lounge" means any enclosed area in or attached to a retail or wholesale tobacco shop that is dedicated to the use of tobacco products, including, but not limited to, cigars and pipes.

(B) "Retail or wholesale tobacco shop" means any business establishment the main purpose of which is the sale of tobacco products, including, but not limited to, cigars, pipe tobacco, and smoking accessories.

(5) Cabs of motortrucks, as defined in Section 410 of the Vehicle Code, or truck tractors, as defined in Section 655 of the Vehicle Code, if no nonsmoking employees are present.

(6) Warehouse facilities. For purposes of this paragraph, "warehouse facility" means a warehouse facility with more than 100,000 square feet of total floorspace, and 20 or fewer full-time employees working at the facility, but does not include any area within a facility that is utilized as office space.

(7) Gaming clubs, in which smoking is permitted by subdivision (f). For purposes of this paragraph, "gaming club" means any gaming club, as defined in Section 19802 of the Business and Professions Code, or bingo facility, as defined in Section 326.5 of the Penal Code, that restricts access to minors under 18 years of age.

(8) Bars and taverns, in which smoking is permitted by subdivision (f). For purposes of this paragraph, "bar" or "tavern" means a facility primarily devoted to the serving of alcoholic beverages for consumption by guests on the premises, in which the serving of food is incidental. "Bar or tavern" includes those facilities located within a hotel, motel, or other similar transient occupancy establishment. However, when located within a building in conjunction with another use, including a restaurant, "bar" or "tavern" includes only those areas used primarily for the sale and service of alcoholic beverages. "Bar" or "tavern" does not include the dining areas of a restaurant, regardless of whether alcoholic beverages are served therein.

(9) Theatrical production sites, if smoking is an integral part of the story in the theatrical production.

(10) Medical research or treatment sites, if smoking is integral to the research and treatment being conducted.

(11) Private residences, except for private residences licensed as family day care homes, where smoking is prohibited pursuant to Section 1596.795 of the Health and Safety Code.

(12) Patient smoking areas in long-term health care facilities, as defined in Section 1418 of the Health and Safety Code.

(13) Breakrooms designated by employers for smoking, provided that all of the following conditions are met:

(A) Air from the smoking room shall be exhausted directly to the outside by an exhaust fan. Air from the smoking room shall not be recirculated to other parts of the building.

(B) The employer shall comply with any ventilation standard or

other standard utilizing appropriate technology, including, but not limited to, mechanical, electronic, and biotechnical systems, adopted by the Occupational Safety and Health Standards Board or the federal Environmental Protection Agency. If both adopt inconsistent standards, the ventilation standards of the Occupational Safety and Health Standards Board shall be no less stringent than the standards adopted by the federal Environmental Protection Agency.

(C) The smoking room shall be located in a nonwork area where no one, as part of his or her work responsibilities, is required to enter. For purposes of this subparagraph, "work responsibilities" does not include any custodial or maintenance work carried out in the breakroom when it is unoccupied.

(D) There are sufficient nonsmoking breakrooms to accommodate nonsmokers.

(14) Employers with a total of five or fewer employees, either full time or part time, may permit smoking where all of the following conditions are met:

(A) The smoking area is not accessible to minors.

(B) All employees who enter the smoking area consent to permit smoking. No one, as part of his or her work responsibilities, shall be required to work in an area where smoking is permitted. An employer who is determined by the division to have used coercion to obtain consent or who has required an employee to work in the smoking area shall be subject to the penalty provisions of Section 6427.

(C) Air from the smoking area shall be exhausted directly to the outside by an exhaust fan. Air from the smoking area shall not be recirculated to other parts of the building.

(D) The employer shall comply with any ventilation standard or other standard utilizing appropriate technology, including, but not limited to, mechanical, electronic, and biotechnical systems, adopted by the Occupational Safety and Health Standards Board or the federal Environmental Protection Agency. If both adopt inconsistent standards, the ventilation standards of the Occupational Safety and Health Standards Board shall be no less stringent than the standards adopted by the federal Environmental Protection Agency.

This paragraph shall not be construed to (i) supersede or render inapplicable any condition or limitation on smoking areas made applicable to specific types of business establishments by any other paragraph of this subdivision or (ii) apply in lieu of any otherwise applicable paragraph of this subdivision that has become inoperative.

(e) Paragraphs (13) and (14) of subdivision (d) shall not be construed to require employers to provide reasonable accommodation to smokers, or to provide breakrooms for smokers or nonsmokers.

(f) (1) Except as otherwise provided in this subdivision, smoking may be permitted in gaming clubs, as defined in paragraph (7) of subdivision (d), and in bars and taverns, as defined in paragraph (8) of subdivision (d), until the earlier of the following:

(A) January 1, 1998.

(B) The date of adoption of a regulation (i) by the Occupational Safety and Health Standards Board reducing the permissible employee exposure level to environmental tobacco smoke to a level that will prevent anything other than insignificantly harmful effects to exposed employees or (ii) by the federal Environmental Protection Agency establishing a standard for reduction of permissible exposure to environmental tobacco smoke to an exposure level that will prevent anything other than insignificantly harmful effects to exposed persons.

(2) If a regulation specified in subparagraph (B) of paragraph (1) is adopted on or before January 1, 1998, smoking may thereafter be permitted in gaming clubs and in bars and taverns, subject to full compliance with, or conformity to, the standard in the regulation

within two years following the date of adoption of the regulation. An employer failing to achieve compliance with, or conformity to, the regulation within this two-year period shall prohibit smoking in the gaming club, bar, or tavern until compliance or conformity is achieved. If the Occupational Safety and Health Standards Board and the federal Environmental Protection Agency both adopt regulations specified in subparagraph (B) of paragraph (1) that are inconsistent, the regulations of the Occupational Safety and Health Standards Board shall be no less stringent than the regulations of the federal Environmental Protection Agency.

(3) If a regulation specified in subparagraph (B) of paragraph (1) is not adopted on or before January 1, 1998, the exemptions specified in paragraphs (7) and (8) of subdivision (d) shall become inoperative on and after January 1, 1998, until a regulation is adopted. Upon adoption of such a regulation on or after January 1, 1998, smoking may thereafter be permitted in gaming clubs and in bars and taverns, subject to full compliance with, or conformity to, the standard in the regulation within two years following the date of adoption of the regulation. An employer failing to achieve compliance with, or conformity to, the regulation within this two-year period shall prohibit smoking in the gaming club, bar, or tavern until compliance or conformity is achieved. If the Occupational Safety and Health Standards Board and the federal Environmental Protection Agency both adopt regulations specified in subparagraph (B) of paragraph (1) that are inconsistent, the regulations of the Occupational Safety and Health Standards Board shall be no less stringent than the regulations of the federal Environmental Protection Agency.

(4) From January 1, 1997, to December 31, 1997, inclusive, smoking may be permitted in gaming clubs, as defined in paragraph (7) of subdivision (d), and in bars and taverns, as defined in paragraph (8) of subdivision (d), subject to both of the following conditions:

(A) If practicable, the gaming club or bar or tavern shall establish a designated nonsmoking area.

(B) If feasible, no employee shall be required, in the performance of ordinary work responsibilities, to enter any area in which smoking is permitted.

(g) The smoking prohibition set forth in this section shall constitute a uniform statewide standard for regulating the smoking of tobacco products in enclosed places of employment and shall supersede and render unnecessary the local enactment or enforcement of local ordinances regulating the smoking of tobacco products in enclosed places of employment. Insofar as the smoking prohibition set forth in this section is applicable to all (100-percent) places of employment within this state and, therefore, provides the maximum degree of coverage, the practical effect of this section is to eliminate the need of local governments to enact enclosed workplace smoking restrictions within their respective jurisdictions.

(h) Nothing in this section shall prohibit an employer from prohibiting smoking in an enclosed place of employment for any reason.

(i) The enactment of local regulation of smoking of tobacco products in enclosed places of employment by local governments shall be suspended only for as long as, and to the extent that, the (100-percent) smoking prohibition provided for in this section remains in effect. In the event this section is repealed or modified by subsequent legislative or judicial action so that the (100-percent) smoking prohibition is no longer applicable to all enclosed places of employment in California, local governments shall have the full right and authority to enforce previously enacted, and to enact and enforce new, restrictions on the smoking of tobacco

products in enclosed places of employment within their jurisdictions, including a complete prohibition of smoking. Notwithstanding any other provision of this section, any area not defined as a "place of employment" or in which smoking is not regulated pursuant to subdivision (d) or (e), shall be subject to local regulation of smoking of tobacco products.

(j) Any violation of the prohibition set forth in subdivision (b) is an infraction, punishable by a fine not to exceed one hundred dollars (\$100) for a first violation, two hundred dollars (\$200) for a second violation within one year, and five hundred dollars (\$500) for a third and for each subsequent violation within one year. This subdivision shall be enforced by local law enforcement agencies, including, but not limited to, local health departments, as determined by the local governing body.

(k) Notwithstanding Section 6309, the division shall not be required to respond to any complaint regarding the smoking of tobacco products in an enclosed space at a place of employment, unless the employer has been found guilty pursuant to subdivision (j) of a third violation of subdivision (b) within the previous year.

(l) If any provision of this act or the application thereof to any person or circumstances is held invalid, that invalidity shall not affect other provisions or applications of the act that can be given effect without the invalid provision or application, and to this end the provisions of this act are severable.



Questions About Smoking, Tobacco, and Health

People have all sorts of questions about cigarettes, cigars, electronic cigarettes, spit and other types of smokeless tobacco, different tobacco products, nicotine, addiction, and quitting. Many of these questions are answered here.

We also answer some questions about how smoking and tobacco can affect a person's health, including the heart, circulation, and lungs. We discuss its effect on unborn babies and how it affects the risk of cancer and other diseases.

Please see the "To learn more" section to see other tobacco-related subjects we cover in more detail in separate documents.

Is smoking tobacco really addictive?

Addiction is marked by the repeated, compulsive seeking or use of a substance despite its harmful effects and unwanted consequences. Addiction is mental or emotional dependence on a substance. Nicotine is the known addictive substance in tobacco, and researchers are looking for other substances that may also contribute to tobacco dependence.

Regular use of tobacco products leads to addiction in many users. Nicotine is a drug found naturally in tobacco, which is as addictive as heroin or cocaine:

- When taken in small amounts, nicotine creates pleasant feelings that make the smoker want to smoke more. It acts on the chemistry of the brain and central nervous system, affecting the smoker's mood. Nicotine works very much like other addicting drugs, by flooding the brain's reward circuits with dopamine (a chemical messenger). Nicotine also gives you a little bit of an adrenaline rush – not enough to notice, but enough to speed up your heart and raise your blood pressure.
- Nicotine reaches the brain within seconds after taking a puff, and its effects start to wear off within a few minutes. This is what most often leads the smoker to light up

again. If the smoker doesn't smoke again soon, withdrawal symptoms start and get worse over time.

- The typical smoker takes about 10 puffs from each cigarette. A person smoking a pack per day gets about 200 "hits" of nicotine each day.
- Smokers usually become dependent on nicotine and suffer physical and emotional (mental or psychological) withdrawal symptoms when they stop smoking. These symptoms include irritability, nervousness, headaches, and trouble sleeping. The true marker for addiction, though, is that people still smoke even though they know smoking is bad for them – affecting their lives, their health, and their families in unhealthy ways. In fact, most people who smoke want to quit.

Researchers are also looking at other chemicals in tobacco that make it harder to quit. In the brains of animals, tobacco smoke causes chemical changes that are not fully explained by the effects of nicotine.

In one regular cigarette, the average amount of nicotine the smoker gets ranges between about 1 mg and 2 mg. But the cigarette itself contains more nicotine than this. The amount people actually take in depends on how they smoke, how many puffs they take, how deeply they inhale, and other factors.

All forms of tobacco have nicotine and other chemicals which are easily absorbed through the lungs with smoking and through the mouth or nose with oral tobacco (spit, snuff, or smokeless tobacco). From these entry points, nicotine quickly spreads throughout the body.

How powerful is nicotine addiction?

About 70% of smokers say they want to quit and about half try to quit each year, but only 4% to 7% succeed without help. This is because smokers not only become physically dependent on nicotine. There's also a strong emotional (psychological) dependence; this is what leads to relapse after quitting. The smoker may link smoking with social activities and many other activities, too. Smokers also may use tobacco to help manage unpleasant feelings and emotions, which can become a problem for some smokers when they try to quit. All of these factors make smoking a hard habit to break.

In fact, it may be harder to quit smoking than stop using cocaine or opiates like heroin. Researchers recently reviewed 28 different studies of people who were trying to quit using the substance they were addicted to. They focused on the people in the studies who didn't get any medicines to help them quit. (Many of these people had other kinds of support for quitting, such as behavioral therapy, so success rates may have been higher than if they'd had no help at all.) About 18% were able to quit drinking, and more than 40% were able to quit opiates or cocaine, but only 8% were able to quit smoking.

What does nicotine do?

Nicotine is a poison, and a large dose of nicotine can kill by stopping the muscles a person uses to breathe. But smokers usually take in much smaller amounts that the body can quickly break down and get rid of. The first dose of nicotine makes a person feel awake and alert, while later doses make them feel calm and relaxed.

Nicotine can make new smokers, and regular smokers who get too much of it, feel dizzy or sick to the stomach. The resting heart rate for young smokers increases 2 to 3 beats per minute. Nicotine also lowers skin temperature and reduces blood flow in the legs and feet. It may play a role in increasing smokers' risk of heart disease and stroke, but other substances in cigarette smoke likely play a bigger part.

Many people mistakenly think that nicotine is the substance in tobacco that causes cancer. This belief may cause some people to avoid using nicotine replacement therapy when trying to quit. Nicotine is what helps get (and keep) people addicted to tobacco, but other substances in tobacco cause cancer.

Research has shown that nicotine itself does affect the activities of certain normal cells and cancer cells. And some animal studies have shown that nicotine may help existing tumors grow and spread, but whether this happens in people is not yet known and more research is needed.

Why do people start smoking?

Most people start smoking as teens. Those who have friends and/or parents who smoke are more likely to start smoking than those who don't. Some teens say that they "just wanted to try it," or they thought it was "cool" to smoke.

The tobacco industry's ads, price breaks, and other promotions for its products are a big influence in our society. The tobacco industry spends billions of dollars each year to create and market ads that show smoking as exciting, glamorous, and safe.

Despite the fact that cigarette brand product placement in movies was banned by the 1998 Tobacco Master Settlement Agreement, cigarettes appeared in 2 out of 3 box office hit movies in 2005 – more than one-third of the movies were youth-rated films. The number of movies with tobacco-related scenes has gone down since 2005. But in 2010, more than 30% of top-grossing movies rated G, PG, and PG-13 had tobacco scenes. The numbers of movies showing smokers started going up again in 2011 and 2012. And studies show that young people who see smoking in movies are more likely to start smoking. The 2014 Surgeon General Report stated that cutting back smoking in movies aimed at youth (from 275 exposures per year down to 10 or less) could reduce teen smoking as much as 18%.

Another common way youth are exposed to tobacco is through the Internet, a largely unregulated source of entertainment. The effect the Internet has on teen smoking is an area of research interest.

TV ads for smoking have been banned for many years, but films that show tobacco brands are much more likely to include smoking scenes as part of their TV trailers. This undercuts the intent of the TV ad ban.

Who is most likely to become addicted?

Anyone who starts using tobacco can become addicted to nicotine. Studies show that smoking is most likely to become a habit during the teen years. The younger a person is when they begin to smoke, the more likely they are to become addicted to nicotine.

According to the 2012 Surgeon General's Report, very few people start smoking after age 25. Nearly 9 out of 10 adult smokers started by age 18, and 99% started by age 26. But a trend noted in 2012 suggests that more people 18 and older are becoming smokers. It seems that some people are postponing this habit, but the reasons for this are not clear.

How many people use tobacco?

Cigarette smoking has decreased among adults in the United States from about 42% of the population in 1965 to about 18% in 2012 (the latest year for which numbers are available). But it's still the most common form of tobacco use in the US: about 42 million (somewhat fewer than 1 in every 5) adults currently smoke cigarettes. About 21% of men and 16% of women were cigarette smokers in 2012. Education is linked to smoking rates, with lower smoking rates in groups with higher levels of education. More people smoke cigarettes in the Midwest (21%) and South (20%), and fewer smoke in the West (14%).

Tobacco use does not end with cigarettes; other forms of tobacco use are common. In 2013, a survey by the US Substance Abuse and Mental Health Administration reported that 13.4 million people smoked cigars, and 2.5 million people smoked tobacco in pipes. The same survey reported 9 million people used smokeless or spit tobacco.

Is tobacco use common among young people?

Yes. Tobacco use, including smoking cigarettes, cigars, e-cigarettes, and hookahs, as well as using chew or spit tobacco such as snus and snuff, is common among American youth, according to the most recent government surveys.

Despite declines in recent years, in 2012 nearly 1 in 4 male high school students (23%) and nearly 1 in 5 female high school students (18%) were found to be current users of some type of tobacco.

Nearly 1 in 7 students (14%) were considered current cigarette smokers. Typically, about half of these students report that they've tried to quit smoking during the past year.

Cigar smoking was also common among high school students (about 8% of females and 17% of males). Even though flavorings are no longer allowed in cigarettes, "little cigars" (which often look like brown cigarettes) are sold in candy and fruit flavors that appeal to youth.

Also in 2012, about 7% of middle school students used some form of tobacco, with cigarettes (nearly 4%) being the most common. Almost 3% had smoked cigars.

In both middle school and high school, tobacco use was higher among male students for all products.

Behavioral problems have also been linked to smoking. Studies have shown that students who smoke are also more likely to use other drugs, get in fights, carry weapons, try to kill themselves, and take part in risky sex.

What in tobacco smoke is harmful?

Cigarettes, cigars, and pipe tobacco are made from dried tobacco leaves, and ingredients are added for flavor and to make smoking more pleasant. The smoke from these products is a complex mixture of chemicals produced by the burning of tobacco and its additives. Tobacco smoke is made up of more than 7,000 chemicals, including over 70 known to cause cancer (carcinogens). Some of these substances cause heart and lung diseases, too, and all of them can be deadly. You might be surprised to know some of the chemicals found in tobacco smoke include:

- Cyanide
- Benzene
- Formaldehyde
- Methanol (wood alcohol)
- Acetylene (the fuel used in welding torches)
- Ammonia

Tobacco smoke also contains tar and the poison gases carbon monoxide and nitrogen oxide. The ingredient that produces the effect people are looking for is nicotine, an addictive drug and one of the harshest chemicals in tobacco smoke.

The tobacco leaves used to make cigarettes and cigars contain radioactive materials; the amount depends on the soil the plants were grown in and fertilizers used. But this means that the smoke contains small amounts of radioactive material, too, which smokers take into their lungs as they inhale. These radioactive particles build up in the lungs, and over time can mean a big dose of radiation. This may be another key factor in smokers getting lung cancer.

Does smoking cause cancer?

Yes. Smoking accounts for at least 30% of all cancer deaths in the United States. It causes 87% of lung cancer deaths in men and 70% in women. Smoking also causes cancers of the nasopharynx (upper throat), nasal cavity, paranasal sinuses, lip, larynx (voice box), mouth, pharynx (throat), esophagus (swallowing tube), and bladder. It also has been linked to the development of cancers of the pancreas, cervix, ovary, colorectum, kidney, stomach, and some types of leukemia. Cigarettes, cigars, pipes, and spit and other types of smokeless tobacco all cause cancer. There is no safe way to use tobacco.

How does tobacco smoke affect the lungs?

Damage to the lungs begins early in smokers, and cigarette smokers have a lower level of lung function than non-smokers of the same age. Lung function continues to worsen as long as the person smokes, but it may take years for the problem to become noticeable enough for lung disease to be diagnosed. Smoking causes many lung diseases that can be nearly as bad as lung cancer.

Chronic obstructive pulmonary disease

Chronic obstructive pulmonary disease (COPD) is a name for long-term lung disease which includes both chronic bronchitis and emphysema (discussed below). Here are some facts about COPD:

- More than 12 million people in the United States suffer from COPD. Another 12 million may have the disease and not suspect it because they don't know the early warning signs.
- COPD is the third leading cause of death in the United States.
- More women die from COPD than men.
- Smoking is the main risk factor for COPD -- about 80-90% of COPD deaths are caused by smoking.
- The longer and heavier a person smokes, the higher their COPD risk.
- There's no cure for COPD.

COPD most often starts unnoticed in young smokers, and usually gets far worse before it's diagnosed. Noises in the chest (such as wheezing, rattling, or whistling), shortness of breath during activity, and coughing up mucus (phlegm) are some of the early signs of COPD.

Over time, COPD can make it hard to breathe even at rest. It limits activities and causes serious health problems. The late stage is one of the most miserable of all illnesses. It makes people gasp for breath and feel as if they are drowning.

Chronic bronchitis

Chronic bronchitis is a type of COPD, a disease where the airways make too much mucus, forcing the person to cough it out. It's a common problem for smokers. The airways become inflamed (swollen) and the cough becomes chronic (long-lasting). The symptoms can get better at times, but the cough keeps coming back. Airways get blocked by scar tissue and mucus, which can lead to bad lung infections (pneumonia).

There's no cure for chronic bronchitis, but quitting smoking can help keep symptoms under control. Quitting smoking also helps keep the damage from getting worse.

Emphysema

Smoking is also the major cause of emphysema, the other type of COPD, which slowly destroys a person's ability to breathe. Oxygen gets into the blood by moving across a large surface area in the lungs. Normally, thousands of tiny sacs make up this surface. In emphysema, the walls between the sacs break down and create larger but fewer sacs. This decreases the lung surface area, which lowers the amount of oxygen reaching the blood. Over time, the lung surface area can become so small that a person with emphysema must work very hard to get enough air, even when at rest.

Signs of late emphysema may include a cough that doesn't go away (which is often dismissed as "smoker's cough"), shortness of breath even when lying down, feeling tired, and weight loss. People with emphysema are at risk for many other problems linked to weak lung function, including pneumonia. In later stages of the disease, patients can only breathe comfortably with the help of an oxygen tube under the nose.

Emphysema cannot be cured or reversed, but it can be treated and slowed down if the person stops smoking.

Why do smokers have "smoker's cough?"

Tobacco smoke has many chemicals and particles that irritate the airways and lungs. When a smoker inhales these substances, the body tries to clear them by making mucus and coughing.

The early morning smoker's cough happens for many reasons. Normally, tiny hair-like formations (called cilia) beat outward and sweep harmful material out of the lungs. But tobacco smoke slows the sweeping action, so some of the particles in the smoke stay in the lungs and mucus stays in the airways. While a smoker sleeps (and doesn't smoke), some cilia recover and start working again. After waking up, the smoker coughs because

the lungs are trying to clear away the irritants and mucus that built up from the day before.

The cilia will completely stop working after they've been exposed to smoke for a long time. Then the smoker's lungs are even more exposed and prone to infection and irritation. So-called "smoker's cough" can be an early sign of COPD (see above, "Chronic obstructive pulmonary disease" in the section "How does tobacco smoke affect the lungs?")

If you smoke but don't inhale, is there any danger?

Yes. Wherever smoke touches living cells, it does harm. Even smokers who don't inhale are breathing secondhand smoke. They are at risk for lung cancer and other diseases caused by secondhand smoke.

Pipe and cigar smokers, who often don't inhale the smoke directly from the burning tobacco, are at an increased risk for lip, mouth, tongue, and some other cancers, too. See our document *Secondhand Smoke* for more information.

Does smoking tobacco affect your heart?

Yes. Smoking tobacco increases the risk of heart disease, which is the number one cause of death in the United States. Smoking, high blood pressure, high cholesterol, physical inactivity, obesity, and diabetes are all risk factors for heart disease. But the biggest risk factor for sudden death from a heart attack is cigarette smoking.

A smoker who has a heart attack is more likely to die within an hour of the heart attack than a non-smoker. Surprisingly, very low levels of tobacco smoke can harm the heart, even amounts that are too low to cause lung disease.

How does smoking affect pregnant women and their babies?

Pregnant women who smoke risk the health and lives of their unborn babies. Smoking during pregnancy is linked with a greater chance of miscarriage, premature delivery, stillbirth, infant death, low birth-weight, and sudden infant death syndrome (SIDS). Up to 5% of infant deaths could be prevented if pregnant women did not smoke. Many women know about some of these hazards, and most try to stop smoking when they find out they're pregnant.

When a pregnant woman smokes, she's smoking for 2. The nicotine, carbon monoxide, and other harmful chemicals enter her bloodstream, go into the baby's body, and keep it from getting the vital nutrients and oxygen it needs for growth.

Breast-feeding is the best way to feed a new baby. But mothers who smoke expose the baby to nicotine and other substances through breast milk. Nicotine can cause unwanted symptoms in the baby, such as restlessness, a faster heartbeat, and shorter sleep times. Some studies have suggested that more mothers who smoke report colicky babies, but other studies have found more factors are likely to be involved. It's best not to smoke while breast feeding. But breast feeding is thought to be healthier for the baby than the bottle, even when the mother smokes. Women who can't quit right away can:

- Make their homes smoke-free to keep the child away from second hand smoke
- Smoke just after breast-feeding to give the body more time to clear nicotine from breast milk
- Cut back on their smoking as much as possible

Some research has also suggested that children whose mothers smoked while pregnant or who have been exposed to secondhand smoke, even in small amounts, may be slower learners in school. They may be shorter and smaller than children of non-smokers. They are also more likely to smoke when they get older.

What are some of the short- and long-term effects of smoking tobacco?

Smoking causes many types of cancer. But cancers account for only about half of the deaths linked to smoking. Long-term, smoking is also a major cause of heart disease, aneurysms, bronchitis, emphysema, and stroke. It also makes pneumonia and asthma worse. Smoking is linked to about half of the gum disease in the United States, which means more tooth loss and mouth surgery. Wounds take longer to heal and the immune system may not work as well in people who smoke.

Smoking also damages the arteries. This is why many vascular surgeons refuse to operate on patients with peripheral artery disease (poor blood circulation in the arms and legs) unless they stop smoking. And male smokers have a higher risk of sexual impotence (erectile dysfunction) the longer they smoke.

Smoking also causes many short-term effects, such as poor lung function. This is why smokers often suffer shortness of breath and nagging coughs. They often tire quickly during physical activity. Some other common short-term effects include decreased sense of smell and taste, premature aging of the skin, bad breath, and stained teeth.

What are the chances that smoking will kill you?

About half of the people who keep smoking will die because of it. In the United States, tobacco causes nearly 1 in 5 deaths, or about 480,000 premature deaths each year –almost half a million in the US alone. Smoking is the single most preventable cause of death in our society.

On a larger scale, tobacco causes 6 million premature deaths world-wide each year. By 2030, this number is expected to increase to 8 million if current smoking trends continue.

Is secondhand (environmental) tobacco smoke dangerous?

There's no safe level of exposure for secondhand smoke (SHS), which is also called environmental tobacco smoke. Passive smoking (inhaling secondhand smoke) happens when non-smokers breathe other people's tobacco smoke. This includes *mainstream smoke* (smoke that's exhaled into the air by smokers) and *sidestream smoke* (smoke that comes directly from the burning tobacco).

SHS contains the same harmful chemicals the smokers inhale. It's known to cause lung cancer in non-smokers, and has been linked to other cancers and health problems in non-smokers, too. Children and babies are at special risk: those who breathe secondhand smoke are more likely to get sick and even die than children who aren't around SHS.

Please see our document called *Secondhand Smoke* to learn more.

Am I at risk for lung cancer from smoke odors on clothing or from being in a room that still smells like tobacco smoke?

There are no medical research reports on the cancer-causing effects of cigarette odors, but research does show that secondhand smoke (SHS) can seep into hair, clothing, dust, and other surfaces. Researchers call this "thirdhand" smoke. It refers to particles that are left on surfaces after you can no longer see the smoke. These particles can become airborne again when disturbed, or they can be picked up by people (especially babies and small children) who touch the surfaces and get particles on their hands and bodies.

Polycyclic aromatic hydrocarbons (PAHs) are known carcinogens that have been found in settled house dust in the homes of smokers. Studies in mice and in the lab have suggested that these substances still have effects and may cause harm if ingested, but

human studies have not been done. Though the cancer-causing effects of thirdhand smoke is not known, this is an active area of tobacco research.

For more information, see our document called *Secondhand Smoke*.

How does tobacco use affect the economy?

The tobacco industry is one of the most profitable businesses in the US, making billions of dollars every year. But the costs of smoking are far higher than the income from cigarette sales. The US Centers for Disease Control & Prevention estimated that in 2004, smoking led to health costs and productivity losses totaling an average of \$10.47 per pack sold and used in the US.

More recent numbers show that annual smoking-attributable economic costs in the US are estimated to be between \$289 to 332.5 billion. This total includes:

- \$132.5 to 175.9 billion for direct medical care of adults
- \$151 billion for lost productivity due to premature deaths
- \$5.6 billion for lost productivity due to exposure to secondhand smoke

What's being done to protect people from the hazards of smoking?

Tobacco labels

Since 1966, the US Surgeon General's health warnings have been required on all cigarette packages and, since 1987, on all spit or oral tobacco products. Since 2001, the 7 major cigar manufacturers in the United States have provided 5 health warnings that rotate on cigar labels. These labels are much like those on cigarette packages.

On June 21, 2011, the Food and Drug Administration (FDA) announced its selection of 9 larger, more prominent, color graphic cigarette health warnings. As of September 2012, all cigarettes for sale or distribution in the United States were to be packaged or advertised with these new cigarette health warnings and a stop smoking hotline number. Studies have shown that viewers had a stronger response to the pictures than to written warnings. But tobacco companies successfully sued to have this requirement put on hold.

Advertising

Congress banned cigarette advertising on TV and radio in 1971 and spit tobacco advertising in 1987. The American Legacy Foundation and many states have made anti-

smoking public service messages that are featured on television, radio, and billboards. Some tobacco companies have come up with their own ads, which appear to be anti-smoking, but seem to actually promote a more favorable attitude toward the tobacco industry. The new FDA regulations mentioned above require that any tobacco ad use 20% of its ad space to display warnings about the dangers of smoking.

New laws affect tobacco marketing

The Family Smoking Prevention and Tobacco Control Act went into effect in October 2009. This law gives the Food and Drug Administration (FDA) power to regulate tobacco products in the United States.

One of the goals of the law is to restrict the marketing and advertising of tobacco products. Colorful ads and store displays are no longer permitted. Only black and white text ads are allowed. And in 2010, it became illegal to place outdoor tobacco ads within 1,000 feet of schools and playgrounds.

Taxes

Taxes on cigarettes have risen in many states in recent years. These increased costs have been shown to discourage young people from starting to smoke and encourage smokers to quit. As of early 2014, the federal cigarette tax is \$1.01 per pack. State taxes on tobacco vary from as low as 17 cents (in Missouri) to up to \$4.35 a pack (in New York).

Nearly all states and Washington DC levy their own taxes on other tobacco products such as cigars, pipe tobacco, snuff, and chewing tobacco. As of 2014, Pennsylvania charges no state tax on non-cigarette tobacco products, while Minnesota and Washington both charge 95% of the wholesale price of the tobacco product in taxes.

Smoking bans

Laws in all 50 states and the District of Columbia restrict or do not allow smoking in certain public places. These laws range from simple restrictions, such as designated areas in state or local government buildings, to laws that ban smoking in all public places and workplaces. Federal buildings are required to be smoke-free. Smoking is also banned on all domestic airplane flights.

According to the US Surgeon General, smoke-free policies that ban smoking in all indoor areas are the only way to be sure that people are not exposed to secondhand smoke at work and in other public places.

Are spit tobacco and snuff safe alternatives to smoking?

Many terms are used to describe tobacco that's put in the mouth, such as spit, oral, smokeless, chewing, and snuff tobacco. Using any kind of spit or smokeless tobacco is a major health risk. It's less lethal than smoking tobacco, but less lethal is a far cry from safe.

Overall, people who dip or chew get about the same amount of nicotine as regular smokers. The most harmful cancer-causing substances in spit tobacco are *tobacco-specific nitrosamines* (TSNAs) which have been found at levels 100 times higher than the nitrosamines that are allowed in bacon, beer, and other foods. These carcinogens cause lung cancer in lab animals, even when injected rather than inhaled.

The juice from smokeless tobacco is absorbed directly through the lining of the mouth. This causes sores and white patches (called *leukoplakia*) that often lead to cancer of the mouth.

People who use spit and other types of smokeless tobacco greatly increase their risk of other cancers, including those of the mouth, pharynx (throat), esophagus (the swallowing tube that connects the mouth and the stomach), stomach, and pancreas. Other effects of using spit tobacco include chronic bad breath, stained teeth and fillings, gum disease, tooth decay, tooth loss, tooth abrasion, and loss of bone in the jaw. Users may also have problems with high blood pressure and may be at increased risk for heart disease.

For more details, please read our document called *Smokeless Tobacco*.

What is snus? Is it safe?

Snus (sounds like "snoose") is a type of moist snuff first used in Sweden. It's often flavored with spices or fruit, and is usually packaged like small tea bags. It's also sold loose, as a moist powder. Like snuff and other spit tobaccos, snus is held between the gum and mouth tissues where the juice is absorbed into the body.

Because it's steam-heated rather than fermented, Swedish snus has fewer tobacco-specific nitrosamines (TSNAs) that are known to cause cancer (see above). In the US, snus is not labeled as to processing or TSNA content. The TSNA levels in US brands have been tested and they vary by region of the country and over time, as formulas change. The type of snus made in Sweden may cause less cancer than other snuff, but that still doesn't mean snus is safe. This is especially true in the US, where the TSNA levels are unknown.

Snus users may have a higher risk of cancer of the pancreas than non-users. They also get sores or spots in the mouth (lesions) where the snus is held. It appears that snus users may

have mouth cancer more often than non-users, though more studies need to be done to confirm this.

You can learn more about snus in *Smokeless Tobacco*.

What are the health risks of smoking pipes or cigars?

Many people view cigar smoking as less dangerous than cigarette smoking. Yet one large cigar can contain as much tobacco as an entire pack of cigarettes.

Small cigars are close to cigarettes in size and contain similar amounts of tobacco. Even though many people don't think of them when they hear the word "cigar," smaller cigars are all too common today. You can even find them at gas stations and convenience stores.

Most of the same cancer-causing substances found in cigarettes are found in cigars. Big cigars have as much nicotine as several cigarettes, which can cause addiction. Smaller cigars often have filters and are inhaled in much the same way as cigarettes. Many young people use them exactly like cigarettes, and the risk factors are expected to be the same.

Smoking cigars causes cancers of the lung, lip, tongue, mouth, throat, larynx (voice box), esophagus (swallowing tube), and has been linked to cancers of the bladder and pancreas.

Cigar smokers who inhale and smoke several cigars a day are also at increased risk for heart disease, blood vessel disease, and chronic lung disease. Those who don't inhale are exposed to secondhand smoke, which also has many health risks.

Pipe smokers have an increased risk of dying from cancers of the lung, lip, throat, esophagus, larynx, pancreas, and colon and rectum. They also have an increased risk of dying of heart disease, stroke, and chronic lung disease. The level of these risks seems to be about the same as that for cigar smokers.

Smoking cigars or pipes is not a safe alternative to smoking cigarettes.

To learn more, please see our document called *Cigar Smoking*.

What about electronic cigarettes? Aren't they safe?

Electronic cigarettes or e-cigarettes are designed to look like cigarettes, right down to the glowing tip. When the smoker puffs on it, the system delivers a mist of liquid, flavorings, and nicotine that looks something like smoke. The smoker inhales it like cigarette smoke, and the nicotine is absorbed into the lungs. The e-cigarette is usually sold as a way for a

smoker to get nicotine in places where smoking is not allowed. Some people think they can be used to help people give up tobacco.

The makers of e-cigarettes say that the ingredients are “safe,” but this only means the ingredients have been found to be safe to eat. Inhaling a substance is not the same as swallowing it. There are questions about how safe it is to inhale some substances in the e-cigarette vapor into the lungs. And e-cigarettes are not labeled with their ingredients, so the user doesn’t know what’s in them. The amounts of nicotine and other substances a person gets from each cartridge are also unclear.

A study done by the FDA found cancer-causing substances in half the e-cigarette samples tested. Other impurities were also found, including one sample with diethylene glycol, a toxic ingredient found in antifreeze.

Studies have shown that e-cigarettes can cause short-term lung changes that are much like those caused by regular cigarettes. But long-term health effects are still unclear. This is an active area of research, but the safety of these products is currently unknown.

We do know that electronic cigarettes are designed to deliver nicotine, and nicotine is addictive. This strongly suggests that e-cigarette use will lead to dependence, unless the user weans him or herself from them. A CDC survey published in 2013 showed that e-cigarette use in middle school and high school students doubled between 2011 and 2012, with 10% of high school students and 3% of middle school kids using them and risking addiction to nicotine. Among high school students, 80% smoked regular cigarettes and used e-cigarettes at the same time.

Because the American Cancer Society doesn’t yet know whether e-cigarettes are safe and effective, we cannot recommend them to help people quit smoking. There are proven methods available to help people quit, including pure forms of inhalable nicotine as well as nasal sprays, gums, and patches.

Until electronic cigarettes are scientifically proven to be safe and effective, ACS will support the regulation of e-cigarettes and laws that treat them like all other tobacco products.

The e-cigarette boom is now spawning sales of electronic cigars, e-hookahs (see the section “What about more exotic forms of smoking tobacco, such as clove cigarettes, bidis, and hookahs?”), and other special devices designed to reproduce different types of smoking using vaporized liquids. Even less is known about their ingredients and safety than about e-cigarettes. Like e-cigarettes, these new products need to be researched and regulated.

Is dissolvable tobacco safe?

Flavored, dissolvable tobacco products are becoming more and more popular among youth and current smokers facing smoking bans. In fact, they are often marketed as an

alternative to smoking in places where smoking is prohibited. These products deliver nicotine as they dissolve or melt in the user's mouth. They currently appear in various United States markets as strips, orbs, sticks, and lozenges.

These products are new to the US market, and little research is available on them at this time. Studies have shown that the main ingredients are nicotine and then flavoring compounds or binders.

Little is known about the health effects of these products, but it's clear that they are another way for people, especially youth, to experiment with tobacco products and become addicted to nicotine. (See "What does nicotine do?" in the section "Is smoking tobacco really addictive?" for more about this.)

What about more exotic forms of smoking tobacco, such as clove cigarettes, bidis, and hookahs?

Many forms of flavored tobacco have become popular, especially among younger people. Flavored cigars, clove cigarettes, bidis, and hookahs often appeal to those who want something a little different. They also give young people another way to experiment with tobacco.

The false image of these products as clean, natural, and safer than regular cigarettes seems to attract some who may otherwise not start smoking. But these products carry many of the same risks of cigarettes and other tobacco products, and each has its own additional problems linked to it.

Flavored cigars

As of October 2009, federal laws have banned flavored cigarettes. It's not illegal to have or smoke them, but it is illegal to sell them in the United States. Tobacco companies are working around this by making flavored small cigars as a replacement product, and kids and young adults are using them. See our documents *Cigar Smoking* and *Child and Teen Tobacco Use* to learn more.

Clove cigarettes

Clove cigarettes, also called *kreteks* (**kree**-teks), originated in Indonesia and other Southeast Asian countries. They contain 60% to 70% tobacco and 30% to 40% ground cloves, clove oil, and other additives. The chemicals in cloves have been linked to asthma and other lung diseases.

Users often have the mistaken notion that smoking clove cigarettes is safer than smoking regular cigarettes. But this is a tobacco product with the same health risks as cigarettes. In fact, clove cigarettes have been shown to deliver more nicotine, carbon monoxide, and tar than regular cigarettes.

Bidis

Bidis or “beedies” are flavored cigarettes that originated in India and other Southeast Asian countries. They are hand-rolled in an unprocessed tobacco leaf and tied with colorful strings on the ends. Their popularity has grown in part because they come in many candy-like flavors (strawberry, vanilla, licorice, and grape), and because they tend to cost less than regular cigarettes.

Even though bidis contain less tobacco than regular cigarettes, they deliver higher levels of nicotine (the addictive substance in tobacco) and other harmful substances, such as tar, ammonia, and carbon monoxide. The higher nicotine levels give the smoker a quick buzz. Because they are thinner than regular cigarettes, they require about 3 times as many puffs per cigarette. They are unfiltered.

Bidis seem to have all of the same health risks of regular cigarettes, if not more. Bidi smokers have much higher risks of heart attacks, emphysema, chronic bronchitis, and cancer than non-smokers.

Hookah (water pipes)

Hookah (or *narghile*, pronounced **nar**-guh-lee) smoking started in the India and the Middle East. Users burn flavored tobacco (called *shisha* [**she**-shuh]) in a water pipe and inhale the smoke through a long hose. It has become popular among young people.

Hookah smoking is usually a social event in which smokers talk as they pass the pipe around. It’s thought of as a safer alternative to cigarettes because the percentage of tobacco in the product smoked is low and people think the water filters out the toxins. This is false. The water does not filter out many of the toxins. In fact, hookah smoke contains more toxins such as nicotine, carbon monoxide, tar, heavy metals, and other hazardous substances, than cigarette smoke. And users breathe in secondhand smoke, as well as toxins released from the heat sources used to burn hookah tobacco. It has been suggested that in a typical 1-hour hookah smoking session, users may breathe in 100 to 200 times the amount of smoke, 9 times the amount of carbon dioxide, and nearly twice the amount of nicotine they would get from one cigarette.

Several types of cancer have been linked to hookah smoking, including lung, mouth, and bladder cancer. Hookah use is also linked to other unique risks not found with cigarette smoking. For example, infectious diseases can be spread by sharing the pipe or through the way the tobacco is prepared.

Advertisers now offer newer forms of hookah smoking that can include steam stones or even battery powered hookah pens. Both of these create a vapor that is inhaled, which makes them much more like electronic cigarettes. Some are advertised as being purer and healthier alternatives to regular hookahs, even though less is known about them.

Bottom line

All forms of tobacco are dangerous. Even if the health risks were smaller for some tobacco products as opposed to others, all tobacco products contain nicotine, which can lead to increased use and addiction. **Tobacco is not safe in any amount or form.**

What can I do to help with any damage that may have been caused by smoking?

If you use or have used tobacco, tell your health care provider so he or she can be sure that you get the right preventive health care. It's well known that tobacco use puts you at risk for certain illnesses. This means part of your health care should focus on related screening and preventive measures to help you stay as healthy as possible. For example, you will want to be sure that you regularly check the inside of your mouth for any changes, and have your mouth checked by a doctor or dentist if you do find any changes or problems. The American Cancer Society recommends that regular check-ups include exams of the mouth. By doing this, tobacco users may be able to find changes such as leukoplakia (white patches on the mouth membranes) early. This may help prevent oral cancer.

You should also be aware of any of the following:

- Any change in a cough (for instance, you cough up more mucus than usual)
- A new cough
- Coughing up blood
- Hoarseness
- Trouble breathing
- Less tolerance for exercise (getting out of breath easily when active)
- Wheezing, whistling, or rattling with breathing
- Headaches
- Chest pain

- Loss of appetite
- Weight loss
- General fatigue (feeling tired all the time)
- Frequent or repeated respiratory infections

Any of these could be signs of lung cancer or a number of other lung problems, and you should see a doctor right away.

Older people who are at higher risk for lung cancer because they've been long-term heavy smokers may want to discuss with their doctors whether screening is appropriate for them. The American Cancer Society has guidelines on the use of low dose computed tomography (CT) to screen for lung cancer in certain people at high risk. For more detailed information on this, please see *Lung Cancer Prevention and Early Detection*.

Remember that tobacco users have a higher risk for other cancers too, depending on the way they use tobacco. You can learn more about the types of cancer you may be at risk for by reading our document that discusses the type of tobacco you use (for example, *Smokeless Tobacco*, *Cigar Smoking*, or *Cigarette Smoking*). Other risk factors for these cancers may be more important than your use of tobacco, but you should know the additional risks that might apply to you.

If you're concerned about your health because of your tobacco use, see a health care provider as soon as possible. Taking care of yourself, talking to a doctor about screening tests that may be right for you, and getting treatment for early problems will give you the best chance for treatment success. The best way, though, to take care of yourself and decrease your risk for life-threatening lung problems is to quit using tobacco.

Can quitting really help a lifelong smoker?

Yes. It's never too late to quit using tobacco. The sooner smokers quit, the more they can reduce their chances of getting cancer and other diseases. Within minutes of smoking the last cigarette, the body begins to recover:

20 minutes after quitting

Your heart rate and blood pressure drop.

(Effect of smoking on arterial stiffness and pulse pressure amplification, Mahmud A, Feely J. 2003. *Hypertension*:41:183)

12 hours after quitting

The carbon monoxide level in your blood drops to normal.

(US Surgeon General's Report, 1988, p. 202)

2 weeks to 3 months after quitting

Your circulation improves and your lung function increases.

(US Surgeon General's Report, 1990, pp.193, 194,196, 285, 323)

1 to 9 months after quitting

Coughing and shortness of breath decrease; cilia (tiny hair-like structures that move mucus out of the lungs) start to regain normal function in the lungs, increasing the ability to handle mucus, clean the lungs, and reduce the risk of infection.

(US Surgeon General's Report, 1990, pp. 285-287, 304)

1 year after quitting

The excess risk of coronary heart disease is half that of a continuing smoker's.

(US Surgeon General's Report, 2010, p. 359)

5 years after quitting

Risk of cancer of the mouth, throat, esophagus, and bladder are cut in half. Cervical cancer risk falls to that of a non-smoker. Stroke risk can fall to that of a non-smoker after 2-5 years.

(A Report of the Surgeon General: How Tobacco Smoke Causes Disease - The Biology and Behavioral Basis for Smoking-Attributable Disease Fact Sheet, 2010; Tobacco Control: Reversal of Risk After Quitting Smoking. IARC Handbooks of Cancer Prevention, Vol. 11. 2007, p 341)

10 years after quitting

The risk of dying from lung cancer is about half that of a person who is still smoking. The risk of cancer of the larynx (voice box) and pancreas decreases.

(A Report of the Surgeon General: How Tobacco Smoke Causes Disease - The Biology and Behavioral Basis for Smoking-Attributable Disease Fact Sheet, 2010; and US Surgeon General's Report, 1990, pp. vi, 155, 165)

15 years after quitting

The risk of coronary heart disease is that of a non-smoker's.

(Tobacco Control: Reversal of Risk After Quitting Smoking. IARC Handbooks of Cancer Prevention, Vol. 11. 2007. p 11)

These are just a few of the benefits of quitting smoking for good. Quitting smoking lowers the risk of diabetes, lets blood vessels work better, and helps the heart and lungs.

Life expectancy for smokers is at least 10 years shorter than that of non-smokers. Quitting smoking before the age of 40 reduces the risk of dying from smoking-related disease by about 90%. Quitting while you are younger will reduce your health risks more, but quitting at any age can give back years of life that would be lost by continuing to smoke.

Are there benefits of quitting that I'll notice right away?

Kicking the tobacco habit offers some rewards that you'll notice right away and some that will show up more slowly over time. These benefits can improve your day-to-day life a lot.

- Food will taste better.
- Your sense of smell returns to normal.
- Your breath, hair, and clothes smell better.
- Your teeth and fingernails stop yellowing.
- Ordinary activities leave you less out of breath (for example, climbing stairs or light housework).
- You can be in smoke-free buildings without having to go outside to smoke.

Quitting also helps stop the damaging effects of tobacco on how you look, including premature wrinkling of your skin, gum disease, and tooth loss.

Suppose I smoke for a while and then quit?

It's much better to never start smoking – and avoid becoming addicted to nicotine – than it is to smoke with the plan to quit later. The best choice you can make is to refuse to use any and all forms of tobacco.

Smoking begins to cause damage right away, and it's highly addictive. The same is true for other forms of tobacco. Studies have found that tobacco is as addictive as heroin, cocaine, or alcohol. Nicotine creates a tolerance in the body and promotes psychological dependence. It's the most common form of drug addiction in the United States. This makes it much harder to quit, but with the right support it can be done. When an ex-smoker uses tobacco, even years after quitting, the body reacts the same way it did when the person was smoking, which is why many people go right back to their former habit. Don't think you can smoke for a short while and quit when you want to – it's rarely that easy.

How do people quit tobacco?

Quitting tobacco is not easy. Most people have to try many times before they are able to quit for good. There are many ways to quit. For example, some are able to stop “cold turkey,” some take part in the Great American Smokeout[®], and some people quit by using other methods.

There’s no one best way to quit. Quitting for good often means using 3 or more methods, including step-by-step manuals, self-help groups, counseling, toll-free phone-based counseling programs, online support, and/or nicotine replacement therapies or other medicines.

No matter which methods are used, people trying to quit tobacco need more than one way to approach quitting. Tobacco users must deal with the physical symptoms caused by withdrawal from nicotine, which usually last a few days to a couple of weeks. They also need to deal with the emotional, psychological, and mental dependence. People who quit for good find ways to deal with pressure, stress, and emotional pain without smoking. The mental and psychological craving can cause relapse even years later – that’s how addictive nicotine is! For more information on quitting and treatments that can be used to help, see our documents called *Guide to Quitting Smoking* and *Guide to Quitting Smokeless Tobacco*.

Where can I go for help quitting tobacco?

It’s hard to stop using tobacco, but you can do it! More than 50 million Americans have quit smoking for good, and now there are more former smokers than current smokers in the US. People are breaking free of other forms of tobacco, too. Many organizations offer information, counseling, and other services on how to quit, as well as information on where to go for help. Other good resources for finding help include your doctor, dentist, local hospital, or employer.

If you want to quit tobacco and need help, contact one of these organizations:

American Cancer Society

Toll-free number: 1-800-227-2345

Website: www.cancer.org

Your state tobacco cessation line (in collaboration with Centers for Disease Control and Prevention Office on Smoking and Health)

Toll-free quit support line: 1-800-784-8669 (1-800-QUIT-NOW)

TTY: 1-800-332-8615

Quitting help website: www.cdc.gov/tobacco/quit_smoking/how_to_quit/index.htm

National Cancer Institute

Free tobacco quit line: 1-877-448-7848 (1-877-44U-QUIT) (also available in Spanish)
Smoking cessation website: www.smokefree.gov

Nicotine Anonymous (NicA)

Toll-free number: 1-877-879-6422 (1-877-TRY-NICA)
Website: www.nicotine-anonymous.org

QuitNet

Website: www.quitnet.com

To learn more

More information from your American Cancer Society

Here is more information you might find helpful. You also can order free copies of our documents by our toll-free number, **1-800-227-2345**, or read many of them on our website, www.cancer.org.

Trying to quit or help someone else quit?

Guide to Quitting Smoking (also in Spanish)

Guide to Quitting Smokeless Tobacco

Increase Your Chances of Quitting Smoking

Quitting Smoking – Help for Cravings and Tough Situations (also in Spanish)

Helping a Smoker Quit: Dos and Don'ts

More about smoking and tobacco use

Cigar Smoking (also in Spanish)

Cigarette Smoking (also in Spanish)

Smokeless Tobacco

Secondhand Smoke (also in Spanish)

Child and Teen Tobacco Use (also in Spanish)

Women and Smoking (also in Spanish)

Tobacco and the LGBT Community

Death and harm from smoking

Smoking and Cancer Mortality Summary Table

Tobacco-Related Cancers Fact Sheet

No matter who you are, we can help. Contact us anytime, day or night, for information and support. Call us at **1-800-227-2345** or visit www.cancer.org.

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TobReg

Advisory Note

**Waterpipe Tobacco Smoking:
Health Effects, Research Needs and
Recommended Actions by Regulators**

**WHO Study Group on
Tobacco Product Regulation
(TobReg)**



**World Health
Organization**

Tobacco Free Initiative

The World Health Organization (WHO) was established in 1948 as a specialized agency of the United Nations serving as the directing and coordinating authority for international health matters and public health. One of WHO's constitutional functions is to provide objective and reliable information and advice in the field of human health, a responsibility that it fulfils in part through its extensive programme of publications.

The Organization seeks through its publications to support national health strategies and address the most pressing public health concerns of populations around the world. To respond to the needs of Member States at all levels of development, WHO publishes practical manuals, handbooks and training material for specific categories of health workers; internationally applicable guidelines and standards; reviews and analyses of health policies, programmes and research; and state-of-the-art consensus reports that offer technical advice and recommendations for decision-makers. These books are closely tied to the Organization's priority activities, encompassing disease prevention and control, the development of equitable health systems based on primary health care, and health promotion for individuals and communities. Progress towards better health for all also demands the global dissemination and exchange of information that draws on the knowledge and experience of all WHO's Member countries and the collaboration of world leaders in public health and the biomedical sciences.

To ensure the widest possible availability of authoritative information and guidance on health matters, WHO secures the broad international distribution of its publications and encourages their translation and adaptation. By helping to promote and protect health and prevent and control disease throughout the world, WHO's books contribute to achieving the Organization's principal objective -- the attainment by all people of the highest possible level of health. In pursuit of this end, the Organization has vested the Director-General with the mandate to establish study groups to tackle scientific issues where WHO is expected to formulate policies to assist governments in formulating national regulations that have public health significance. The following advisory note is the result of the deliberations of one of the study groups so created, the WHO Study Group on Tobacco Product Regulation.

TobReg Advisory Note

**Waterpipe Tobacco Smoking:
Health Effects, Research Needs and
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**WHO Study Group on
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Preface

Tobacco product regulation, which includes regulating the contents and emissions of tobacco products via testing, mandating the disclosure of the test results, and regulating the packaging and labelling of tobacco products, is one of the key pillars of any comprehensive tobacco control programme. The Contracting Parties to the World Health Organization Framework Convention on Tobacco Control (WHO FCTC), a binding international treaty, are bound, *inter alia*, by the Treaty's provisions concerning tobacco product regulation contained in its Articles 9, 10 and 11.

The sound scientific information provided by a WHO scientific advisory group on tobacco product regulation, established in 2000 specifically to fill the knowledge gaps that existed at the time in the area of tobacco product regulation, served as the basis for the negotiations and the subsequent consensus reached on the language of these three articles of the Convention.

In November 2003, in recognition of the critical importance of regulating tobacco products, the WHO Director-General formalized the ad hoc Scientific Advisory Committee on Tobacco Product Regulation (SACTob) by changing its status to that of a study group. Following the status change, the SACTob became the "WHO Study Group on Tobacco Product Regulation" (TobReg). It is composed of national and international scientific experts on product regulation, tobacco-dependence treatment, and the laboratory analysis of tobacco ingredients and emissions. Its work is based on cutting-edge research on tobacco product issues. It conducts research and proposes testing in order to fill regulatory gaps in tobacco control. As a formalized entity of WHO, TobReg reports to the WHO Executive Board through the Director-General in order to draw the Member States' attention to the Organization's efforts in tobacco product regulation.

This advisory note on Waterpipe tobacco smoking: health effects, research needs and recommended actions by regulators has been prepared by the WHO Study Group on Tobacco Product Regulation, in accordance with the prioritized work programme of the WHO Tobacco Free Initiative and with the provisions of the WHO FCTC concerning tobacco product regulation, in response to requests made by those Member States whose populations are exposed to this form of tobacco use. The Study Group approved and adopted the present advisory at its second meeting held in Rio de Janeiro, Brazil on 7 to 9 June 2005.

The Study Group's members serve without remuneration in their personal capacities rather than as representatives of governments or other bodies; their views do not necessarily reflect the decisions or the stated policy of WHO. The members' names are provided in the annex to this document.

Acknowledgements

The WHO Tobacco Free Initiative and the WHO Study Group on Tobacco Product Regulation wish to acknowledge the significant contributions made by Dr Alan Shihadeh (Lebanon) and Dr Thomas Eissenberg (United States of America). In early 2005, Drs Shihadeh and Eissenberg were commissioned by TFI to write a background paper on waterpipe tobacco smoking, including its prevalence, chemistry and toxicology, pharmacological effects and health hazards. As part of their effort to achieve in-depth research on the issues, Drs Shihadeh and Eissenberg collaborated with Dr Wasim Maziak of the Syrian Center for Tobacco Studies and investigators from the Egypt Smoking Prevention Research Initiative, namely Drs Ebenezer Israel (United States), Christopher Loffredo (United States) and Mostafa K. Mohamed (Egypt).

The results of the work commissioned by the WHO Tobacco Free Initiative served as the basis for discussion on the issue during the Second meeting of the WHO Study Group on Tobacco Product Regulation, held in Rio de Janeiro, Brazil in June 2005. This scientific advisory note is a direct product of the deliberations that took place at that meeting.

The WHO Tobacco Free Initiative and the WHO Study Group on Tobacco Product Regulation also wish to acknowledge the contributions made by Sara Hughes in the referencing and Ellen Joy Adriano and Dawn Mautner in the formatting and design preparation of the final document.

WHO Study Group on Tobacco Product Regulation

Advisory Note:

Waterpipe Tobacco Smoking: Health Effects, Research Needs and Recommended Actions by Regulators

Purpose of advisory

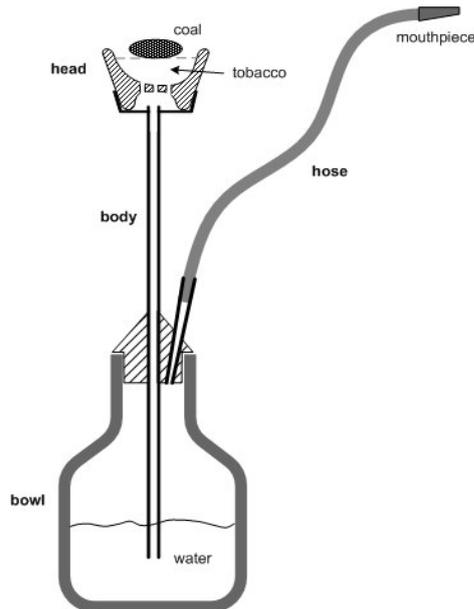
This advisory note, formulated by the WHO Study Group on Tobacco Product Regulation (TobReg), addresses the growing concerns about the increasing prevalence and potential health effects of tobacco smoking using waterpipes, also called “waterpipe tobacco smoking”. The purposes of the advisory are to provide guidance to WHO and its Member States, to inform regulatory agencies in their efforts to implement the provisions of the WHO Framework Convention on Tobacco Control concerning education and communications, and to educate consumers about the risks of waterpipe smoking. The advisory also provides guidance to researchers and research agencies interested in facilitating a more thorough understanding of the health effects of tobacco waterpipe smoking, and to those engaged in developing tobacco smoking prevention and cessation programmes so that such programmes accommodate the unique aspects of waterpipe smoking.

Background and history

Waterpipes have been used to smoke tobacco and other substances by the indigenous peoples of Africa and Asia for at least four centuries (1). According to one historical account (1), a waterpipe was invented in India by a physician during the reign of Emperor Akbar (who ruled from 1556 to 1605) as a purportedly less harmful method of tobacco use. The physician Hakim Abul Fath suggested that tobacco “smoke should be first passed through a small receptacle of water so that it would be rendered harmless” (2). Thus, a widespread but unsubstantiated belief held by many waterpipe users today – that the practice is relatively safe – is as old as the waterpipe itself (3). Marketing tools associated with waterpipes and waterpipe tobacco may reinforce this unsubstantiated belief (4). For example, the label of a popular waterpipe tobacco brand sold in South-West Asia and North America states “0.5% nicotine and 0% tar”.

Description of waterpipes and waterpipe smoking

Generally, waterpipes have a head, body, water bowl, and hose (see figure). Holes in the bottom of the head allow smoke to pass into the body's central conduit. This conduit is submerged in the water that half-fills the water bowl. The hose is not submerged, exits from the water bowl's top, and ends with a mouthpiece, from which the smoker inhales. The tobacco that is placed into the head is very moist (and often sweetened and flavoured): it does not burn in a self-sustaining manner. Thus, charcoal is placed atop the tobacco-filled head (often separated from the tobacco by perforated aluminium foil) (4, 5). When the head is loaded and the charcoal lit, a smoker inhales through the hose, creating a vacuum above the water, and drawing air through the body and over the tobacco and charcoal. Having passed over the charcoal, the heated air, which now also contains charcoal combustion products, passes through the tobacco, and the mainstream smoke aerosol is produced (6). The smoke passes through the waterpipe body, bubbles through the water in the bowl, and is carried through the hose to the smoker (7). During a smoking session, smokers typically replenish and adjust the charcoal periodically. A pile of lit charcoal may be kept in a nearby firebox for this purpose. As an alternative, smokers may opt for commercially available quick-lighting charcoal briquettes.



There are regional and/or cultural differences in some waterpipe design features, such as head or water bowl size, number of mouthpieces, etc., but all

waterpipes contain water through which smoke passes prior to reaching the smoker. Names for the waterpipe also differ, and include “narghile” in East Mediterranean countries including Turkey and Syria, “shisha” and “goza” in Egypt and some North African countries, and “hookah” in India (8).

Waterpipes can be purchased from dedicated supply shops, including Internet vendors, which also sell charcoal, tobacco and accessories. Waterpipes are now being marketed as portable, with the introduction of accessories such as carrying cases with shoulder straps. Some accessories are sold with claims to reduce the harmfulness of the smoke, such as mouthpieces that contain activated charcoal or cotton, chemical additives for the water bowl, and plastic mesh fittings to create smaller bubbles. None of these accessories have been demonstrated to reduce smokers’ exposure to toxins or risk of tobacco-caused disease and death.

Health effects

Contrary to ancient lore and popular belief, the smoke that emerges from a waterpipe contains numerous toxicants known to cause lung cancer, heart disease, and other diseases (4). Waterpipe tobacco smoking delivers the addictive drug nicotine, and, as is the case with other tobacco products, more frequent use is associated with the smokers being more likely to report that they are addicted (9).

A waterpipe smoking session may expose the smoker to more smoke over a longer period of time than occurs when smoking a cigarette. Cigarette smokers typically take 8–12, 40–75 ml puffs over about 5–7 minutes and inhale 0.5 to 0.6 litres of smoke (10). In contrast, waterpipe smoking sessions typically last 20–80 minutes, during which the smoker may take 50–200 puffs which range from about 0.15 to 1 litre each (6). The waterpipe smoker may therefore inhale as much smoke during one session as a cigarette smoker would inhale consuming 100 or more cigarettes.

While the water does absorb some of the nicotine, waterpipe smokers can be exposed to a sufficient dose of this drug to cause addiction (8, 11). Nicotine intake is an important regulator of tobacco intake in general, as evidenced by the fact that cigarette smokers tend to smoke until they get enough nicotine to satisfy their need and addiction, but not so much as to cause nausea (12, 13). It is likely that the reduced concentration of nicotine in the waterpipe smoke may result in smokers inhaling higher amounts of smoke and thus exposing

themselves to higher levels of cancer-causing chemicals and hazardous gases such as carbon monoxide than if none of the nicotine was absorbed by the water; however, this issue needs further study (4, 14, 15). This puts waterpipe smokers and second-hand smokers at risk for the same kinds of diseases as are caused by cigarette smoking, including cancer, heart disease, respiratory disease, and adverse effects during pregnancy (16).

Regional and global patterns of waterpipe smoking

Waterpipe smoking is often social, and two or more people may share the same waterpipe (3, 6). In South-West Asia and North Africa, it is not uncommon for children to smoke with their parents (17). If used in a commercial establishment such as a café or restaurant, the waterpipe is ordered (often from a menu of flavours) and an employee prepares it from an in-house stock (8).

Globally, the highest rates of smoking occur in the African Region (primarily North Africa), the Eastern Mediterranean Region and the South-East Asia Region (6). Since the 1990s waterpipe smoking appears to be spreading among new populations such as college students and young persons in the United States, Brazil and European countries. Waterpipe smoking appears to be stimulated by unfounded assumptions of relative safety compared to cigarettes, as well as the social nature of the activity (18). Commercial marketing, often with implicit or explicit safety-related claims, may also be contributing to the spread of waterpipe smoking across the globe. Waterpipe smokers may use waterpipes exclusively; however, many smokers may also smoke cigarettes. In some countries in which cigarette smoking is concentrated among men, waterpipe smoking appears more evenly distributed between both sexes (8, 19). All these findings reinforce the need to conduct more research on waterpipes and the issues surrounding their use, and then to disseminate the information on the health risks to all countries.

Science base and conclusions

Waterpipe smoking has not been studied as intensively as has cigarette smoking; however, preliminary research on patterns of smoking, the chemistry of the smoke that is inhaled, and health effects supports the idea that waterpipe smoking is associated with many of the same risks as cigarette smoking, and may, in fact, involve some unique health risks. The science base supports the following conclusions:

1. Using a waterpipe to smoke tobacco poses a serious potential health hazard to smokers and others exposed to the smoke emitted (9).
2. Using a waterpipe to smoke tobacco is not a safe alternative to cigarette smoking (4).
3. A typical 1-hour long waterpipe smoking session involves inhaling 100–200 times the volume of smoke inhaled with a single cigarette (6).
4. Even after it has been passed through water, the smoke produced by a waterpipe contains high levels of toxic compounds, including carbon monoxide, heavy metals and cancer-causing chemicals (8, 14).
5. Commonly used heat sources that are applied to burn the tobacco, such as wood cinders or charcoal, are likely to increase the health risks because when such fuels are combusted they produce their own toxicants, including high levels of carbon monoxide, metals and cancer-causing chemicals (7, 15).
6. Pregnant women and the fetus are particularly vulnerable when exposed either actively or involuntarily to the waterpipe smoke toxicants (16).
7. Second-hand smoke from waterpipes is a mixture of tobacco smoke in addition to smoke from the fuel and therefore poses a serious risk for non-smokers (8).
8. There is no proof that any device or accessory can make waterpipe smoking safer.
9. Sharing a waterpipe mouthpiece poses a serious risk of transmission of communicable diseases, including tuberculosis and hepatitis (4).
10. Waterpipe tobacco is often sweetened and flavoured, making it very appealing; the sweet smell and taste of the smoke may explain why some people, particularly young people who otherwise would not use tobacco, begin to use waterpipes (20).

Research needs

There is surprisingly little research addressing tobacco smoking using a waterpipe, especially given that there are many millions of current waterpipe smokers and that waterpipe use is spreading across the globe. A more thorough understanding of waterpipe smoking, risks, and health effects requires worldwide efforts to study:

1. Types and patterns of smoking across regions and cultures.
2. National and global trends in waterpipe smoking.
3. How the chemical and physical properties of the smoke depend on the waterpipe set-up and smoking conditions (geometry of waterpipe, amount/type of coal and tobacco used, puffing behaviour, etc.).
4. Methods for evaluating toxicant yield, smoker exposure, and resultant absorption.
5. Patterns of smoking by individuals and how different smoking patterns relate to the smokers' intake of smoke toxicants, including nicotine, carcinogens, carbon monoxide, and other disease-causing compounds.
6. Relationships among yield, exposure, and absorption biomarkers.
7. Pharmacology and toxicology of smoke as assessed in laboratory tests using biological assays and in actual use by people.
8. Epidemiology of waterpipe-associated disease risk, including addiction and transmission of non-tobacco, communicable diseases.
9. The influence of cultural and social practices on initiation and maintenance.
10. The relationship between waterpipe smoking and other forms of tobacco, including substitution and multiple product smoking.
11. The relationship between waterpipe smoking and the use of other drugs, including marijuana.
12. Development of prevention and cessation strategies.

Suggested actions for regulators (consistent with the definition of “tobacco product” under the WHO Framework Convention on Tobacco Control)¹

The WHO’s Study Group on Tobacco Product Regulation (TobReg) urges consideration of the following public health initiatives to reduce waterpipe smoking and associated disease.

1. Waterpipes and waterpipe tobacco should be subjected to the same regulation as cigarettes and other tobacco products.
2. Waterpipes and waterpipe tobacco should include strong health warnings.
3. Claims of harm reduction and safety should be prohibited.
4. Misleading labelling, such as “contains 0 mg tar”, which may imply safety should be prohibited.
5. Waterpipes should be included in comprehensive tobacco control efforts, including prevention strategies and cessation interventions.
6. Waterpipes should be prohibited in public places consistent with bans on cigarette and other forms of tobacco smoking.
7. Education of health professionals, regulators and the public at large is urgently needed about the risks of waterpipe smoking, including high potential levels of second-hand exposure among children, pregnant women, and others.
8. The TobReg recommends that a full document be produced in the WHO Technical Report Series to evaluate thoroughly the health effects of waterpipes and to develop recommendations.

¹ Article 1.f states that “tobacco products” mean products entirely or partly made of the leaf tobacco as raw materials which are manufactured to be used for smoking, sucking, chewing and snuffing.

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Annex

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City of Taft Planning Commission Staff Report

Agenda Item: #4

DATE: May 20, 2015
TO: Chairman Orrin and Members of the Planning Commission
FROM: Mark Staples, Director
Planning and Community Development
SUBJECT: Zoning Ordinance Amendment 2015-07 – Sales of Tobacco Products

RECOMMENDATION: Adopt a Resolution recommending approval to the City Council of Zoning Ordinance Amendment 2015-07, an amendment of Chapters 1, 5, 6, and 12 of Title 6 of the Taft Zoning Ordinance relating to private smoking lounges and the sales of tobacco products.

LOCATION: Citywide

PROJECT ANALYSIS:

The State of California adopted Labor Code Section 6404.5 (effective January 1, 1995) “to prohibit the smoking of tobacco products in all (100 percent of) enclosed places of employment in this state, as covered by this section, thereby eliminating the need of local governments to enact workplace smoking restrictions within their respective jurisdictions.” There are documented health risks associated with smoking tobacco products.

The City of Taft is making efforts to promote a healthy community. As such, the City Council has directed staff to address and make necessary revisions to the Zoning Ordinance with regard to the harmful effects of tobacco use. However, the State of California has not prohibited tobacco sales or use in all commercial instances. The State has exempted private smoking lounges; and permits the sales of tobacco products so long as the business obtains a Cigarette and Tobacco License from the Board of Equalization. Attached are proposed amendments to Chapters 1, 5, 6, and 12 of the Zoning Ordinance.

The amendment includes requirements for all private smoking lounges and tobacco shops to have an approved Conditional Use Permit (CUP), reviewed and approved by the Planning Commission. The CUP is required if the business uses all or part of their space for a lounge or sales of tobacco products. The use and sales of e-cigarettes and vapor cigarettes at private smoking lounges and tobacco shops are included in the definitions of each use, and are subject to the CUP application requirements.

Therefore, staff recommends that the Planning Commission adopt a resolution recommending approval to the City Council of Ordinance Amendment 2015-07 per the attached amendments to Chapter 1, 5, 6, and 12 of Title 6 of the Taft Zoning Ordinance relating to the sales of tobacco products.

CEQA:

The project is exempt from the requirements of the California Environmental Quality Act (CEQA) as set forth in Section 15061(b)(3) of the CEQA Guidelines as the proposed amendment will have no significant effect on the environment.

ATTACHMENTS:

1. Resolution
2. California Board of Equalization
3. American Cancer Society – Cigarette Smoking
4. American Lung Association – General Smoking Facts

RESOLUTION NO. _____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
TAFT RECOMMENDING APPROVAL TO THE CITY COUNCIL OF
ZONING ORDINANCE AMENDMENT NO. 2015-07 AMENDING
CHAPTERS 1, 5, 6, AND 12 OF TITLE VI OF THE CITY OF TAFT
ZONING ORDINANCE RELATING TO PRIVATE SMOKING LOUNGES
AND THE SALES OF TOBACCO PRODUCTS**

WHEREAS, the State of California adopted Labor Code Section 6404.5, effective January 1, 1995, to prohibit the smoking of tobacco products in all enclosed places of employment in the state, thereby eliminating the need of local governments to enact workplace smoking restrictions within their respective jurisdictions; and

WHEREAS, the State of California has exempted private smoking lounges from Labor Code Section 6404.5; and

WHEREAS, there are documented health risks associated with smoking tobacco, including the use of e-cigarettes and vapor cigarettes through inhaling their mists of liquids, flavorings, and nicotine; and

WHEREAS, the City of Taft deems it appropriate to establish development, maintenance, and operation standards for private smoking lounges and tobacco shops, including distance requirements from parks, schools, and designated routes to schools in an effort to limit children's access and exposure to tobacco products; and

WHEREAS, the City of Taft is making efforts to promote a health community, including the promotion of health activities, while also taking necessary steps in amending the Municipal Code and Zoning Ordinance with regard to the harmful effects of tobacco use; and

WHEREAS, the Planning Commission reviewed and commented on a draft ordinance amendment of Chapters 1, 5, 6, and 12 of Title VI of the Zoning Ordinance at a regular meeting on May 20, 2015; and

WHEREAS, the Planning Commission studied and considered the written findings for approval of Zoning Ordinance Amendment No. 2015-07, City Staff's written and oral reports, and all public testimony before making a decision on this request; and

WHEREAS, the laws and regulations relating to the preparation and adoption of environmental documents, as set forth in the State Guidelines Implementing the California Environmental Quality Act have been adhered to; and

WHEREAS, the Planning Commission has fully considered this request and the potential environmental effects.

NOW, THEREFORE, THE PLANNING COMMISSION DOES HEREBY FIND, DETERMINE, RESOLVE, AND RECOMMEND AS FOLLOWS:

1. The proposed amendment is consistent with the goals, objectives, policies, and programs of the General Plan and is necessary and desirable to implement the provision of the General Plan; and
2. The proposed amendment will not adversely affect the public health, safety, and welfare or result in an illogical land use pattern; and
3. The proposed amendment is consistent with the purpose and intent of the remainder of this Zoning Ordinance not under consideration; and
4. The potential environmental impacts of the proposed amendment are insignificant, have been mitigated, or there are overriding considerations that outweigh the potential impacts; and
5. The proposed amendment is exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines because the Code Amendment will have no significant effect on the environment.

SECTION 1. The following revisions to Chapters 1, 5, 6 and 12, of Title VI, shall be recommended to the City Council of the City of Taft as follows:

6.1.190 Definitions

Smoking Lounge, Private

Any commercial or industrial facility or location whose business operation, whether as its principal use or as an accessory use, is denoted by the on-site smoking or inhaling of tobacco or any other substances.

Tobacco Shop

Any facility or business establishment, whether as its principal use or as an accessory use, that includes the sale of tobacco products, including, but not limited to, cigars, pipe tobacco, and smoking accessories.

6.5.30 USE REGULATIONS

**Table 5.A
Uses Permitted Within Commercial Zone Districts**

USE		MU	GC	DC
B. Commercial Uses				
96.	Service Station (automotive, without convenience sales) subject to Section 6.12.220 of this Title	P	P	P
97.	Service stations (automotive, with convenience store, with or without alcoholic beverage sales)	C	C	C
<u>98.</u>	<u>Smoking Lounge, Private (subject to provisions in Section 6.12.270)</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>99.</u>	<u>Sporting goods store</u>	P	P	P

<u>100.</u>	Stamp and coin shops	P	P	P
<u>110.</u>	Theaters, including both motion picture and live performing arts	C	C	C
<u>111.</u>	Tire sales and service	C	C	C
<u>112.</u>	Tobacco Shop (subject to provisions of Section 6.12.270)	<u>C</u>	<u>C</u>	<u>C</u>
<u>113.</u>	Toy stores	P	P	P
<u>114.</u>	Travel agencies	P	P	P

6.6.30 USE REGULATIONS

Table 6.A
Uses Permitted within the Industrial Zone District

INDUSTRIAL USES		I
C. Commercial Uses and Services		
<u>35.</u>	Service stations (subject to Section 11.220 of this Title)	C
<u>36.</u>	Sign painting shops	P
<u>37.</u>	Smoking Lounge, Private (subject to provisions in Section 6.12.270)	<u>C</u>
<u>38.</u>	Tattoo parlors	P
<u>39.</u>	Truck wash	C
<u>40.</u>	Tire retreading and recapping	C
<u>41.</u>	Tire shops (retail and service)	P
<u>42.</u>	Tobacco Shop (subject to provisions of Section 6.12.270)	<u>C</u>
<u>43.</u>	Vending machine service and repair	P
<u>44.</u>	Veterinary offices and animal hospitals including exterior kennels, pens or runs	C

SECTION 2. If any section, subsection, sentence, clause or phrase of this Resolution is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining sections of this Resolution. The Planning Commission hereby declares that it would have passed this Resolution, and each section, subsection, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

BE IT FURTHER RESOLVED that a copy of this Resolution be delivered forthwith by the City Clerk to the City Council of the City of Taft.

PASSED AND ADOPTED on this 20th day of May, 2015.

ATTEST

Brenda Johns, Office Assistant

Ron Orrin, Chairman

Resolution No. _____

May 20, 2015

Page 4 of 4

CERTIFICATION

I, Brenda Johns, hereby certify that the foregoing resolution was passed and adopted by the Planning Commission of the City of Taft at a specially scheduled meeting held on the 20th day of May, 2015, by the following vote

AYES:

NOES:

ABSENT:

ABSTENTIONS:

Brenda Johns, Office Assistant



Cigarette & Tobacco Products Licensing Act of 2003 - Frequently Asked Questions

- [Do I need a license to sell cigarettes and/or tobacco products?](#)
- [How do I apply for a license to sell cigarettes and tobacco products?](#)
- [What is the cost of the license?](#)
- [Do I need a separate license for each of my stores, or is one license for all of my stores sufficient?](#)
- [Do I have to renew my license?](#)
- [Can our corporate office apply for licenses for all of our store locations, or does each store have to apply separately?](#)
- [Do I have to display the license?](#)
- [Who is enforcing this law?](#)
- [Who will be checking to see if I have a license?](#)
- [What will happen if I do not obtain a license?](#)
- [What types of products are covered under the law?](#)
- [What are the new requirements for cigarettes and tobacco wholesalers, distributors, manufacturers or importers that impact retailers?](#)
- [Can a city or county require a retailer to obtain another license or permit to sell cigarettes or tobacco products even though one is already required by the State?](#)
- [Do I have to apply separately for my local county or city license? How do I do that?](#)

1. Do I need a license to sell cigarettes and/or tobacco products?

Yes, you must have a license to sell cigarettes and tobacco products to the public from a retail location. There are severe penalties of up to \$5,000, or up to one year imprisonment in the county jail, or both the fine and imprisonment if you are caught selling cigarettes or tobacco products without a license (Business and Professions Code sections 22972 (a), 22980.1 (h) and 22981).

2. How do I apply for a license to sell cigarettes and tobacco products?

You may register for a permit, license, or account using [online registration](#). Online registration is the convenient way to register and is available 24 hours a day.

3. What is the cost of the license?

The retailer license costs \$100 per location. The cost is a one-time fee (Business and Professions Code sections 22972 (a) and 22973 (d)).

4. Do I need a separate license for each of my stores, or is one license for all of my stores sufficient?

You must obtain a license for each retail location you own or operate. For example, if you operate several different stores and each sells cigarettes or tobacco products, you must obtain a separate license for each store location. However, you may submit a single application for multiple licenses, and include \$100 for each location's license (Business and Professions Code section 22972 (a)).

5. Do I have to renew my license?

Yes. The license must be renewed annually, but there is no additional cost associated with the renewal (Business and Professions Code sections 22972 (d) and 22973 (d)(2)). However, if you fail to renew your license timely and allow your license to expire, you will be required to pay a reinstatement fee of \$100.00 as a precondition for reinstatement. Please remember that you may not sell cigarette and/or tobacco products without a valid Cigarette and Tobacco Products Retail License.

6. Can our corporate office apply for licenses for all of our store locations, or does each store have to apply separately?

A corporate office may submit a single application for all of its stores, but the appropriate information (addresses, etc.) must be stated on the application along with the submission of the \$100 fee for each store (Business and Professions Code sections 22972 (a) and 22973 (a)).

7. Do I have to display the license?

Yes. Business and Professions Code section 22972 (b) requires retailers to conspicuously display their license at each retail location in a manner visible to the public. If retailers fail to display the license, they are liable for a penalty of \$500 (Business and Professions Code section 22974.5) and their license may ultimately be subject to suspension and revocation.

8. Who is enforcing this law?

The State Board of Equalization, the Office of the Attorney General and any law enforcement officer in the state has enforcement authority.

9. Who will be checking to see if I have a license?

Licensing will be monitored by the State Board of Equalization, the Department of Health Services, as well as local authorities.

10. What will happen if I do not obtain a license?

If you do not obtain a license and continue to sell cigarettes or tobacco products, you will be subject to fines of up to \$5,000 or imprisonment up to one year, or both the fine and imprisonment (Business and Professions Code sections 22980.1 (h) and 22981).

11. What types of products are covered under the law?

You must obtain a license if you sell any type of tobacco products (Business and Professions Code sections 22972 (a)). These include cigarettes, cigars, smokeless tobacco, pipe tobacco, etc., as defined by Revenue and Taxation Code sections 30003 and 30121(a)(b).

12. What are the requirements for cigarettes and tobacco wholesalers, distributors, manufacturers or importers that impact retailers?

Pursuant to Business and Professions Code section 22980.1, no cigarette manufacturer, distributor, wholesaler or importer is permitted to sell or distribute cigarettes or tobacco products to retailers who are not licensed or have had their license suspended or revoked. Additionally, retailers are not permitted to purchase cigarettes or tobacco products from an unlicensed cigarette or tobacco wholesaler, distributor or importer. Retailers that fail to comply with these requirements are subject to a fine of up to \$5,000 for each offense, or imprisonment of up to one year, or both the fine and imprisonment (Business and Professions Code section 22981). Additionally, failure to comply with these provisions is a misdemeanor under Revenue and Taxation Code section 30478.

13. Can a city or county require a retailer to obtain another license or permit to sell cigarettes or tobacco products even though one is already required by the State?

Yes. Business and Professions Code section 22971.3 permits cities and counties to enact local tobacco retail licensing requirements that may include annual fees and provide for the suspension or revocation of the local license for any violation of a State tobacco control law.

14. Do I have to apply separately for my local county or city license? How do I do that?

Prospective licensees should consult with their local health department to determine if there is a local licensing requirement in their community and learn how to comply with its requirements.

Taxpayers' Rights Advocate

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Other Tax Resources

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[Secretary of State Business Programs](#)
[Employment Development Department \(Payroll Tax\)](#)
[Franchise Tax Board](#)
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Cigarette Smoking

The 1982 United States Surgeon General’s report stated that “Cigarette smoking is the major single cause of cancer mortality [death] in the United States.” This statement is as true today as it was then.

Tobacco use is responsible for nearly 1 in 5 deaths in the United States. Because smoking and tobacco use are acquired behaviors – activities that people choose to do – smoking is the most preventable cause of death in our society.

Who smokes cigarettes?

Adults

The Centers for Disease Control and Prevention (CDC) report that about 42 million US adults were cigarette smokers in 2012 (the most recent year for which numbers are available). This is 18% of all adults (21% of men, 16% of women) – a bit under 1 in 5 people.

When broken down by race/ethnicity, the numbers were as follows:

Whites	19.7%
African Americans	18.1%
Hispanics	12.5%
American Indians/Alaska Natives	21.8%
Asian Americans	10.7%
Multi-racial people	26.1%

Also according to CDC’s 2012 data, there were more cigarette smokers in younger age groups than in elders. Part of this may be due to early deaths in older smokers:

Ages 18-24	17.3%
Ages 25-44	21.6%
Ages 45-64	19.5%
65 and older	8.9%

High school and middle school students

Nationwide, 14% of high school students were smoking cigarettes in 2012. This does not include the 13% that smoked cigars, most of which are now small, filtered, and sold in packs just like cigarettes. They're included here because most people who smoke these little cigars use them just like cigarettes, smoking several a day and inhaling the smoke. Kids like them because they cost less and can have chocolate, fruit, and other candy flavors added – unlike cigarettes (see our document *Cigar Smoking*).

The most recent survey of middle school students, done in 2012, shows that about 4% were smoking cigarettes, and nearly 3% smoked cigars (again, despite falling into the legal definition of “large cigars” most of these are small and filtered. They're smoked like cigarettes and, except for the color, look like cigarettes.) In both high schools and middle schools, white and Hispanic students were more likely to smoke cigarettes than other races/ethnicities. But far more black students used cigars.

For more information, see our document called *Child and Teen Tobacco Use*.

What kinds of illness and death are caused by smoking cigarettes?

About half of all Americans who keep smoking will die because of the habit. Each year about 480,000 people in the United States die from illnesses related to tobacco use. Smoking cigarettes kills more Americans than alcohol, car accidents, suicide, AIDS, homicide, and illegal drugs combined.

Cancers caused by smoking

Cigarette smoking accounts for at least 30% of all cancer deaths. It's linked with an increased risk of these cancers:

- Lung
- Larynx (voice box)

- Oral cavity (mouth, tongue, and lips)
- Nose and sinuses
- Pharynx (throat)
- Esophagus (tube connecting the throat to the stomach)
- Stomach
- Pancreas
- Cervix
- Kidney
- Bladder
- Ovary (a type called *mucinous ovarian cancer*)
- Colorectum (the colon and/or the rectum)
- Acute myeloid leukemia

Smoking accounts for 87% of lung cancer deaths in men and 70% in women. Lung cancer is the leading cause of cancer death in both men and women, and is one of the hardest cancers to treat.

Lung cancer can often be prevented. Some religious groups that promote non-smoking as part of their religion, such as Mormons and Seventh-day Adventists, have much lower rates of lung cancer and other smoking-related cancers.

Other health problems caused by smoking

As serious as cancer is, it accounts for less than half of the deaths related to smoking each year. Smoking is a major cause of many other deadly health problems – heart disease, aneurysms, bronchitis, emphysema, and stroke.

Using tobacco can damage a woman's reproductive health and hurt babies. Tobacco use is linked with reduced fertility and a higher risk of miscarriage, early delivery (premature birth), and stillbirth. It's also a cause of low birth-weight in infants. It has been linked to a higher risk of birth defects and sudden infant death syndrome (SIDS), too. For more on this, see our document called *Women and Smoking*.

Smoking can make pneumonia and asthma worse and it has been linked to other health problems, including gum disease, cataracts, bone thinning, hip fractures, and peptic ulcers. Some studies have also linked smoking to macular degeneration, an eye disease that can cause blindness.

Smoking can cause or worsen poor blood flow in the arms and legs (*peripheral vascular disease* or PVD.) Surgery to improve the blood flow often doesn't work in people who keep smoking. Because of this, many vascular surgeons (surgeons who work on blood vessels) won't do certain surgeries on patients with PVD unless they stop smoking.

The smoke from cigarettes (called *secondhand smoke* or *environmental tobacco smoke*) can also have harmful health effects on those exposed to it. Adults and children can have health problems from breathing secondhand smoke. (See our document called *Secondhand Smoke*.)

Smoking affects how long you live and your quality of life

Cigarette smokers die younger than non-smokers. In fact, according to a study done in the late 1990s by the Centers for Disease Control and Prevention (CDC), smoking shortened male smokers' lives by 13.2 years and female smokers' lives by 14.5 years. Men and women who smoke are much more likely to die between the ages of 35 and 69 than those who have never smoked. Stopping smoking by age 40 reduces loss of life by about 90%, but quitting at any age can reduce the risk of early death.

But not all of the health problems related to smoking result in deaths. Smoking affects a smoker's health in many ways, harming nearly every organ of the body and causing many diseases. The diseases often seen include chronic bronchitis, emphysema, heart attacks, strokes, and cancer. And some studies have found that male smokers may be more likely to be sexually impotent (have erectile dysfunction or ED) than non-smokers.

These problems can steal away a person's quality of life long before death. Smoking-related illness can limit a person's daily life by making it harder to breathe, get around, work, or play. Quitting smoking, especially at younger ages, can reduce smoking-related disability.

Are any types of cigarettes safe to smoke?

No. All cigarettes cause damage, and any tobacco smoking is dangerous. All tobacco is addictive.

Some people try to make their smoking habit safer by smoking fewer cigarettes, which most smokers find quite hard to do. Sadly, research has found that even smoking as few as 1 to 4 cigarettes a day can lead to serious health outcomes, including an increased risk of heart disease and a greater chance of dying at a younger age.

Smokers once believed that "light" cigarettes meant lower health risk. This is not true. Studies found that the risk of serious health effects is not lower in smokers of light or low-tar cigarettes. Because of this, the US Food and Drug Administration (FDA) has banned use of the terms "light," "mild," and "low" in any cigarette sales unless the FDA

specifically allows it – and so far, they haven't. But this rule doesn't apply to the small cigarette-like cigars (see our document *Cigar Smoking*).

Some people think hand-rolled cigarettes are a cheaper and healthier way to smoke, but they are no safer than commercial brands. In fact, life-long smokers of hand-rolled cigarettes have been found to have a higher risk of cancers of the larynx (voice box), esophagus (swallowing tube), mouth, and pharynx (throat) when compared with smokers of machine-made cigarettes.

Some cigarettes are now being sold as “all natural.” They are marketed as having no chemicals or additives and rolled with 100% cotton filters. There's no proof they are healthier or safer than other cigarettes, nor is there good reason to think they would be. All smoke from cigarettes, natural or otherwise, contains many agents that cause cancer (carcinogens) and toxins that come from burning the tobacco itself, including tar and carbon monoxide.

Even herbal cigarettes that do not contain tobacco give off tar, particulates, and carbon monoxide and are dangerous to your health.

What about menthol cigarettes – aren't they safer?

Menthol cigarettes are not safer than unflavored cigarettes. In fact, they might even be more dangerous. These cigarettes tend to be “easier” to smoke – the added menthol produces a cooling sensation in the throat when the smoke is inhaled. It lessens the cough reflex and covers the dry feeling in the throat that smokers often have. People who smoke menthol cigarettes can inhale deeper and hold the smoke in longer.

Nearly one-third (32%) of all cigarettes sold in the United States are flavored with menthol. These cigarettes are most popular among children, teens, African-Americans, Hispanics, and smokers in other minority groups.

Studies have shown that people who smoke menthol cigarettes are less likely to try to quit and are less likely to succeed when they do try. At least one researcher proposed that menthol smokers might want to switch to non-menthol cigarettes before they quit to improve their chances of quitting smoking.

Most people don't know that many cigarette brands that are not advertised as having menthol often have a small amount of menthol added. Even amounts of menthol that are too small to taste can make a cigarette seem smoother and less harsh. These small amounts of menthol can ease the path for new smokers.

No matter what they smell like, taste like, look like, or are labeled as, all cigarettes are bad for you. The bottom line is there's no such thing as a safe smoke.

Are e-cigarettes safe?

Electronic cigarettes or e-cigarettes are designed to look like cigarettes. When the smoker puffs on it, the system delivers a mist of liquid, flavorings, and nicotine that looks something like smoke. The smoker inhales it, and the nicotine is absorbed into the lungs. Some people think they can be used to help people give up tobacco.

The makers of e-cigarettes say that they are safe, but this only means the ingredients have been found to be safe to eat. Inhaling a substance is not the same as swallowing it. There are questions about how safe it is to inhale some substances in the e-cigarette vapor into the lungs. Since e-cigarettes are not labeled with their ingredients, the user doesn't know what's in them. The amounts of nicotine and other substances a person gets from each cartridge are also unclear.

A study done by the FDA found cancer-causing substances in half the e-cigarette samples tested. Other impurities were also found, including one sample with diethylene glycol, a toxic ingredient found in antifreeze.

Studies have shown that e-cigarettes can cause short-term lung changes that are much like those caused by regular cigarettes. But long-term health effects are still unclear. This is an active area of research.

We do know that electronic cigarettes are designed to deliver nicotine, and nicotine is addictive. This strongly suggests that e-cigarette use will lead to dependence, unless the user weans him or herself from them. A CDC survey published in 2013 showed that e-cigarette use in middle school and high school students doubled between 2011 and 2012, with 10% of high school students and 3% of middle school kids using them and risking addiction to nicotine. Among high school students, 80% smoked regular cigarettes and used e-cigarettes at the same time.

Because the American Cancer Society doesn't yet know whether e-cigarettes are safe and effective, we cannot recommend them to help people quit smoking. There are proven methods available to help people quit, including pure forms of inhalable nicotine as well as nasal sprays, gums, and patches.

Until electronic cigarettes are scientifically proven to be safe and effective, ACS will support the regulation of e-cigarettes and laws that treat them like all other tobacco products.

A word about nicotine

Although other substances in cigarettes are known to cause cancer, nicotine is the addictive substance in tobacco. Nicotine is an addictive drug just like heroin and cocaine, and it keeps people coming back for more. Anyone who starts smoking or using tobacco in other forms can become addicted to nicotine.

What you can do

The best thing you can do is never smoke a cigarette or use any other form of tobacco. It's also important to avoid all forms of tobacco smoke.

If you want to learn more about the dangers of tobacco smoke, or want to learn more about quitting cigarettes, please see our *Guide to Quitting Smoking*. You can also call us at 1-800-227-2345 for information and support.

To learn more

More information from your American Cancer Society

Here is more information you might find helpful. You also can order free copies of our documents from our toll-free number, **1-800-227-2345**, or read them on our website, www.cancer.org.

If you or someone you care about is trying to quit

Guide to Quitting Smoking (also in Spanish)

Increase Your Chances of Quitting Smoking

Quitting Smoking: Help for Cravings and Tough Situations (also in Spanish)

Helping a Smoker Quit: Do's and Don'ts

More on tobacco, smoking, and secondhand smoke

Questions About Smoking, Tobacco, and Health (also in Spanish)

Women and Smoking (also in Spanish)

Child and Teen Tobacco Use (also in Spanish)

Cigar Smoking (also in Spanish)

Secondhand Smoke (also in Spanish)

Tobacco-Related Cancers Fact Sheet

Cancer screening

American Cancer Society Guidelines for the Early Detection of Cancer (also in Spanish)

Lung Cancer Prevention and Early Detection

National organizations and websites*

Along with the American Cancer Society, other sources of information and support include:

Nicotine Anonymous (NicA)

Toll-free number: 1-877-879-6422 (1-877-TRY-NICA)

Website: www.nicotine-anonymous.org

For free information on their 12-step program, meeting schedules and locations, print materials, or information on how to start a group in your area

QuitNet

Website: www.quitnet.com

Offers free, cutting-edge services to people trying to quit tobacco

Centers for Disease Control and Prevention (CDC)

Office of Smoking and Health

Free quit support line: 1-800-784-8669 (1-800-QUIT-NOW)

TTY: 1-800-332-8615

Website: www.cdc.gov/tobacco

The quit support line offers information on smoking and health as well as help with quitting. Languages and range of services vary by your state of residence

National Cancer Institute

Free tobacco line: 1-877-448-7848 (1-877-44U-QUIT) (also available in Spanish)

Direct tobacco website: www.smokefree.gov

Quitting information, quit-smoking guide, and phone counseling are offered, as well as referral to state telephone-based quit programs (if needed for special services)

**Inclusion on this list does not imply endorsement by the American Cancer Society.*

No matter who you are, we can help. Contact us anytime, day or night, for information and support. Call us at **1-800-227-2345** or visit www.cancer.org.

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General Smoking Facts

Cigarette smoking has been identified as the most important source of preventable morbidity (disease and illness) and premature mortality (death) worldwide. Smoking-related diseases claim an estimated 443,000 American lives each year, including those affected indirectly, such as babies born prematurely due to prenatal maternal smoking and victims of "secondhand" exposure to tobacco's carcinogens. Smoking cost the United States over \$193 billion in 2004, including \$97 billion in lost productivity and \$96 billion in direct health care expenditures, or an average of \$4,260 per adult smoker.¹

Health Hazards of Smoking

Cigarette smoke contains over 7,000 chemicals, 69 of which are known to cause cancer.²⁷ Smoking is directly responsible for approximately 90 percent of lung cancer deaths and approximately 80-90 percent of COPD (emphysema and chronic bronchitis) deaths.²

About 8.6 million people in the U.S. have at least one serious illness caused by smoking. That means that for every person who dies of a smoking-related disease, there are 20 more people who suffer from at least one serious illness associated with smoking.³

Among current smokers, chronic lung disease accounts for 73 percent of smoking-related conditions. Even among smokers who have quit chronic lung disease accounts for 50 percent of smoking-related conditions.⁴

The list of diseases caused by smoking includes chronic obstructive pulmonary disease (COPD, including chronic bronchitis and emphysema), coronary heart disease, stroke, abdominal aortic aneurysm, acute myeloid leukemia, cataract, pneumonia, periodontitis, and bladder, esophageal, laryngeal, lung, oral, throat, cervical, kidney, stomach, and pancreatic cancers. Smoking is also a major factor in a variety of other conditions and disorders, including slowed healing of wounds, infertility, and peptic ulcer disease.⁵

Smokers die significantly earlier than nonsmokers: 13.2 years for men and 14.5 years for women.⁶

Smoking During Pregnancy

Smoking in pregnancy accounts for an estimated 20 to 30 percent of low-birth weight babies, up to 14 percent of preterm deliveries, and some 10 percent of all infant deaths. Even apparently healthy, full-term babies of smokers have been found to be born with narrowed airways and reduced lung function.⁷

In 2005, 10.7 percent of all women smoked during pregnancy, down almost 45 percent from 1990.⁸

Neonatal health-care costs attributable to maternal smoking in the U.S. have been estimated at \$366 million per year, or \$704 per maternal smoker.⁹

Smoking Prevalence

In 2009, an estimated 46.6 million, or 20.6% of adults (aged 18+) were current smokers. The annual prevalence of smoking declined more than 50 percent between 1965 and 2009.¹⁰

Males tend to have significantly higher rates of smoking prevalence than females. In 2009, 23.5 percent of males currently smoked compared to 17.9 percent of females.¹¹

Prevalence of current smoking in 2009 was highest among non-Hispanic whites (22.2%) intermediate among non-Hispanic blacks (21.3%), and lowest among Hispanics (14.5%) and Asians (12.0%).¹²

In 2009, 19.5 percent of high school students were current smokers.¹³ Over 5 percent of middle school students were current smokers in 2009.¹⁴

Tobacco Advertising

As smoking declines among the non-Hispanic white population, tobacco companies have targeted both non-Hispanic blacks and Hispanics with intensive merchandising, which includes advertising in media targeted to those communities and sponsorship of civic groups and athletic, cultural, and entertainment events. In 2006, cigarette advertising and promotion by the five major tobacco companies totaled \$12.5 billion.¹⁵

Tobacco advertising also plays an important role in encouraging young people to begin a lifelong addiction to smoking before they are old enough to fully understand its long-term health risk.¹⁶ Ninety percent of adults who smoke started by the age of 21, and half of them became regular smokers by their 18th birthday.¹⁷

Secondhand Smoke

Secondhand smoke involuntarily inhaled by nonsmokers from other people's cigarettes is classified by the U.S. Environmental Protection Agency as a known human (Group A) carcinogen, responsible for approximately 3,400 lung cancer deaths and 46,000 (ranging 22,700-69,600) heart disease deaths in adult nonsmokers annually in the United States.¹⁸

Smoking by parents is associated with a wide range of adverse effects in their children, including exacerbation of asthma, increased frequency of colds and ear infections, and sudden infant death syndrome. Secondhand smoke causes more than an estimated 202,000 asthma episodes, 790,000 physician visits for buildup of fluid in the middle ear (otitis media, or middle ear infection), and 430 sudden infant death syndrome (SIDS) cases each year.¹⁹

Workplaces nationwide are going smoke-free to provide clean indoor air and protect employees from the life-threatening effects of secondhand smoke. Nearly 70 percent of the U.S. workforce worked under a smoke free policy in 1999, but the percentage of workers protected varies by state, ranging from a high of 83.9 percent in Utah and 81.2 percent in Maryland to 48.7 percent in Nevada.²⁰

Employers have a legal right to restrict smoking in the workplace, or implement a totally smoke-free workplace policy. Exceptions may arise in the case of collective bargaining agreements with unions.

Quitting Smoking

In 2009, an estimated 49.9 million adults were former smokers. Of the 46.6 million current adult smokers, 46.7 percent stopped smoking at least 1 day in the preceding year because they were trying to quit smoking completely.²¹

Nicotine is an addictive drug, which when inhaled in cigarette smoke reaches the brain faster than drugs that enter the body intravenously. Smokers not only become physically addicted to nicotine; they also link smoking with many social activities, making smoking a difficult habit to break.²²

Quitting smoking often requires multiple attempts. Using counseling or medication alone increases the chance of a quit attempt being successful; the combination of both is even more effective.²³

Nicotine replacement products can help relieve withdrawal symptoms people experience when they quit smoking.²⁴

There are seven medications approved by the FDA to aid in quitting smoking. Nicotine patches, nicotine gum and nicotine lozenges are available over-the-counter, and a nicotine nasal spray and inhaler are currently available by prescription. Bupropion SR (Zyban) and varenicline tartrate (Chantix) are non-nicotine pills.²⁵

Individual, group and telephone counseling are effective. Telephone quitline counseling is widely available and is effective for many different groups of smokers.²⁶

Nicotine replacement therapies are helpful in quitting when combined with a support program such as the American Lung Association's [Freedom From Smoking \(FFS\)](#), which addresses psychological and behavioral addictions to smoking and strategies for coping with urges to smoke.

The American Lung Association has more information available on [quitting smoking](#) and our [programs](#) to help you do so, our [advocacy efforts](#) to reduce tobacco use and exposure to secondhand smoke, and [tobacco use trends](#) on our website at www.lung.org, or through the Lung HelpLine at 1-800-LUNG-USA (1-800-586-4872).

June 2011

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City of Taft Planning Commission Staff Report

Agenda Item #5

DATE: May 20, 2015

TO: Chairman Orrin and Members of the Planning Commission

FROM: Mark Staples, Director
Planning and Community Development

SUBJECT: General Plan Amendment No. 2015-01 – Housing Element Update 2015-20123

RECOMMENDATION: This is an information item only on the progress of the Housing Element Update.

LOCATION: Citywide

PROJECT ANALYSIS:

On April 8, 2015, the Planning Director presented the Housing Element Update process to the Planning Commission with regards to the “Attachment 1: Implementation Review”, which includes the recent efforts made by the Planning Commission to update the Zoning Ordinance regarding emergency shelters, transitional and supportive housing. The Commission directed the Planning Director to submit the Implementation Review document to the Department of Housing and Community Development (HCD) showing compliance and effort to implement the five items listed that are key housing issues.

HCD received the Implementation Review and contact the Planning Director on April 15, 2015, to discuss. The HCD Analyst directed the Planning Director to move forward with the Update process, complete the Attachment 2: Completeness Checklist and Attachment 3: Streamlined Update along with edits to the Housing Element document. The edits should reflect the changes since the 2008-2013 Housing Element and consistency with state housing law changes since its adoption.

Attachment 2: Completeness Checklist is attached with references to the 2008-2013 Housing Element document. Part of the Housing Element Update includes a review of the prior element and its effectiveness. The attached Completeness Checklist does not discuss the effectiveness at this time, however, the checklist does identify areas that need to be updated and made compliant with current housing requirements. The checklist will be updated continuously through the year as the Planning Director edits the housing element document for the Housing Element Update for 2015-2023.

The Planning Director will provide regular reports at each Planning Commission meeting on the update process to the City of Taft’s Housing Element. The Planning Director will ask the City Council in June to form an Ad Hoc Housing Element Update committee. Commissioners should consider if they are available to sit on the committee.

ATTACHMENTS:

1. HCD Housing Element Guidance – Attachment 2: Completeness Checklist
2. City of Taft Housing Element 2008-2013

Housing Element Update Guidance



Attachment 2: Completeness Checklist



Public Participation (Section 65583(c)(8))		
<small>(See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/GS_publicparticipation.php)</small>		
	Page(s)	Comments
Description of diligent effort to include all economic segments of the community and/or their representatives in the development and update of the housing element (e.g., types of outreach, meetings, appropriate languages, list of invitees and general comments and how they were incorporated)		

Review and Revise (Section 65588)		
<small>(See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/GS_reviewandrevise.php)</small>		
	Page(s)	Comments
Progress in implementation – A description of the actual results or outcomes of the prior element’s goals (i.e., what happened), objectives, policies, and programs. Include quantification of results where possible (e.g., number of units rehabilitated) and may be qualitative where necessary (e.g., mitigation of governmental constraints)		
Effectiveness of the element – For each program, include an analysis comparing significant differences between what was projected or planned in the earlier element and what was achieved. Analyze the differences to determine where the previous housing element met, exceeded, or fell short of what was anticipated		
Appropriateness of goals, objectives, policies and programs – A description of what has been learned based on the analysis of progress and effectiveness of the previous element. A description of how the goals, objectives, policies, and programs in the updated element are being changed or adjusted to incorporate what has been learned from the results of the previous element		



Housing Needs Assessment (Section 65583(a)(1 and 2))

(See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/HN_home.php)

	Page(s)	Data Source (if not identified in the housing element)	Comments
Quantification and analysis * of existing and projected housing needs			
Populations and employment trends, including documentation of projections			
Housing and Household characteristics, including: <ul style="list-style-type: none"> • Level of payment compared with ability to pay (overpaying households) • Housing stock conditions • Overcrowded households 			
Existing and projected needs for all income levels, including: <ul style="list-style-type: none"> • Regional Housing Need Allocation (RHNA) • Existing housing need for extremely low income households • Projected housing need for extremely low income households based on RHNA or Census (see Section 65583(a)(1)) 			

* Analysis is defined as a description and evaluation of specific needs, characteristics and resources available to address identified needs



Persons with Special Needs (Section 65583(a)(7)) (See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/HN_SHN_home.php)			
	Page(s)	Data Source (if not identified in the element)	Comments
Identification and analysis of any special housing needs including:*			
• Elderly			
• Persons with disabilities, including developmental disabilities (See Memo at http://www.hcd.ca.gov/hpd/NoticeCoverLtrSB812.pdf)			
• Large households			
• Farmworkers (seasonal and permanent)			
• Female headed households			
• Homeless (annual and seasonal) **			
• Other			
* Analysis is defined as a description and evaluation of specific needs, characteristics and resources available to address identified needs ** See Section 65583(a)(7) for additional information regarding this requirement			

At-risk Units (Section 65583(a)(9)) (See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/EHN_atrisk.php)		
	Page(s)	Comments
Inventory of at-risk units (10 years from the housing element due date) (Section 65583(a)(9)(A))		
Estimate of replacement versus preservation costs (Section 65583(a)(9)(B))		
Identification of qualified entities Section 65583(a)(9)(C))		
Identification of potential funding Section 65583(a)(9)(D))		
Note: Section 65583(a)(9) has many detailed requirements. Agencies with at-risk units should review the specific statutory requirements to ensure a complete analysis.		



Potential Governmental and Non-governmental Constraints (Section 65583(a)(5 and 6))

(See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/CON_home.php)

	Page(s)	Comments
<p><u>Potential Governmental Constraints</u></p> <p>Include an analysis of actual and potential governmental constraints for each of the following:</p>		
Land use controls (e.g., parking, lot coverage, heights, unit sizes, open space requirements, floor area ratios, growth controls (e.g., caps on units or population or voter approval requirements))		
Building codes and their enforcement (e.g., current CBC, any local amendments and local code enforcement programs)		
Site improvement requirements (e.g., street widths, etc.)		
Fees and other exactions (e.g., analyze all planning and impact fees and impact on total development costs)		
Local processing and permit procedures (e.g., typical processing times, permit types by housing type, decision-making criteria and bodies)		
Housing for persons with disabilities (e.g., definition of family, concentration requirements, reasonable accommodation procedures)		
Potential and actual constraints on the development of a variety of housing types for all income levels, including multifamily rental housing, factory-built housing, mobiles homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters and transitional housing		



	Page(s)	Comments
Local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need		
Local efforts to remove governmental constraints that hinder meeting the need for housing for persons with disabilities, supportive housing, transitional housing and emergency shelters		
Transitional housing and supportive housing as a residential use of property and subject only to those restrictions that apply to other residential dwellings of the same type in the same zone		
<u>Potential Non-governmental Constraints</u> Include an analysis of actual and potential non-governmental constraints for each of the following:		
Availability of financing		
Price of land		
Cost of construction		



Sites Inventory and Analysis (Section 65583(a)(3) and 65583.2))		
(See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/SIA_home.php)		
	Page(s)	Comments
<p>Listing of properties by parcel number or other unique, reference showing for each parcel (Section 65583.2(b)(1) – (3):</p> <ul style="list-style-type: none"> • Size • General plan designation • Zoning category • For non-vacant sites, description of existing uses • Number of units that can be accommodated on each site 		
* Sites available for Above Moderate income households and not served by public sewer need not be identified on a site specific basis (Section 65583.2(b)(6))		
<p>General description of environmental constraints to the development of housing (Section 65583.2(b)(4)</p>		
<p>General description of infrastructure (planned/available) including water, sewer and other dry utilities, including availability and access to distribution facilities (Section 65583.2(b)(5)</p>		
<p>In determining the number of units on each site, indicate how the number of units was determined.</p> <ul style="list-style-type: none"> • If development is required at minimum density, indicate the number of units at the minimum density. No further analysis is required. • If development is not required at minimum density, demonstrate how the number of units were determined and adjust, if necessary, for local land use controls. 		



	Page(s)	Comments
<p>For Non-vacant sites, specify the additional development potential for each site within the planning period and provide an explanation of the methodology to determine development potential considering factors, including the extent to which existing uses may constitute an impediment to additional residential development, development trends, market conditions and regulatory or other incentives to encourage additional residential development (Section 65583.2(b)(7))</p>		
<p>Demonstration of zoning to accommodate the housing need for lower income households (Section 65583.2(c)(3)) and (d) – (f))</p>		
<ul style="list-style-type: none"> • Indicate those sites that can accommodate lower income households • Indicate those sites where the density allowed is at the “deemed appropriate” [default] density (65583.2(c)(3)(B)) • For sites that can accommodate lower income households, but with allowed densities less than the “deemed appropriate” density, provide analysis demonstrating how the adopted densities accommodate the need for lower income housing. The analysis must include: <ul style="list-style-type: none"> ○ Market demand ○ Financial feasibility ○ Project experience within a zone providing housing for lower income households (65583.2(c)(3)(A)) 		
<p>Map of Sites included in the inventory (Section 65583.2(b)(7))</p>		
<p>Number of units built between the start of the projection period and the deadline for adoption of the housing element (Government Code Section 65583.1(d))</p>		
<p>Number of units proposed using alternative provisions such as rehabilitation, conversion, preservation or second units (Section 65583.1). See checklist at http://www.hcd.ca.gov/hpd/housing_element2/examples/655831Checklist.pdf)</p>		



	Page(s)	Comments
Identification of zoning for a variety of types:		
Multifamily rental housing		
Factory-built housing		
Mobilehomes		
Housing for agricultural employees		
Emergency shelters (See Section 65583(a)(4) and the Department’s memo at http://www.hcd.ca.gov/hpd/sb2_memo050708.pdf)		
Transitional and supportive housing (See Section 65583(a)(5) and the Department’s memo at http://www.hcd.ca.gov/hpd/sb2_memo050708.pdf)		
Carryover obligation (AB 1233: Section 65584.09 – See memo at http://www.hcd.ca.gov/hpd/hrc/plan/he/ab_1233_final_dt.pdf)		



Quantified Objectives and Housing Programs (Section 65583(b) and (c)(1 through 6))

(See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/PRO_home.php)

	Page(s)	Comments
Provide statement of quantified objectives (Section 65583(b)):		
<p>Maximum number of units, by income group, including extremely low-income of:</p> <ul style="list-style-type: none"> • new construction; • rehabilitation; and • conservation. 		
Include programs (Section 65583(c) and (c)(7)) with:		
<ul style="list-style-type: none"> • Schedule of specific actions; • Timeline for implementation with a beneficial impact in the planning period; and • Identification of agencies and officials responsible for implementing each program. 		
Program(s) providing adequate sites (Section 65583(c)(1)):		
Programs to rezone and any other programs needed to address a shortfall of sites to accommodate the regional housing need, if applicable, and any programs included pursuant to Section 65583.2(h) and (i) or carryover obligation pursuant to Section 65584.09		
Programs to rezone and any other programs needed to address a shortfall of capacity for housing for farmworkers that could not be accommodated on sites identified in the inventory, if applicable.		
If applicable, programs to facilitate a variety of housing types, including multifamily rental, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single room occupancy, emergency shelters and transitional and supportive housing		



	Page(s)	Comments
Programs to assist in the development of housing for extremely low, very low, low and moderate income households (Section 65583(c)(2))		
Program(s) to address governmental constraints (Section 65583(c)(3)):		
Programs to address governmental constraints and where appropriate and legally possible, to remove constraints to the maintenance, improvement and development of housing		
Program to remove constraints on housing for persons with disabilities and provide reasonable accommodation for housing for persons with disabilities		
Program(s) to conserve and improve the condition of the existing affordable housing stock (Section 65583(c)(4))		
Program(s) to promote housing opportunities for all persons (Section 65583(c)(5))		
Program(s) to preserve at-risk units (Section 65583(c)(6))		



Other Requirements		
(See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/OR_home.php) and http://www.hcd.ca.gov/hpd/housing_element2/SIA_conservation.php)		
	Page(s)	Comments
Description of general plan consistency (Section 65583(c)(7))		
Analysis of construction, demolition and conversion of housing for lower income households in the Coastal Zone (Section 65588)		
Description of opportunities for energy conservation in residential development (Section 65583(a)(8))		
Water and Sewer Priority (Section 65589.7) See the HCD Memo at http://www.hcd.ca.gov/hpd/memo_sb1087.pdf . *		
SB 5 and AB 162 (Flood Hazard Land Management) See the HCD Memo at http://www.hcd.ca.gov/hpd/hrc/plan/he/ab_162_stat07.pdf *		
SB 244 (Disadvantaged Communities) See Governor’s Office of Planning and Research for technical assistance at http://opr.ca.gov/ *		
* These are not required for a complete housing element and are not required to be part of the housing element and have been include as an information item to assist local governments in meeting requirements triggered by the housing element update schedule.		

Housing Element 2008-2013



Prepared by
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Adopted on July 21, 2009
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1.0 INTRODUCTION

1.1 PURPOSE OF 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 2000's; 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.

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 California family 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 to 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, 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 Elements:

- 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, 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, 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.

1.3 METHODOLOGY

This Housing Element update began by reviewing the issues in the 2002 Housing Element approved by the City Council on February 3, 2004, and certified by HCD on December 30, 2004. Information presented is based on data from the 1990 and 2000 U.S. Census. The goals and objectives of the previous elements were revised to fit the needs of an updated five-year plan based on information obtained from the following:

Kern Council of Governments, Regional Housing Allocation Plan

KERN DATA 2006, Population, Vol. 1

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

Kern County 2009 Homeless Census

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).

2.0 REGIONAL HOUSING NEED ALLOCATION PLAN

2.1 HOUSING NEEDS

Quantitative Needs: The Kern County Housing Allocation Plan prepared by the Kern Council of Governments estimated the City's housing needs for 2006-2013 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	16	10	11	25	62

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 housing element, through the 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.

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. At the time of the 2000 Census of Population and Housing, the median income in the County of Kern was \$35,466. For extremely low-income households, this results in an income of \$10,639 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:

In 2000, approximately 571 extremely low-income households resided in the City, representing twenty-five percent (25%) of the total households. Most ninety-one point two (91.2%) extremely low-income households are renters and experience a high incidence of housing problems. For example, eighty-four point three percent (84.3%) 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) and eighty-four point three percent (84.3%) were in overpayment situations. Even further, sixty-two point three percent (62.3%) of extremely low-income households paid more than fifty percent (50%) of their income toward housing costs, compared to twelve point seven (12.7%) for all households.

Table 1.1
City of Taft Housing Problems for All Households
CHAS Data Book

	Total Renters	Total Owners	Total Households
Household Income <=30% MFI	290	28	318
% with any housing problems	82.8	100	84.3
% Cost Burden >30%	82.8	100	84.3
% Cost Burden >50%	58.6	100	62.3

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

Projected Needs:

To calculate the projected housing needs for extremely low-income, the City used Kern Council of Government (Kern COG) Regional Housing Needs Assessment (RHNA). According to the RHNA the extremely low-income housing need for the City is 16 units from January 2006 through June 30, 2013.

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.

3.0 REVIEW AND REVISION OF PREVIOUS ELEMENT

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.

3.2 EFFECTIVENESS OF THE ELEMENT/RESULTS:

The City's current Housing Element was adopted in February 2004, and was certified by HCD on December 30, 2004. During 2002-2007, housing stock has increased with 72 units constructed and 42 more rehabilitated. 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 2002/07 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. The City was able to rehab on average 9 housing units per year.

HOUSING ELEMENT UPDATE: Continue Program.

PROGRAM 2: Housing Conservation - 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.

RESULTS: Objective not met.

ANALYSIS: A housing information brochure has not been sent out since 2002. The grant administrator and planning department will target areas in the City to receive the brochure.

HOUSING ELEMENT UPDATE: Update the brochure and continue program in the City.

PROGRAM 3: 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. 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 passed an Ordinance allowing joint residential-commercial uses along the Kern Street Corridor, between 1st Street and 10th Street, to increase housing choices. Kern Street is zoned commercial; therefore, existing houses losing the residential status had to be converted to commercial. This ordinance allowed joint uses, in return for rehabilitating the building and premises.

ANALYSIS: The developer and the City benefited because the developers have been able to build affordable homes and the City caused the design of wider and better lot configurations compared to the existing 25-foot lots. This policy has encouraged in-fill construction in certain areas. The joint use ordinance also helps retain the existing housing units.

HOUSING ELEMENT UPDATE: Continue program.

PROGRAM 4: Zoning Ordinance Review – Adequate incentives for Low/Moderate housing in the Single-Family Residential Zone.

OBJECTIVE: This program was an effort to determine if the Zoning Ordinance provided special incentive to low/ moderate income and other special needs housing, specifically, a duplex and zero lot line development on narrow lots for the Single-family Residential Zone.

RESULTS: Objective met. The City passed an ordinance permitting zero lot line development in the single-family residential zone. The ordinance also permits a duplex or single family home to be built with zero lot line setbacks. The ordinance permits in-fill development and provides flexibility on narrow lots. Zero lot line dwellings are allowed in the downtown area, circumscribed by Main Street to the south, 10th Street to the west, Ash Street to the north and Highway 119 to the east.

ANALYSIS: The City has many vacant narrow lots that are 25 feet in width and 125 feet in length. The City and Habitat for Humanity work together to construct affordable homes on the narrow lots. Habitat for Humanity has submitted different site plans for homes that would be compatible to the narrow lots. In between 2002-2007 Habitat for Humanity has built 6 homes in substandard lots with zero lot line setbacks.

HOUSING ELEMENT UPDATE: Continue program. Prepare a progress report of the number of developed homes built on the narrow lots with zero lot line setbacks in the downtown area and encourage affordable duplexes to be built between narrow lots.

PROGRAM 5: Multiple Family Zoning - Adequate housing sites

OBJECTIVE: As an element of the Downtown Revitalization program initiated in 1993, central city areas were evaluated for the opportunities to increase land available for multiple family housing.

RESULTS: Objective met. Areas in the central business district were zoned to facilitate mixed-use zoning. For example, multi-family units as second floor units over commercial uses could increase the sales for downtown businesses.

ANALYSIS: The General Plan Land Use Element was updated in 2004. The General Plan Land Use Map has designated a larger area of the downtown area to mixed use. The Mixed Use provided another designation allowing for multiple family dwellings to be built.

HOUSING ELEMENT UPDATE: Continue program. (See Housing Programs Summary).

PROGRAM 6: Land Use Element Update

OBJECTIVE: Provide for adequate housing sites. Update the Land Use Element.

RESULTS: Objective met. The City updated the General Plan Land Use Element on September 21, 2004.

ANALYSIS: The General Plan Land Use Map designated larger areas for low, medium and high density residential areas in the City. The City incorporated the Mixed-Use designation in the Land Use Map. The new land use designation allows commercial and residential uses. Approximately two hundred thirty one (231) acres were identified for Mixed Use. The Mixed-Use designation will allow residential-commercial projects, especially in the downtown area.

HOUSING ELEMENT UPDATE: Continue program. The City is working to update the General Plan elements and Zoning Map by December 2009.

PROGRAM 7: Creation of “Livable Communities”

OBJECTIVE: Amend General Plan and Zoning Ordinance by December 2009.

RESULTS: Objective met. The City has updated the Land Use Element.

ANALYSIS: The City has included a Livable Communities/Smart Growth guideline as an Appendix to the General Plan Land Use Element. While not having to change the existing development requirements, this arrangement will recognize the importance of smart growth and allow developers to take advantage of smart growth ideas, as the opportunity arises.

HOUSING ELEMENT UPDATE: The current revision of the General Plan Land Use Element provides for mixed-use development in the downtown area. Approximately 36 acres have been identified for mixed use which allows combinations of commercial and residential uses on a given parcel.

PROGRAM 8: Code Enforcement Program

OBJECTIVE: Provide safe, decent, and healthy housing and preserve affordable housing stock. Establish revised demolition and rehabilitation objectives by December 2007.

RESULTS: Objective met. The 2007 Housing Element has identified 32 dilapidated units. From 1999-2007, 63 units were demolished (Table No. 10). The 2002-2007 Housing Condition Survey had identified 84 additional dilapidated units (Table No. 11).

ANALYSIS: Code enforcement efforts have been highly successful, as is evident from the above numbers.

HOUSING ELEMENT UPDATE: Continue code enforcement.

PROGRAM 9: Fair Housing Support

OBJECTIVE: Equal housing opportunity. Maintain relationships with regional fair housing services and the State district office. 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.

HOUSING ELEMENT UPDATE: Continue the program. Create a new program for information dissemination. Obtain and/or prepare information in Spanish for distribution to the public through libraries, senior center offices, etc., by December 2010. A new program has been added for ADA Compliance by amending the Zoning Ordinance requiring ADA compliance for all new construction and rehabilitation projects by December 2009.

PROGRAM 10: 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 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. City has designated several sites which could be used to build a homeless shelter.

ANALYSIS: Taft has several programs to help the homeless. See Sec. 5.5.7.

HOUSING ELEMENT UPDATE: Continue program.

PROGRAM 11: Infrastructure Assistance

OBJECTIVE: Provide assistance in support of the construction of ten (10) units of housing for the low income group and ten (10) units for the moderate-income group during 2008-2013.

RESULTS: No project specific requests for infrastructure assistance were received. The City, however, has upgraded the fire and water main on 7th Street between North Street and Main Street. This project benefited 86 households in the former Target Area with 90% benefit to the Targeted Income Group. The City is currently conducting a needs assessment to determine the feasibility of a thirty (30) to forty (40) units for multi-family housing complex for Targeted Income Group households.

ANALYSIS: This program has the potential to increase affordable housing supply.

HOUSING ELEMENT UPDATE: Continue program.

PROGRAM 12: Senior Housing Project

OBJECTIVE: The 2002 Housing Element set the goal to evaluate the need for Senior Assistant Living Housing complex.

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

ANALYSIS: Preliminary data indicates need for different types of senior housing, both assisted living and skilled nursing facilities

HOUSING ELEMENT UPDATE: The City will send out an RFP to Develop Senior Assistant Living Housing project using CDBG and Home Funds during 2009-2010.

PROGRAM 13: Historical Preservation Plan

OBJECTIVE: The City Council approved a Historical Preservation Plan to help property owners renovate their properties to retain architectural integrity. This program will also provide grant money to rehabilitate properties, while preserving historical architecture.

ANALYSIS: Preliminary data suggests preserving housing stock by rehabilitation, and retaining architectural integrity.

HOUSING ELEMENT UPDATE: The City will track data to verify impact on preservation of housing stock.

3.3 *PROGRESS IN IMPLEMENTATION:*

- Senior Housing Feasibility study to locate acceptable project sites and needs.
- Complete a comprehensive revision of all Taft General Plan elements by December 2009.
- Revise Taft Municipal Zoning Ordinances, including adoption of a Mixed Use Zone.
- Revise the City's Downtown Specific Plan.
- Increase redevelopment area for Taft Community Development Agency.
- Complete redevelopment project in the downtown area.
- Apply for additional CDBG and HOME grants to meet the City's housing needs for extremely-low and low incomes.

- Enact a voluntary green building handbook to encourage sustainability development to meet State goals for greenhouse gas reduction.

4.0 CITIZEN PARTICIPATION (2008-2013 HOUSING ELEMENT UPDATE)

Public participation for this revision to the Housing Element began with the Ad Hoc Steering Committee being set up to evaluate needs to be included in the Housing Element update. The Ad Hoc Steering Committee was compromised of different sub-committees, including the Economic Development and Housing Element Sub Committee (ED & H Subcommittee). The members of the ED & H Subcommittee represented local public agencies, private companies and citizens. The members met several times in the past year to discuss quality of life and infrastructure issues and identified potential constraints in housing. City staff facilitated ED & H Subcommittee and public workshops.

The Ad Hoc Steering Committee and the City of Taft staff hosted several Housing Element workshops throughout the 2007 year. The City of Taft staff also worked with the Kern Council of Governments to receive feedback from the general public for housing needs in the Taft area.

The Ad Hoc Steering Committee and City of Taft staff hosted community meetings for the general public. The City Manager and planning staff facilitated the meetings at different locations in the area and ask 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.	January 24, 2007	Taft Veterans Memorial Building	218 Taylor Street, Taft, CA 93268
6:00-8:00 p.m.	March 6, 2007	Conley School Cafeteria	623 Rose Avenue, Taft, CA 93268
6:00-8:00 p.m.	April 26, 2007	West Side Recreation & Park District Auditorium	500 Cascade Place Taft, CA 93268
3:00-5:00 p.m.	November 5, 2007	Valley Acres Community Center & Park	Orange Ave. & Maple Street, Taft, CA
5:00-6:30 p.m.	December 5, 2007	Tumbleweed Café	24870 Highway 33, Fellows, CA 93224
5:00-6:30 p.m.	December 6, 2007	West Side Recreation & Park District Auditorium	500 Cascade Place, Taft, CA 93268

The meetings where published in the Taft Midway Driller to notify the public. Citizens of Taft and unincorporated areas and representatives from different companies/agencies (public and private) participated in the meetings. At the meetings, a survey entitled “Community Improvement Survey” was handed out, and participants were asked to fill out and return them. The survey asked different questions about infrastructure, housing, health care and City services. The main concern of the survey showed inadequate health care in the area and quality affordable single and multiple-family housing.

The Taft Planning Department invited the public for a 2008/13 Housing Element Update workshop. The event took place on September 19, 2007, at the Westside Recreation Center in Taft, CA. The event was published in the Taft Midway Driller on September 2, 2007. The participants included members from local non-profit organizations, including Alpha House- Domestic Violence Shelter, Westside Resource Center and Needs Center. The main concern was adequate affordable multiple-family housing and shelters/transitional housing in the City.

Affordable housing has become a priority in Taft within the last five (5) years. Recent increases in real estate are placing many rentals out of reach of low income tenants. Homes are available in Taft and in the unincorporated areas for sale starting in the \$100,000 to \$300,000 range. Although, the housing median price increased significantly in the past five (5) years, home prices are decreasing in the area.

5.0 HOUSING NEEDS ASSESSMENT

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 2000-2007, significant shifts in price categories of new home sales have occurred. In 2000, the median price for an existing home was \$86,000; this increased to \$136,000 in 2007. This represents an increase in prices of 59 percent, but considerably less than the 2007 California median home price of \$580,090 and Kern County median prices of \$260,000. At \$136,000, the median price in Taft is considerably lower than that for 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 is making purchase of homes more difficult for low to moderate income households.

5.2 HOUSEHOLD CONDITIONS

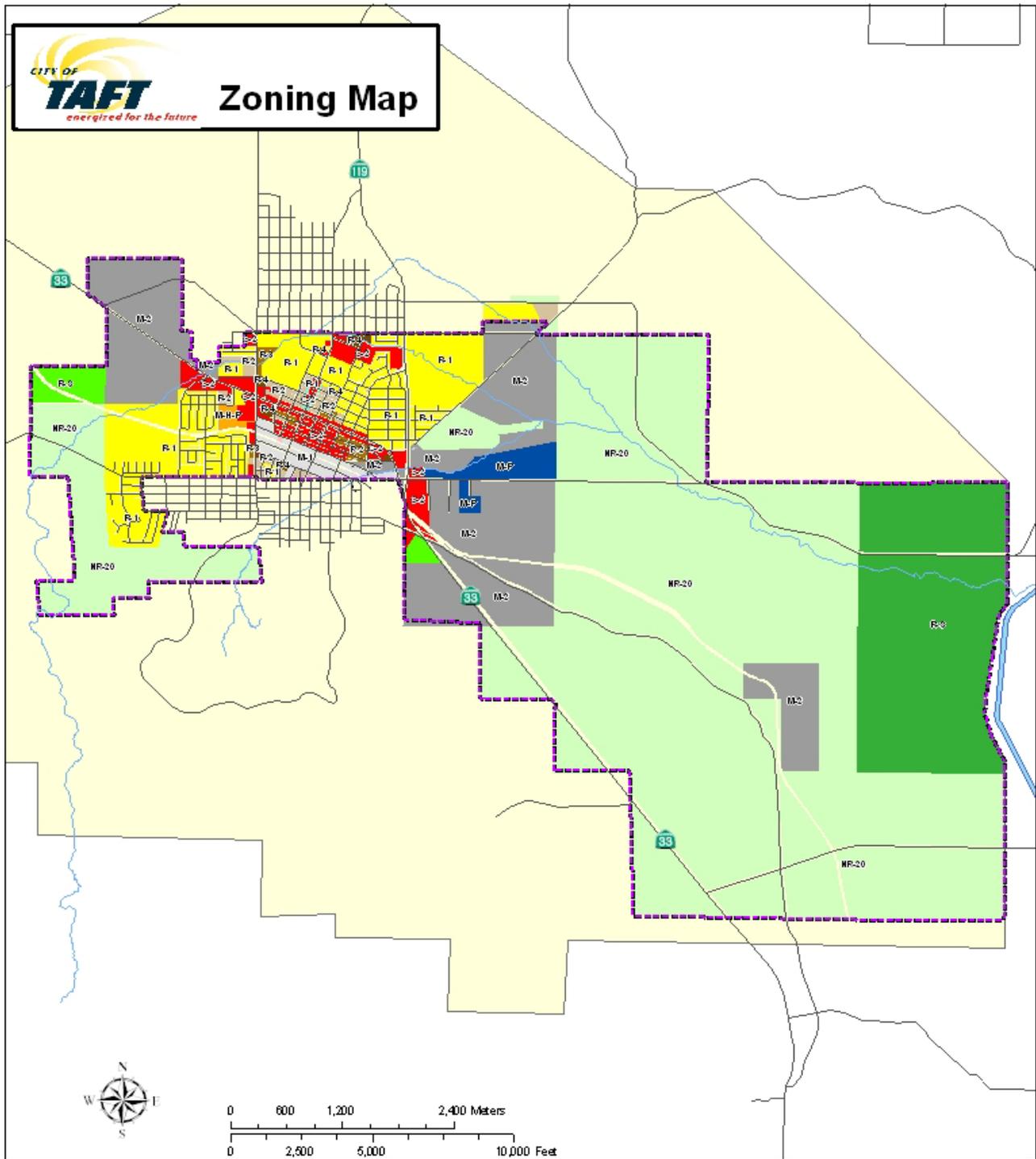
A household is any group of people living together in a residence related or unrelated. A survey of household characteristics is useful to determine household trends, incomes, overcrowding or under-utilization of housing, and special needs households. The special needs households are those having a unique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

Table No. 2:

Housing Needs {65583 (a)}			
	Owner	Renter	Total
A. Number of existing household and housing units			
1. Households	1441	800	2241
2. Housing Units (Occupied)	1431	802	2233
3. Total Housing Units			2494
B. Lower income households overpaying for housing			
1. Total number	377	530	907
2. Percentage lower income	29%	66%	41%
C. Special housing needs analysis and estimated number of households			
1. Disabled			1,345
2. Elderly	432	118	550
3. Large households	127	112	239
4. Farm workers			44
5. Families with female head	286	344	630
6. Homeless			Unknown
7. Other			
D. Number of overcrowded households	99	140	239
E. Number of housing units needing rehabilitation			501
F. Number of housing units needing replacement			84
G. Assisted housing projects at risk			0
H. Five-year projected housing construction need (incl. Need Allocation).		Low	High
Very low (0-50% of median income)		22	30
Other lower (50-80%)		30	30
Moderate (80-120%)		26	300
Above moderate (over 120%)		44	161
Total		122	521
I. Regional Housing Need Allocation		66	

Source: U.S. Census 2000

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-S 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 System 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
 Printing Date: July 31, 2007
 File: S:\GIS\Project\2010\ND-202\CityMap-2.mxd

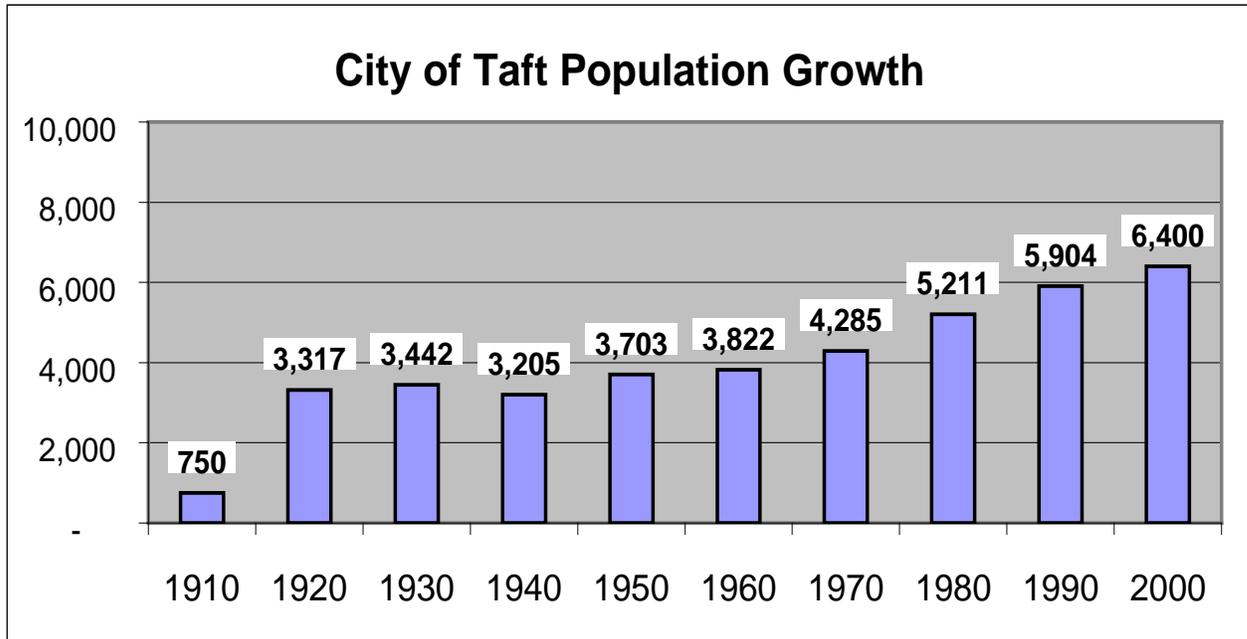
5.2.1 Population Growth Trends

During 1990, the City had a population of 5,902 persons. By 2000 the population grew by 498 to reach 6,400, an 8.44% increase, excluding the federal prison population of 2800.

The surrounding unincorporated area accounted for a decline in population of (-) 9.07% for the same period, a decrease from 8001 to 7275 persons. The total for the Greater Taft area (inclusive of the City, Ford City, Taft Heights, and South Taft) per the 2000 Census is 13,675 persons, accounting for a net decline of 228 persons or (-) 1.64%. The lack of diverse employment opportunities or increased single family housing costs (new construction) could be reasons for this decrease.

Exhibit II: Taft Population Growth

Note: 2000 population of 6400 charted above includes 419 inmates of the City of Taft Community Correctional Facility



Source: U.S. Census

5.2.2 Age

The proportion of people over the age 55 in the City during 1990 was 21.77 and that for 2000 is 21.20 percent. The median age per the 2000 Census is 34.3 years.

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

Taft Community								
AREA (SQ. MILES, APPROX.)		POPULATION			TOTAL HOUSING UNITS		PERSONS PER SQ. MILE	
Location	1990	2000	1990	2000	1990	2000	1990	2000
Taft City	3.56	15.00	5,902	6,400	2,730	2,494	1,658	427
South Taft	1.37	1.37	2,170	1,898	839	724	1,579	1,385
Taft Height	0.58	0.58	2,050	1,865	848	769	3,552	3,216
Ford City	1.52	1.52	3,781	3,512	1,508	1,444	2,495	2,310
Total	7.03	18.47	13,903	13,675	5,565	5,431	1,979	752.73

Source: U.S. Census 1990 and 2000

5.2.3 Ethnicity

Among the total population of 6,400, the proportion of Whites in the population has continued to decrease from 93.96 percent in 1980 to 91.86 percent in 1990 and 83.2 percent in 2000. On the contrary, the Hispanic population in Taft has grown from 4.9 percent in 1980 to 7.25 percent in 1990 to 15.5 percent in 2000, although this proportion is lower than that for the County as a whole.

5.2.4 Size and Number of households

The City had 2,209 households in 1990 and 2,478 in 2000. Average household size decreased between 1970 and 1980, but increased to 2.61 by 1990 and to 2.62 in 2000. The 2000 average family size is 3.09.

5.2.5 Household Income

The ability of households to pay for their housing is a function of income and cost of housing. In 1980, Taft per capita incomes were above the regional median by 5 to 10 percent and unemployment was low. By 2000, the per capita income was below the regional median by four to five percent, yet unemployment remained at about 7.2 percent. In 2007, unemployment is running about 8.6 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 25 percent of household income), particularly low-income renters.

Housing costs were slightly lower than normal for the region with median gross rents of \$206 per month. Yet a large proportion of renter households pay more than 25 percent of their income on rent (66 percent in 2000 as opposed to 38.9 percent in 1990). Taft homeowners also spent greater

than 25 percent of their income on housing expenses (11.7 percent in 1990 compared to 29 percent in 2000). The median contract rent has increased from \$348 per month in 1990 to \$755 in 2000.

It should be noted that about 250 people (8.6%) 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	
<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	
	1998	2002
Unemployment Benefits*		
Taft City	275 (8.7%) of Labor Force	250 (7.2%).
Taft Heights	90 (8.4%).	
Ford City	190 (10.9%).	170 (9%).
South Taft	80 (7.1%).	70 (5.9%).
Kern County	47,300 (13.9%).	34,400 (11.5%).
Welfare - CalWorks		
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**

<i>INCOME¹ GROUPS</i>	<i>ANNUAL² INCOME</i>	<i>MONTHLY³ RENT</i>	<i>HOME LOAN⁴ LIMIT</i>
VERY LOW (Below 50% of Median)	\$18,150	\$378	\$ 54,468
LOW (50-80% of Median)	\$29,000	\$604	\$ 85,431
MEDIAN	\$36,250	\$755	\$106,788
MODERATE (80-120% of Median)	\$43,550	\$906	\$128,146

Source: U.S. Census 2000

1. Federal Descriptions of income groups – HUD (Kern County)
2. Upper limit for family of 3
3. Figured at 25% of income
4. Calculated at 2.9459 x income

**Table No. 7:
2000 Median Income**

California Median:	\$47,493
Kern County Median	\$35,446
City of Taft Median	\$33,861

Source: HUD, January 2002.

5.2.6 Home Ownership

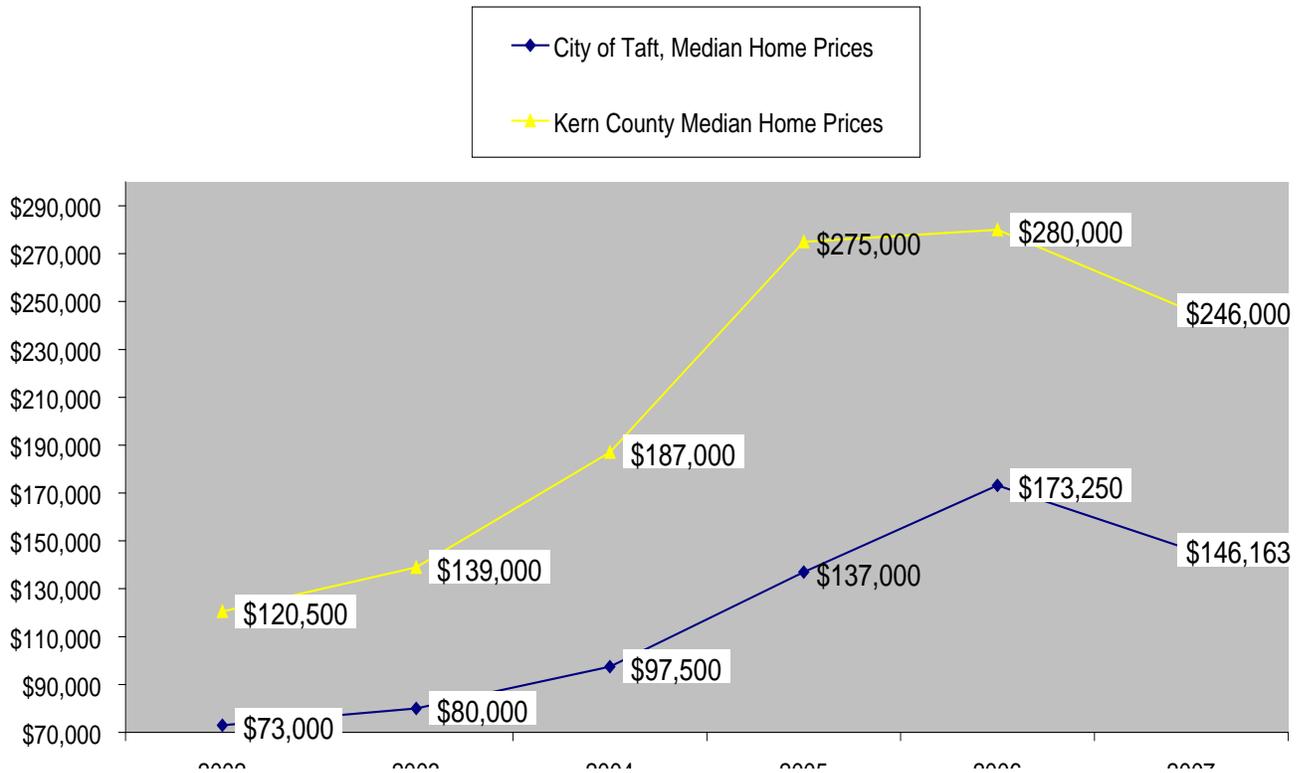
The price of ownership of housing showed a downward trend that was acknowledged in the 1986 Housing Element. Median home values of houses in 1990 were \$79,200 in the City, compared to \$82,400 in the County and \$194,300 in the State. Median Home values in 2000 were \$82,600 in the City, compared to \$89,400 in the County and \$198,900 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 2000 Census shows that about 17 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.

5.2.7 Rental Housing

Rental housing makes up 36 percent of the total occupied housing, of which 365 units (46 percent) are single family units. The 1990 Census shows that the median contract rent was \$348, compared to a median contract rent of \$367 in 2000. This median rent was 36% of the household income.

5.2.8 Overpayment for Housing

**Table No. 8:
Overpaying Households**

<i>HOUSEHOLDS</i>	<i>OWNER</i>	<i>RENTER</i>	<i>TOTAL</i>
Lower Income Specified Households (2000)	430	421	726
Paying more than 25% of Income (2000)	377 (29%)	530 (66%)	907 (41%)
Paying more than 25% of Income (1990)	154 (51%)	298 (71%)	452 (62%)

e: 1990 and 2000 Census

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 decreased from 34% in 1990 to 10% in 2000. The median rents

have been relatively stable in the last decade. The percentage of households paying more than 25 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.

5.2.9 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 88 percent of all renters in Taft paid their own utility bills in 2000. Utility costs for electricity and gas have increased significantly in the last few years, creating an additional burden on low to moderate income households.

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. The 2000 Census accounts for a total of 2,494 housing units, of which 2,241 are occupied.

Per Census 2000, 72 percent of the total housing units are single-family units. Attached homes and multi-family units represent 17 percent, and mobile homes represent 5 percent. Of the 2494 units, 2,233 are considered occupied, resulting in an overall vacancy rate of 10 percent.

Current figures for the City between the period 1998-2007 indicates that a total of 112 units were built and 63 dilapidated structures were demolished, for a net gain of 34 dwelling units.

In terms of density, the City accounts for only 427 persons per square mile compared to an average of 2,303 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 – 2000**

<i>Unit Type</i>	<i>No. of Units</i>	<i>Occupied Units</i>	<i>Vacancy Rates</i>
Single-Family			
Detached	1804	1698	5.88%
Attached	65	59	9.23%
Multi-Family			
2-4 Units	138	125	9.42%
5+ Units	226	209	7.52%
Mobile Homes	137	118	13.87%
2000 TOTAL	2494	2,241	10.14%
1990 TOTAL	2370	2209	7.00%

Source: California Department of Finance, 1990; and 2000 U.S. Census

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

YEAR										
	99	2000	01	02	03	04	05	06	07	Total
NEW CONSTRUCTION										
Single-Family	10	16	18	20	21	6	10	7	4	112
Multi-Family	--	--	--	--	--	--	--	--	--	0
Mobile Home	--	--	--	--	--	--	--	--	--	0
Total	10	16	18	20	21	6	10	7	4	112
DEMOLITION										
	11	21	4	6	11	3	2	3	2	63

Source: Taft Building Department.

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 1998 Housing Element, 63 single-family housing units were demolished due to blight or substandard housing conditions.

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.

5.5.1 Elderly Households

The Table, Elderly Population By Age Group, shows the population 65 years and older. The total population in this age group was relatively the same in 2000 (12.80%), compared to 1990 (13%) figures. Some 550 households (24.54%) of the total households in the City have at least one elderly person of the age 65 and over. In 1990, this group was 24.8 percent of the total households.

Other characteristics of this age group are:

- * 450 households are occupied by people 65 years and older.
- * 195 householders (46 male and 149 female) 65 years and older live alone

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.

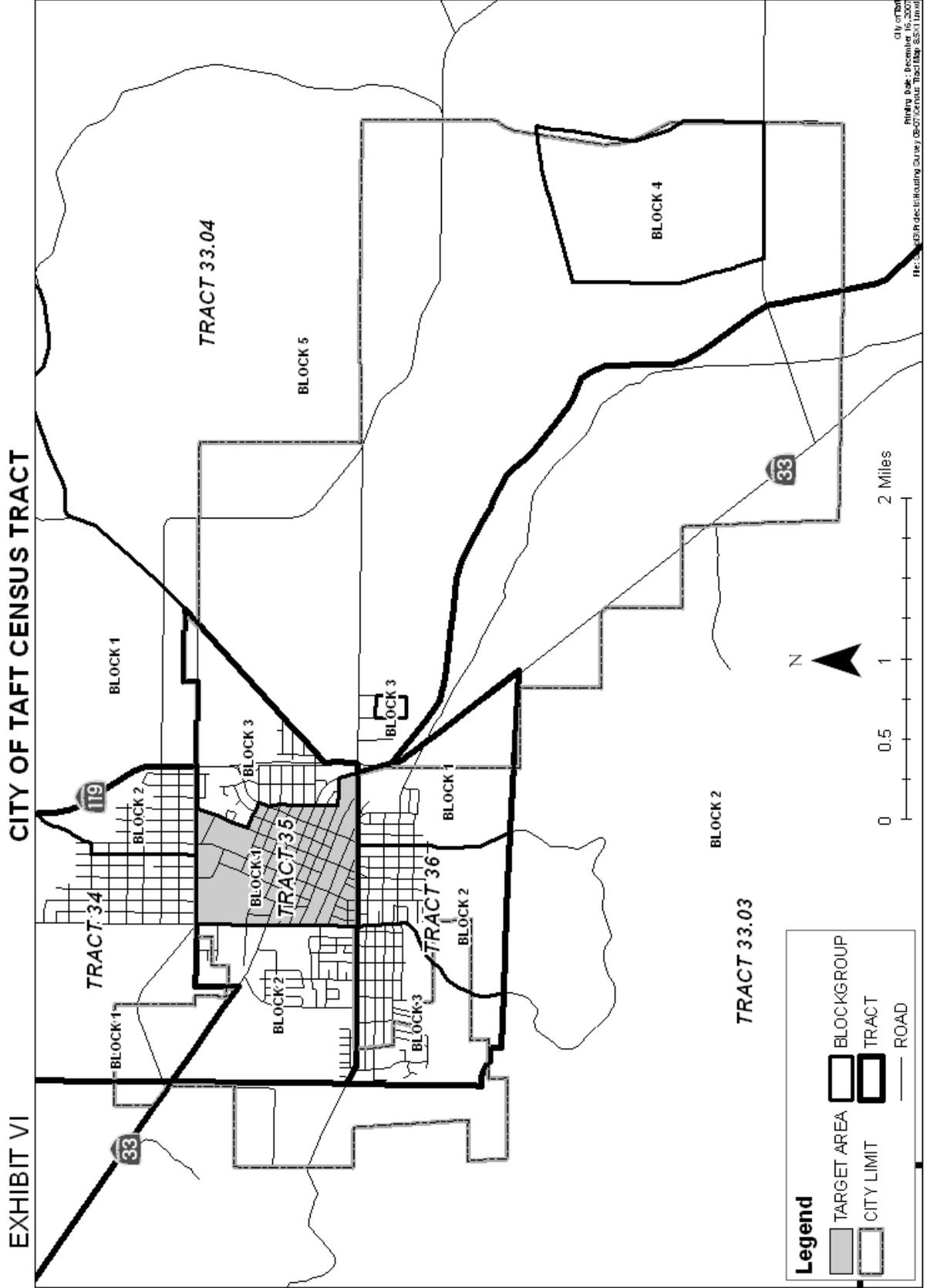


Table No. 11: HOUSING CONDITION SURVEY, 2007 (Target Area).

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**

<i>AGE</i>	<i>MALE</i>		<i>FEMALE</i>		<i>TOTAL</i>	
	1990	2000	1990	2000	1990	2000
65-69	110	87	138	117	248	214
70-74	95	109	116	112	211	216
75-79	60	40	99	131	159	185
80-84	34	69	63	62	97	121
84+	17	15	40	64	57	86
Sub Total	316	318	456	504	772	819

Source: 1990 and 2000 U.S. Census

Other characteristics of this age group are:

- * 450 households are occupied by people 65 years and older.
- * 195 householders (46 male and 149 female) 65 years and older live alone.

At 13 percent, Taft's elderly population is larger in proportion to Kern County where they make up 9.4 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 using CDBG, HOME, LIHTCs in 1998. Based on 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.

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	339,382	322,269	661,658	3,331	3,069	6,400
Ages 5 to 15 Disabled	4,876	3,186	8,062	20	36	56
Ages 16 to 20 Disabled	4,759	3,091	7,850	21	15	36
Unemployed	3,022	1,972	4,994	0	15	15
Ages 21 to 64 Disabled	43,999	41,319	85,318	486	418	904
Unemployed	19,952	24,711	44,663	241	234	475
Ages 65 to 74 Disabled	6,160	6,792	12,952	65	67	132
Ages 75 and over Disabled	5,891	9,551	15,442	56	161	217
Total Disabled	65,685	63,939	129,624	648	697	1345
Unemployed among Disabled (Ages 16 – 64)	22,974	26,683	49,657	241	249	490

2000 Source U.S. Census

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

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 630 female-headed households (28.21% of occupied households) in the City. Of the 630 households, about 55 percent are renters.

The Marital Status of people in Taft is provided below:

**Table No. 15:
Marital Status (Ages 15 and over) - 2000**

	<i>FEMALE</i>	<i>MALE</i>	<i>TOTAL</i>
Never Married			1,114
Married, but Separated			4,514
Separated			98
Widowed	320	102	422
Divorced	213	207	420
Sub Total	533 (8%)	309 (4.7%)	6,566

Source: 2000 U.S. Census

5.5.4 Overcrowded Households

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

Persons/Room	Owner Occupied		Renter Occupied		Total	
	1990	2000	1990	2000	1990	2000
0.50	1005	1047	395	345	1400	1392
0.50 - 1.00	367	295	341	315	708	610
1.01 - 1.50	19	87	46	72	65	159
1.50 - 2.00	4	0	15	61	19	61
2.00	0	12	17	7	17	19
<i>Overcrowded Total</i>	<i>23</i>	<i>99</i>	<i>78</i>	<i>140</i>	<i>101</i>	<i>239</i>
TOTAL	1395	1342	814	800	2209	2241

Source: 1990 and 2000 U.S. Census

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.

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).**

FAMILY SIZE	OWNER OCCUPIED		RENTER OCCUPIED		TOTAL	
	1990	2000	1990	2000	1990	2000
5	76	67	60	69	136	136
6	25	24	22	25	47	49
7+	17	36	13	18	30	54
Sub Total	118	127	95	112	213	239

Source: 1990 and 2000 U.S. Census

The number of large households equals the number of overcrowded units; so many large families are living in overcrowded conditions. In light of the age and condition, it would be of value to create housing, both through rehabilitation and new construction that offers greater 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-A-O	R-2	R-3	R-4	M-H-P	C-1	C-2	M-1	M-2	M-P	A	NR
Single-Family du	P	P	P	P	PC				C				C	C
Multi-Family du			P	P	P	P			C					
Manufactured/ Mobile Home	PC	PC	PC	PC	PC	PC	P				P	C		
Residential Facility ≤6			PC											
Residential Facility ≥6		CUP	PC	CUP	CUP									
Community Care Facility (Transitional and Supportive Housing)			PC					CUP	CUP					
Rehabilitation Facility														
Retirement/Rest Home						CUP		CUP	PC					
Secondary Residential Unit	CUP	P	P		P									
Boarding House			PC			PC		CUP						
Residential Hotel/Motel (Single-Room Occupancy)														
DU above ground floor									C					
Emergency Shelter			PC						P					
Farm Labor Housing			PC											
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

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 2008 Department of Finance Census, the City has a prison population of about 530 inmates in the City operated Community Correctional Facility and 2,298 inmates at the federal prison operated by Management& Training Corporation (MTC). . There were approximately 2,828 inmates in the federal prison and the Taft Community Correctional Facility in 2008. Besides the inmate population, the City also has 181 individuals in group quarters (51 in nursing and other institutionalized facilities and 130 in College dormitories or other non-institutionalized facilities).

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 community care facilities are allowed. The Taft Zoning Ordinance permits transitional housing in the Residential Affordable Overlay Zone (R-A-O) contingent on Planning Commission approval, and Limited Commercial Zone (C-1) and General Commercial Zone (GC) contingent on conditional use permit approval.

Senate Bill 2 (Cedillo, 2007) requires 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. Program 9.3.19 plans for an amendment to the zoning ordinance to allow transitional housing and supportive housing in the Residential Affordable Overlay Zone (R-A-O) and Limited Multiple-

Family Dwelling Zone (R-3) without undue special regulatory requirements, and includes definitions of transitional and supportive housing per California Health and Safety Code.

Site 1, Site 2, and Site 6 of the Site Inventory Analysis should accommodate the development of transitional or supportive housing within the City when Program 9.3.20 is implemented. Site 1 consists of 3.14 acres with seven vacant lots; Site 2 consists of .59 acres and three of the four old homes located at the site are in a state of disrepair, and Site 6 consists of .21 acres of vacant land.

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 the homeless and needy. 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 one 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.

Kern County conducted a homeless census count in January 2009. The 2009 Homeless Census was surveyed by regions in the County. The City of Taft is part of South West Kern, which also

covers the unincorporated areas of Buttonwillow, Derby Acres, Fellows, Ford City, McKittrick, South Taft, Taft Heights, Tupman, and Valley Acres, and the City of Maricopa. The total number of homeless in South West Kern was thirteen, including nine adults and four children. Two adults had two children and were separate families and most of the homeless were found in the unincorporated area of Ford City, abutting the south side of Taft.

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 fall into the use of “charitable or public service organizations” within Taft Zoning Ordinance. Emergency shelters are permitted by right in the General Commercial Zone (C-2), and the Residential Affordable Overlay Zone (R-A-O) requires Planning Commission approval. The Planning Department will amend the Zoning Ordinance to include the use of “emergency shelter” in C-2 and add the definition per California Health and Safety Code (refer to Program 9.3.20).

The Alpha House has the capacity to accommodate 14 homeless individuals (excluding males over the age of 12) and plenty of vacant C-2 Zone lots exist in the City to accommodate emergency shelters. For example, the City owns about 40 acres in the downtown area. The Taft General Plan Land Use designation is Mixed Used, but the zoning is Light Manufacturing (M-1). The zoning for the site is inconsistent with the Land Use designation, but the City plans to amend the zoning to C-2 by December 2009. The City has numerous vacant buildings and lots in C-2 Zone with infrastructure that would accommodate an emergency shelter.

5.5.9 Farm Workers

The Census 2000 figures show that 44 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 and 15.5 percent in 2000.

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.

Due to the current subprime mortgage crisis, it is undetermined at this time as to the effect on the local housing market.

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 and Topper’s Motel with a total capacity of 49 units. The City plans to amend the Zoning Ordinance to permit single room occupancy in the General Commercial Zone (C-2), subject to approval of a conditional use permit.

6.0 FUTURE HOUSING NEEDS

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 1990 housing projection was over estimated. Between 1990 and 2000 the population in occupied residential units increased by 77 persons only. This should have required only about 29 new housing units to meet the needs of the natural increase in population.

**Table No. 18:
Residential Land Demand, Low Population Estimate, 2010**

6,727 (2010 estimated population) – 6,400 (2000 population) =	327 Persons
327 persons / 2.69 persons per residential unit =	122 residential units
122 residential units x 79 percent single family units =	96 single family units
122 residential units x 15 percent multi-family units =	18 multi-family units
122 residential units x 6 percent mobile home units =	7 mobile home units
96 single family residential units / 7.0 units per acre =	14 acres
25 multi-family units / 15 units per acre =	2.0 acres
subtotal	16.0 acres
16.0 acres x 1.25 (flex-factor) =	20 acres

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

7,801 (2010 estimated population) – 6,400 (2000 population) =	1401 Persons
1,401 persons / 2.69 persons per residential unit =	521 residential units
521 residential units x 79 percent single family units =	411 single family units
521 residential units x 15 percent multi-family units =	78 multi-family units
521 residential units x 6 percent mobile home units =	31 mobile home units
411 single family residential units / 7.0 units per acre =	59.0 acres
109 multi-family units / 15 units per acre =	7.00 acres
subtotal	66.00 acres
66.0 acres x 1.25 (flex-factor) =	82.5 acres

7.0 LAND INVENTORY

7.1 ADEQUATE SITES

Kern Council of Governments supplied a “Regional Housing Needs Assessment – Executive Summary” for Kern County and all 11 incorporated cities for the period of January 1, 2006, to June 30, 2013. 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:

- 16 very low-income units
- 10 low-income units
- 11 moderate-income units
- 25 above moderate-income units

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 will 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 and non-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 June 30, 2013 (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'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) specific plan areas which have been approved for development, (2) underdeveloped non-residential areas that offer affordable residential placement and (3) lots within residential areas where homes have been destroyed/demolished due to dilapidation and/or fire.

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 13 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-4, M-H-P and Downtown Specific Plan) 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 at least 20 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 Table "A" the City will be relying primarily on multi-family-zoned sites (Sites 1, 2, 13 and 15), which based on the City's Downtown Specific Plan, allow development at 15+ 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 "A" 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.

Exhibit XII - Housing Element Site Inventory List

Table No. 20: City of Taft Existing Land Use 2008 (Source: City of Taft)

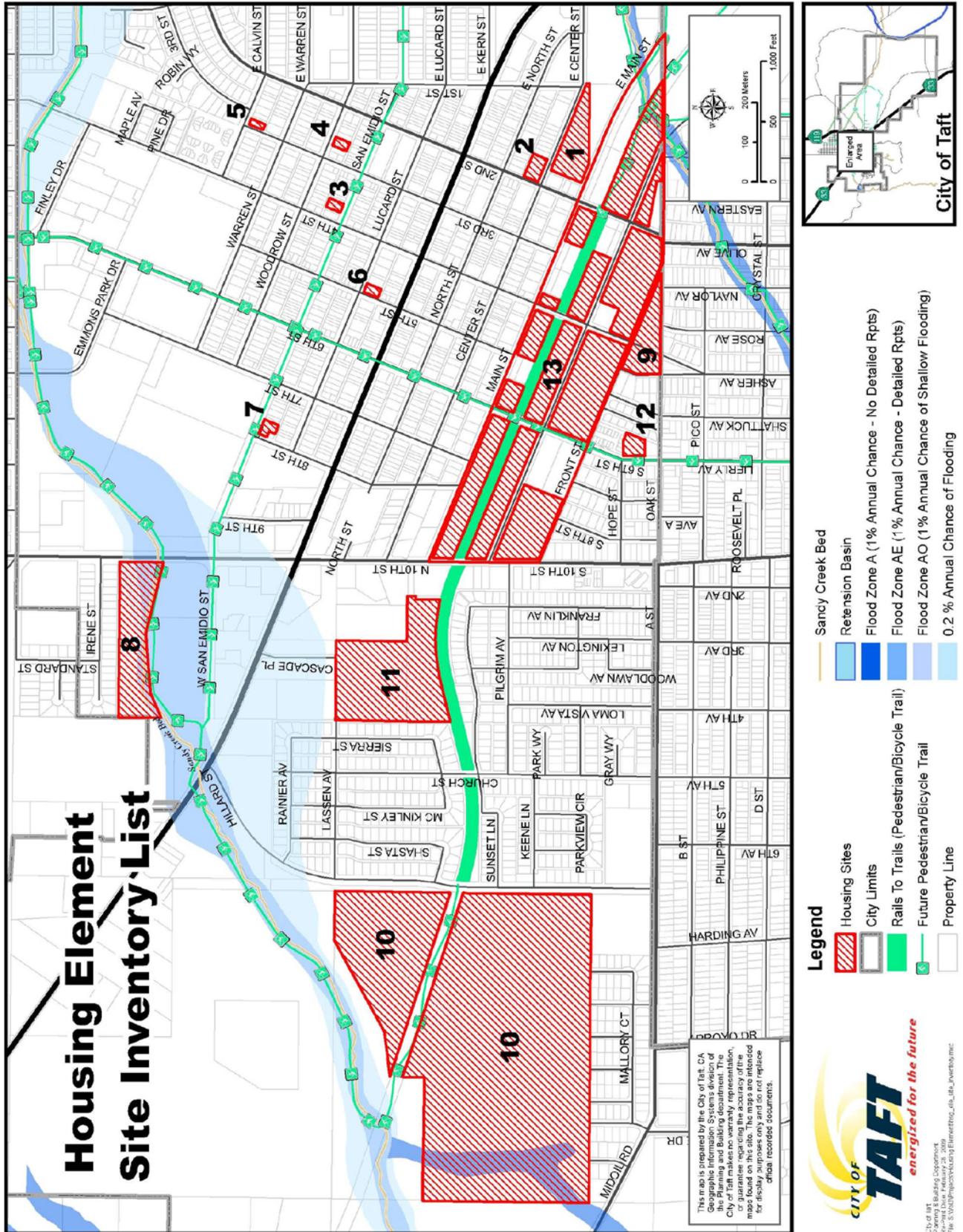


Table A

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	031-430-03 thru -09, 031-430-12 thru -29 & 031-430-35	R-3	8-16 DU	Mixed Use	3.10	50	Vacant lots & dilapidated homes	Sufficient to serve proposed land use	Zone Change to R-4 can provide up to an additional 22 units
2	031-440-27 thru 031-440-31	R-3 & C-2	8-16 DU	Mixed Use	0.59	10	Dilapidated homes	Sufficient to serve proposed land use	None
3	031-320-23 031-321-26 031-320-27	R-1	0-7 DU	Low Density Residential	0.22	3	Vacant Lots	Sufficient to serve proposed land use	None
4	031-310-05 031-310-06 031-310-07	R-1	0-7 DU	Low Density Residential	0.22	3	Vacant Lots	Sufficient to serve proposed land use	None
5	031-420-01	R-1	0-7 DU	Low Density Residential	0.14	2	Vacant Lot	Sufficient to serve proposed land use	None
6	031-150-01	R-3	8-16 DU	Mixed Use	0.21	6	Vacant Lot	Sufficient to serve proposed land use	None
7	031-250-02 thru -05	R-2	8-14 DU	High Density Residential	0.30	4	Vacant lots & dilapidated homes	Sufficient to serve proposed land use	None
8	032-152-14	R-2	8-14 DU	Medium Density Residential	8.06	24	Vacant lot	Upgrades conditioned as part of map approval	Zone AE & 0.2% flood plain encroachment & possible animal/plant mitigation
9	032-141-08 thru -11 032-142-01 032-142-02 032-143-01	R-2	0-7 DU	Low Density Residential	3.15	56	Unoccupied Elec. Repair Shop & Warehouse in disrepair, Vacant Lots	Upgrades conditioned as part of map approval	Possible Hazardous Material Clean up
10	032-152-34	R-1	0-7 DU	Low Density Residential	95.08	500	Undevelope d	Sufficient to serve proposed land use	Zone A flood plain encroachment & possible animal/plant mitigation
11	032-610-01 & 032-610- 02	M-H-P	15+ DU	High Density Residential	15.21	20	20 Vacant lots available within Park	Sufficient to serve proposed land use	None

SITE NO.	APN	ZONE	ALLOWABLE DENSITY (per acre)	GP DESIGNATION	ACRES	REALISTIC UNIT CAPACITY	EXISTING USE	INFRASTRUCTURE CAPACITY	ON-SITE CONSTRAINTS
12	032-134-05	R-2	8-14 DU	Medium Density Residential	0.66	14	Unoccupied Nursing Facility	Sufficient to serve proposed land use	None
15	032-110-16 032-110-18 032-110-20 032-110-21 032-110-23 032-110-30 032-110-33 032-110-34 032-110-40	M-1&C-1	15+ DU	Mixed Use	40.36	300	Vacant lots and abandoned right-of-way by railroad company	Sufficient to serve proposed land use	Hazardous Material Clean up, Zone A flood encroachment & Re-zoning
TOTAL						992			

DETAILED DESCRIPTION OF GRAPHIC A AND TABLE NO. 20

Site 1 consists of 3.14 acres located east of Taft’s downtown area. The site area currently contains seven vacant lots, seventeen housing structures built between 1910–1943 and one housing structure built in 1969. The present homes are in a state of disrepair and five are currently boarded up. The vacant lots within the site area are a result of homes that have been demolished over the past 20 years due to fire and lack of maintenance. Analysis performed by the City's Geographical Information Systems Technician has shown that this area could be redeveloped to accommodate very low-income units, low-income units, and supportive or transitional housing.

In response to the housing needs assessment identified by Kern Council of Governments “Executive Summary”, the City of Taft is developing a program that will purchase the lots as they become available in an effort to have the area master planned for a multiple housing unit facility. The program, managed by the City’s Property Management Team, has already purchased some properties within the site area, and has identified multiple lots that are vacant and/or condemned, for purchase. The ultimate number of units will be determined by the developer but the City's analysis has shown that 50 units could be buildable under current zoning practices.

Current general plan designation for the site is Mixed Use (MU) and zoning designation Limited Multiple-Family Zone (R-3). The City is in the process of amending City Code to allow additional supportive or transitional housing by right in a R-3 Zone.

Taft Downtown Specific Plan (DSP) designates this area as an “East Transitional Zone”, allowing for higher-density residential dwellings than the zoning designations. The DSP promotes higher density dwellings by offering incentives such as:

2 to 3 lots	10% increase in allowable units 10% reduction in parking 10% increase in lot coverage
4 to 6 lots	15% increase in allowable units 10% reduction in parking 10% increase in lot coverage Additional one story to maximum height
7 or more lots	15% increase in allowable units 15% reduction in parking 20% increase in lot coverage Additional one story to maximum height

Additional incentives such as vacation of alleys, reduction in processing fees, or utility connection fees may apply on a case-by-case basis between the project applicant and the City.

The City is improving the future of the area through public works maintenance programs and planning projects such as:

- Public Works infrastructure improvements - updating the wastewater pipes and street surfaces in the area.
- The purchase of 46 acres to the south for the development of a master planned mixed-use project.
- The property directly east has been approved for development for a hotel/restaurant and a filling station
- The property directly northeast (vacant hospital) is planned as an Urgent Care and Senior Care Facility.

Site 2 consists of 0.59 acres located east of Taft's downtown area. This site contains three housing structures built in 1920 and one structure built after 1960. Taft's Housing Survey showed that three out of the four homes are in a state of disrepair. Site area is located in a very low to low-income housing neighborhood.

Current general plan designation is Mixed Use (MU), and zoning for 2 lots is Limited Multi-Family Zone (R-3), and 3 lots is General Commercial Zone (C-2). The City's Downtown Specific Plan applies an overlay (transitional zone) to this area that allows for higher density residential dwellings with the same incentives as illustrated for Site 1. It should be noted that the Plan encourages senior housing and multiple-family residential. The site will eventually allow supportive or transitional housing by right. Infrastructure (wastewater & potable water lines) are present and can accommodate redevelopment structures.

The C-2 lots within the site are located within the transitional zone overlay. This allows for the application of a conditional use permit (CUP) for residential purpose. Current City Projects will supply the Downtown area with additional developable lots to the south of Main Street. The availability of open space to the south alleviates the need to maintain the C-2 zoning at its current restriction level of the west and east transitional zones of the Downtown Specific Plan. City's analysis has shown that 10 units could be obtainable under current zoning practices.

Site 3 consists of 3 vacant lots (.21 acres) adjacent to each other. Lots contain overgrown trees and shrubbery. Several vehicles are parked on the lots.

Current general plan designation is Low Density Residential (LDR) and zoning is Single-Family Residential Zone (R-1). Each lot size is 25' X 125' limiting the size of a dwelling that could be built on each lot. According to the housing survey performed by the City of Taft the homes surrounding the area have a declining rate between moderate to sound. The site area is located in a low to moderate-income housing neighborhood. Zoning allows single-family dwellings and duplex construction with intent of being divided with a zero lot line. All infrastructure to develop site is present.

The combined area would be sufficient to develop a 3-4 unit duplex or 2 single-family dwelling units.

Site 4 is 1 block from site 3 and is similar to site 3. The site consists of 3 vacant lots (.21 acres) adjacent to each other. Lots contain several overgrown trees and shrubs and have trash and debris scattered throughout and a small building structure is present on the east lot.

Current general plan designation is Low Density Residential (LDR), and zoning Single-Family Residential Zone (R-1). Each lot size is 25' X 125'. The homes surrounding the area have a declining rate between moderate to sound. Site area is located in a low to moderate-income housing neighborhood. All infrastructure to develop site is present.

The combined area would be sufficient to develop a 3-4 unit duplex or 2 single-family dwelling units.

Site 5 consists of 1 vacant corner lot (.14 acres). The site area is bordered by dwelling units consisting of duplexes and single-family homes. Site area is located in a low to moderate-income housing neighborhood.

Current general plan designation is Low Density Residential (LDR) and zoning is Single-Family Residential Zone (R-1). Zoning allows single-family dwellings and duplex construction with intent of being divided with a zero lot line. Site area is located in a low to moderate-income housing neighborhood. All infrastructure to develop site is present.

By being located on a corner lot, the site provides the owner with the ability to market a duplex with 2-3 dwelling units that allow easier access for residents.

Site 6 consists of 1 vacant corner lot (.21 acres). The City of Taft housing survey has stated that the homes directly surrounding the site are in a moderate to substantial declining state. Site area is located in a very low to moderate-income housing neighborhood.

Current general plan designation is Mixed Use (MU) and zoning is Limited Multiple-Family Dwelling Zone (R-3). As with Site 1 the site is within the Downtown Specific Plan area which allows zone permitted uses to be increased depending on the number of dwelling units being proposed. Site area is located in a low to moderate-income housing neighborhood. The site will eventually allow the use of supportive or transitional housing by right. All infrastructure to develop site is present.

The corner lot location, general plan designation and the close vicinity to downtown provide the site with multiple uses and additional value. The sites close proximity to Taft College would provide students with adequate housing without the necessity to own a vehicle to attend classes. Due to the potential, city analysis has shown that the site would better serve the community with the construction of a multiple dwelling structure with up to 6 units.

Site 7 consists of 4 lots, 2 vacant and 2 dwelling units that are in a decrepted state of repair. The first dwelling is boarded up and has been vacant for approximately 3 years. The second dwelling is currently occupied. The site is located on a corner, directly across from the Taft Union High School.

Current general plan designation is High Density Residential (HDR) and zoning is Two-Family Residential Zone (R-2). Single-family dwellings and duplexes are allowed in the zoning ordinance. The area is predominantly very low to low-income. All infrastructure is present. The site location would support apartment dwellings (with a conditional use permit) or duplex apartments. The proximity to Taft College (1 block) would allow students a residence that would be close enough to walk to the campus. The site could accommodate up to 4 dwelling units.

Site 8 consists of a undeveloped vacant lot (8.6 acres) located south of a moderate-income housing neighborhood and north of an established shopping center. Site is across the street from Taft Union High School and 1 block southwest from Taft College. A dry wash (Sandy Creek) can be found on the southern quarter of the site.

Current general plan designation is Medium Density Residential (MDR) and zoning is Two-Family Residential Zone (R-2). The Federal Emergency Management Agency (FEMA), AE Zone (1.0% annual chance flood hazard) plain covers approximately 30% of site area while a 0.2% annual chance flood hazard encompasses an additional approximation of 20% of site area. Infrastructure (wastewater & potable water lines) are present adjacent to site. The development of the area will require an environmental impact report or environmental impact assessment.

Due to the dry wash in the vicinity, the 8.6 acres can realistically provide 24 single-family homes or 60 apartments. Upon implementation of the Sandy Creek Project (see Sandy Creek Watershed) the site will be able to provide up to 40 single-family dwellings or 114 apartments.

Site 9 consists of 3.15 acres that contains several unoccupied buildings (Warehouse, Electric Repair Shop and Oil Pump Repair). The buildings were built in the 1930's and are in complete disrepair. Collector streets (4th St. & Front St.) traverse next to and through the site. Current general plan designation is Low Density Residential (LDR) and zoning is Two-Family Residential Zone (R-2). Area is currently a low-income neighborhood. Site is located next to a very low-income unincorporated area. Infrastructure is present. Analysis has shown that the site has the potential to accommodate a senior facility and/or low-income apartments with as many as 56 units. Current property owners have agreed that these types of structures fit into their future plans for the properties.

Site 10 consists of 95.08 acres. Property is in its natural state. The City owns a 100' wide parcel through the property (purchased from Union Pacific Railroad Company) that is in the process of being engineered as an extension of the City's Rails to Trails, a pedestrian/bike path that includes landscaping, benches, lighting, and pavement. Current general plan designation is Low Density Residential (LDR) and zoning is Single-Family Residential Zone(R-1). Site is located within the Federal Emergency Management Agency, A Zone (1.0% annual chance of flooding) flood area. East of site is a moderate-income area and south of site is an above moderate-income area. Infrastructure access is available directly adjacent to site. Current property owner is a local developer that has notified the City that his plans are to construct several tracts over the next few years that would total 500 plus single-family dwelling units.

Site 11 consists of 20 available lots within a designated mobile-home park to accommodate new manufacture housing. Current general plan designation is High-Density Residential (HDR) and zoning is Mobile-Home Park Zone (MHP). Mobile home pads are already in place with all infrastructures and comply with all city codes and regulations.

Site 12 consists of an unoccupied nursing facility containing 14 units with office, nursing station, and large parking lot. Building is becoming rundown and is vandalized frequently. Current general plan designation is Medium-Density Residential (MDR) and zoning is Two-Family Residential Zone (R-2). Located in a very low-income neighborhood that is adjacent to a very low-income unincorporated area. Infrastructure is present. Analysis has shown that the presence of a building that can accommodate elderly, disabled, underprivileged, and/or homeless. A conditional use permit (CUP) would have to be applied for under the current Zoning Ordinance. The Planning Department is currently in the process of updating the zoning ordinance. The proposed ordinance will allow uses such as those listed previously without a CUP. Current zoning would allow up to 14 units on the site.

Site 13 consists of 40.36 acres of vacant land and industrial buildings. The site was previously an industrial site for over 60 years. Buildings located on the site consist of tin buildings that need maintenance and wood buildings that have little or no foundation. Site contains selected parcels

between 1st and 10th Streets and 3 blocks between Main Street and Front Street. Land is littered with concrete blocks, old fencing, foundation pads, and trash left from previous tenants of the Railroad. Rails to Trails is located in the center of the site.

Currently general plan designation is Mixed Use (MU) and zoning is Light Industrial Zone (M-1). The Taft Downtown Specific Plan (DSP) applies to this area. Federal Emergency Management Agency (FEMA), A Zone (1.0% annual chance of flooding) flood area can be found on the eastern 500 feet of the site. Soil Analysis has also shown the eastern 500 feet to be contaminated above industrial levels.

The City is working with a developer to master plan and re-zone the area. The City has requested that eighty percent (80%) of the site will accommodate low to medium-income housing, parking, and infrastructure. Current City plans entail as many as 900 dwelling units on the site. The City has already performed soil analysis up to a residential level. Further soil analysis will be performed as the site is developed.

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.

8.0 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.

8.1 GOVERNMENTAL CONSTRAINTS

8.1.1.0 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.

8.1.1.1 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, not requiring conditional use permits in the Residential Affordable Overlay Zone. The Zoning Ordinance is in the process of being revised to implement some of the goals and policies stated in the Housing, Land Use and Circulation Element.

8.1.1.2 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, except for manufactured housing being reviewed by the Planning Commission. The City has recently approved a three-lot subdivision for three manufactured houses, of which one has been built and sold. Further, the City is actively pursuing the promotion of a manufactured housing community project for low and moderate-income persons. City staff is primarily interested in the upkeep and sustainability of a manufactured housing community.

In accordance with State Law, the City is revising its Zoning Code to eliminate Planning Commission Review (Precise Development Application) requirements on manufactured housing proposals. Architectural requirements, such as roof overhang, roofing material, siding material, age-of-structure restrictions, etc., as permitted by State Law, will be incorporated into the text of the Zoning Code by December 2009. Refer to Program 2.3.21

8.1.1.3 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	R-4	R-A-O
1. LOT SIZE						
Area	24,000	6,000	6,000	6,000	6,000	6,000
Width	100'	60'	60'	60'	70'	60'
Depth	---	100'	90'	90'	100'	90'
2. SETBACKS						
Front	25'	20'	15'	10'	10'	30'
Side-street	25'	10'*	10'*	10'	10'	10'
Side-interior	15'	5'	5'	5'	5'	5'
Side-substd.	---	3'	3'	3'	---	3'
Rear	25'	5'	5'	5'	5'	15'
3. COVERAGE	---	40%	50%	---	60%	45%
4. DISTANCE BETWEEN BUILDINGS						
Dwelling to Dwel.	20'	20'	15'	10'	10'	---
Dwelling to Access.	10'	10'	10'	10'	10'	---
Access. to Access.	6'	6'	6'	6'	6'	---
5. UNIT STANDARDS						
Min. Floor Area	800	800	---	---	---	---
Unit width	20'	19'	---	---	---	---
6. HEIGHT LIMIT						
Stories	2-1/2	2-1/2	2-1/2	2-1/2	6	2-1/2
Feet	35'	35'	35'	35'	75'	35'
7. DENSITY						
One unit/sq.ft.	24,000	6,000	3,000	2,000	1,000	---
Gross units/ac.	1.82	7.26	14.52	21.78	43.56	---
Net units/ac.		4.36	7.2 - 14	15 - 20	20 - 25	---
8. PARKING spaces/unit						
Single Family	2	2	2	2	2	2
Duplex	---	---	2	2	2	---
3&4 Unit	---	---	1-1/2	1-1/2	1-1/2	---

* Changed to 3' or 5' for interior side yards setbacks for properties in the R-1, RAO, and R-2 to encourage in-fill housing.

* Zero-lot line setbacks allowed in downtown area to encourage in-fill housing.

8.1.1.4 Building Code

The City of Taft has adopted the 2007 Uniform Building Code (UBC) that establishes minimum building standards for new construction. While the City can add standards to the UBC, it cannot reduce them. The City has additional requirements related to soil and earthwork because of poor soil conditions in certain areas. The 2007 building codes that have been enacted have not had an impact on the cost of housing because the City has not increased building fees since 1994.

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, except when variances are required per State law. Per Section 6-5-12 (D) of the zoning code the Planning Director has the discretion to allow modifications of residential development standards upon making any of the following findings:

1. Such modification is needed for safety reasons, to comply with other applicable codes, laws, ordinances, rules and regulations. Such determination may be made by means of elevations, photographs, renderings and/or site plans as the director deems necessary.
2. The proposed alteration or addition to an existing residence will be a continuation of existing architectural styles.

The Planning Commission has recently approved and recommended to the City Council a Minor Accommodations ordinance allowing a 10% variation from setbacks, lot width, etc., described in Table No. 21 through automatic approvals, without needing an approved Variance.

8.1.1.5 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.

While it is difficult to estimate the cost of improvements until the site is chosen, one way to match legal requirements with affordable housing production objectives is through the use of redevelopment funds. Often, off-site improvements are the focus of local subsidy for projects that carry out specific local objectives. The 20 percent set-aside monies can be used to reduce off-site improvement costs for residential development that maintain a certain number of low and moderate income housing in the 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 50 feet. However, the City's new Land Use and Circulation elements (adopted on September 21, 2004) provides for optional designs customary to livable community standards. Where sewer facilities are not available within 300 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 effective use of land for sustainability, the City has incorporated an optional Smart Growth Primer (Appendix A: Taft General plan Land Use Element, Pages A-1 through A-12) in the new General plan Land Use Element adopted by the City on September 21, 2004. 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, etc. The General Plan recognizes these principles and the benefits of Smart Growth. The Zoning Code will be revised adding provisions to allow developers to submit Smart Growth development plans.

8.1.1.6 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 one of the easiest and timeliest manners in the State. For instance, staff level approvals are provided for all single-family housing construction, except manufactured housing. In most ministerial cases, planning approval can usually be obtained in one day.

Pre-submittal Review. The City requires a "pre-submittal" review or conference for all two-family projects 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. Single-family building permits are issued over-the-counter, except for manufactured housing. Multi-family projects are approved through the Precise Development 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 have only been four residential tract/maps processed in the City in the last five years. An analysis of the record indicates that the 80-lot tract map received tentative map approval in an extraordinarily short amount of time (approximately 60-90 days).

8.1.1.7 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 December 2007:

Appeal on Site Plan Design	\$400
Certificate of Compliance	\$110
Conditional Use Permit	
CUP w/out Neg. Dec.	\$1,000
CUP w/ Neg. Dec.	\$1,565
Demolition Permit	\$110
Development Agreement	Actual Cost + 15% w/ \$1,100 min.
EIR	Actual Cost + 15% w/ \$2,000 min.
Final Map/Parcel Map	\$1,000 + \$20 / per lot
General Plan Amendment	Actual cost + 15% w/ \$1,600 min.
Initial Study Fee	\$250
Improvement Engr. Plan Ck	\$125 + \$100/Acre or portions
Lot Line Adjustment	\$390
Negative Declaration	\$500
Precise Development	Actual Cost + 15% w/ \$1,000 min.
Sewer Connection Inspection	\$47
Subdivision Imp. Inspection	\$5% for 1 st 100,000 estimate + 3 ½ % thereafter.
Subdivision Imp. Engr.	\$125 + 40/lot

Tentative Map	\$750 + \$20 per lot
Time Extension	\$250
Variance	\$900
Vesting Tentative Map	\$1000
Zone Change	\$900

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.—3 bed/2 bath – valued at \$120,000	\$ 1710
2.	Average 850 sq. ft., 2/bed 1/bath --4 unit apartments – two story units	\$ 1125

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.

City fees are likely to be revised since no revisions were made since 1989. Due to local financial constraints, partly a result of the State budget woes, the City is hoping to revise its fee schedule on par with other cities and the County of Kern, in order to pay for City services required for City residents.

8.1.1.8 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.

8.1.1.9 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).

8.1.1.10 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.

8.1.2 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 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 City has made initial contact with adjacent water agencies in anticipation of future agreements that will need to be made regarding Will Serve Letters well in advance of service demands.

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. The retained water will then be used on projects such as watering city landscape, farming, and/or the cooling of energy processing plants located in and around Taft. The project will be presented to City Council in late 2009.

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 1.1 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 a way 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.

8.2 NON-GOVERNMENTAL CONSTRAINTS

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.

8.2.1.1 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.

The land area currently under review for possible residential development is approximately 197 acres. This land area could generate nearly 1,379 homes. A demand for 122 residential units by the year 2010 based on a low population

projection and 511 residential units based on a high population projection are being projected. This has the potential to add a minimum of 327 persons to a maximum of 7,801 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.

8.2.1.2 Land Contamination

Land in and around Taft has been heavily used by oil and oil 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.

8.2.1.3 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.

8.2.1.4 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.

8.2.2 MARKET CONSTRAINTS

8.2.2.1 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 \$64.84 per square foot in 2002, has grown to \$86.73 in 2007. 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.

8.2.2.2 "Front-end" development costs such as 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.

8.2.2.3 The availability of financing affects the builder and the homebuyer. 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, it is unclear how this will affect financing for the low to moderate income families. Tightening of requirements to get financing will affect many people, while escalating interest rates on the subprime ARM's is resulting in many foreclosures. Since the government has stepped in to offer financing guarantees for certain segments of the population, foreclosures may lessen. 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, and falling real estate values, 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.

8.2.2.4 Insufficient household income hinders many from finding the necessary financing to improve housing units identified as needing rehabilitation. Nearly 52 percent of the total occupied households within the City earn less than the County median household income of \$40,224, based on U.S. Census 2005 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.

8.2.2.5 Costs associated with borrowing money have trended substantially higher in 2007, 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.

8.2.2.6 Higher energy costs for a large number of older homes in Taft add 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 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.)

8.2.2.7 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 retard 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.

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

9.0 THE 2008-2012 HOUSING PLAN: GOALS, POLICIES, OBJECTIVES, AND PROGRAMS

Appropriateness of Policies, Goals, and Objectives: The current Housing Element (2008-2012) is viewed as having an appropriate set of objectives, based on the objectives in the 2002 Housing Element, which objectives are carried forward. Housing rehabilitation

will remain an important program, which has been recognized by establishing a Housing Division within the Department of Planning and Building.

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 approximately 722 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.
- 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.

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 2007:

Table No. 23:

Rehabs to date (December 2007)	
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.

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 redevelopment set-aside funds, 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. The City plans to establish a New Construction Loan Program through CalHFA once a developer has committed to a moderate rate project.

9.2.1 REDEVELOPMENT

Table No. 24:

Redevelopment Set-Aside Funds Projection				
Year	Funds on hand at the beginning of the year	Annual Net Low/Mod Set Aside	Cumulative RDA Funds Available for Projects	Funds Expended for Housing Activities
	(\$)	(\$)	(\$)	(\$)
1995-96	575,170	(4,446)	570,724	24,676
1996-97	570,724	(86,524)	484,200	113,021
1997-98	484,200	(72,290)	411,910	52,242
1998-99	411,910	(476)	411,434	3,000
1999-00	411,434	36,322	447,756	0
2000-01	447,756	8,112	455,868	0
2001-02	455,868	(1,629)	454,239	0
2002-03	454,239	(16,733)	437,506	0
2003-04	437,506	(10,700)	426,806	0
2004-05	426,806	(1,699)	425,107	0
2005-06	425,107	6,108	431,215	0
2006-07	431,215	11,760	442,975	0
2007-08	442,975	44,476	487,451	0
2008-09	487,451	(3,240)	484,211	15,000
2009-10	484,211	(3,240)	480,971	15,000
2010-11	480,971	(3,240)	477,731	15,000
2011-12	477,731	(3,240)	474,491	15,000

Source: Taft Finance Department

The following projects were funded using the Low - Mod set aside funds mentioned above. During 1995-96, \$24,676 was used for housing projects: \$60 for senior housing project match; \$428 for in-fill new construction first-time home buyer assistance; and \$22,996 for housing rehabilitation match. During 1996-97, \$113,020.65 was spent: \$24,212 for housing rehabilitation match and \$88,808 for the senior housing project. During 1997-98, \$52,242 Low-Mod funds were used: \$35,000 for the senior housing project match, \$4,451 for in-fill new construction first-time home buyer assistance, and \$12,791 for housing rehabilitation match. During 1998-99, \$3,000 was spent for 97 HOME matching fund.

The Taft Community Development Agency's redevelopment efforts have not yielded the expected results, since the tax increment generated by the Agency is barely sufficient to pay for debt service. Most of the land within the agency is non-revenue-generating land owned by utility companies, school districts or is vacant. The City is proposing to expand the Project Area to include the downtown areas and older residential neighborhoods such that potential tax increment monies could be used to increase housing opportunities and assistance for rehabilitation of certain commercial building.

9.2.2 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. The CDBG grants ended as of December 2007. 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.

9.2.3 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 1997 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 a 30-40 unit multi-family project.

2008-2013 PROGRAM EMPHASIS

The recommendations of the 2008 Ad Hoc Visioning Committee covered a full range of community issues of which housing was of central importance, and is the basis for this update.

SUMMARY OF RECOMMENDATIONS ON HOUSING TOPICS:

Conduct a major effort to develop housing, including senior housing, single family and multi-family units by:

- a. Rezoning the land between Main Street and the Sunset Railroad right-of-way for multi-family housing;
- b. Converting the Railroad property adjacent to the Rails to Trails, in the downtown area to provide an opportunity for new housing;
- c. Develop a mortgage financing pool to provide low interest rate mortgages;
- d. Supporting the use of assessment districts for new housing developments;
- e. Developing participation in regional multiple listing services;

- f. Creating a residential community marketing program;
- g. Annexation of 122 residential subdivision on Cedar Street.

Other aspects of the Ad Hoc Visioning Committee addressed the expansion of the commercial and industrial sectors of the City as well as overall community improvement.

9.3 PROGRAM DESCRIPTIONS

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

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 five 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.

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. Expand Community Development Project Area by 09/2010.	CDBG and HOME Program Income & new CDBG Grant	Planning & Building Department & Community Development Agency
	2. Housing Rehabilitation - Public Information	Distribute program info. to property owners regarding programs and funding availability.	same as above	
	3. First-time Home Buyer	Continue the first-time home buyer program	CDBG and HOME	Planning & Building Department
Adequate Incentives	4. Zoning Ordinance Review	Complete Ordinance review by 12/09	General Fund	Planning & Building Department
Adequate Housing Sites	5. Zoning for multiple family housing sites	Zoning Code Amendment by 12/09	General Fund & Private Lenders	Planning & Building Department
	6. Multi-family Housing Project	Complete Needs Assessment 12/31/09 Completed land commitment 12/30/09 HOME & LIHTC Applications by 12/09 Complete Construction 50 Units by 06/13	CDBG & HOME PI Community Development Agency Private funds, LIHTC	Planning & Building Department
Safe & Sanitary Housing	7. Land Use Element Update	Complete Land Use Element Update by 12/09.	General Fund	Planning & Building Department
	8. Livable Community	Amend Zoning Code by 12/09.	General Funding; Kern COG	Planning & Building Department
	9. Code Enforcement	Continue program. Inspect dilapidated units and establish removal/rehab objective by 05/09.	General Fund	Planning & Building Department
Equal Housing Opportunity	10. Fair Housing Support	Establish relationship with existing services providers by 12/09.	CDBG & Community Development Agency	Administration & Planning & Building Department
	11. Information Dissemination	Obtain and/or prepare information in Spanish for distribution to the public through libraries, senior centers, civic center offices, etc., by December 2009.	Grants Coordinator Planning & Building Department	
	12. Senior Housing Project	Conducted a needs study by 12/31/08.	Community Development Agency	Administration & Planning & Building Department
Special Needs Groups	13. Homeless Services/Emergency Shelter	Work w/existing service providers and establish City role/assistance by 12/09	General Fund & Community Development Agency.	Administration & Planning & Building Department
	14. ADA Compliance	Amend the Zoning Ordinance requiring ADA compliance for all new and rehabilitation projects by 12/09.	Planning & Building Department.	
Low & Moderate Income	15. Infrastructure Assistance	Support low/mod housing with assistance on public utilities costs.	Community Development Agency, CDBG Funds.	Planning & Building Department
New Construction	16. Financing Assistance	Established Project funding from CalHFA 12/09.	CalHFA & Private Lenders.	Planning & Building Department, Finance Department
	17. Market-rate entry level homes	Encourage developers/builders for 100-200 houses by 12/2009.	CalHFA & Private Lenders.	Planning & Building Department
	18. In-fill Housing	Review zoning code by 09/12 Encourage Builders. Goal 10 units by 12/2013	General Fund.	
	19. Self-help Housing	City / Habitat for Humanity complete 10 single-family residences (for very-low income, first time homebuyers) by 2013.	HOME Program Income, Private Sponsor Donations, Volunteer labor.	Planning & Building Department

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 2008 to 2012.

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: Planning and Building Department and Community Development Agency.

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: A housing information brochure has been prepared and is being distributed to approximately 722 property owners in the City is ongoing.

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

Responsible Agency: Planning and Building Departments.

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. Twelve loans were funded from the first grant and three more have been funded using HOME Program Income.

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: Planning and Building Department and Community Development Agency.

9.3.4 MULTI-FAMILY HOUSING PROJECT

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

Description: The City has been working with Watts Up America to develop a 50-150 unit affordable multi-family housing project. There are very few 3 bedroom apartments and no 4 bedroom apartments in the City. The older homes in the Target Area that are used as rentals range from 578 sq. ft. to about 1200 sq. ft. and are generally only one or two bedrooms, some with porches enclosed to create extra sleeping rooms.

The City will work with Watts Up America to develop the multiple housing units to accommodate small and large families. If the plan is not successful with Watts Up America the City will send out a RFP late next year to select a developer to assist with development of affordable multi-family housing project.

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

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

Responsible Agency: Planning and Building Department, Community Development Agency, Watts Up America.

9.3.5 ZONING ORDINANCE REVIEW

Need Served: Adequate incentives for Low/Mod housing.

Description: This program is an effort to determine if the Zoning Ordinance provides sufficient incentive to low- and moderate-income housing and other special needs housing. Specifically, the density bonus concept must be reviewed to ensure it can have a real benefit when it is allowed. The current density provisions are not viewed as a constraint to affordable housing. As an alternative to density incentives, other aspects of zoning may offer appropriate variables. Parking requirements can often be modified for senior housing and certain forms of group housing.

Substandard lots should be considered in review of the Zoning Ordinance. While consolidation of these lots is perhaps the best method to achieve efficient use of this land, a set of development standards designed to allow the use of these small lots could provide an affordable form of housing. Mixed-use projects in and around the downtown core are being encouraged.

Quantitative Objective: The Zoning Ordinance was completed on December 2004. The City plans to work with Habitat for Humanity to develop 2 affordable homes per year on substandard lots.

Funding Source: General Fund.

Responsible Agency: Planning and Building Departments

9.3.6 LAND USE ELEMENT UPDATE

Need Served: Adequate housing sites

Description: The 1986 element has been revised adopted by the City Council on September 21, 2004, in order to strengthen future opportunities for housing development. The area south of the downtown area has been designated a mixed-use zone for its potential to accommodate additional multiple family housing (approximately five multi-acre parcels consisting of approximately 46 acres, owned by the City), as well as open space along the Sunset Railroad rights-of-way.

The Land Use element has been updated concurrently with that of the Circulation Element and the Housing Element in a comprehensive manner. The City is

working to update all elements (including Land Use) by December 2009. The General Plan update will be accompanied by an Environmental Impact Report to expedite the processing of development.

Quantitative Objective: The Land Use Element was updated on September 21, 2004. The City is working to update all elements (including Land Use) by December 2009.

Funding Source: General Fund; Kern Council of Governments.

Responsible Agency: Planning and Building Departments.

9.3.7 CREATION OF “LIVABLE COMMUNITIES”

Description: The City will study the possibilities to incorporate design standards that are descriptive of “Livable Communities” which aims to control urban sprawl through efficient street designs, transportation access and easy access to downtown by walking. Specific sites may be designed for such purposes based on community support and feasibility for such projects.

Quantitative Objective: Amend General Plan and Zoning Ordinance by December 2004.

Funding Source: City of Taft; Kern COG.

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: Establish revised demolition and rehabilitation objective by May 2009.

Funding Source: General Fund

Responsible Agency: Planning and Building Departments.

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 and Community Development Agency

Responsible Agency: Administration; Planning and Building Departments.

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. Obtain and/or prepare information in Spanish for distribution to the public through libraries, senior centers, civic center offices, etc., by December 2010. Ensure that all new multifamily construction meets the federal and state accessibility requirements.

Funding Source: CDBG and Community Development Agency

Responsible Agency: Administration; Planning and Building Departments.

9.3.11 SENIOR HOUSING PROJECT

Need Served: Special needs group.

Description: The senior segment of Taft's population is significant and possesses special housing needs. The number of single females, 65 and over, living by themselves is sizable and will require more attention as they age. This program is an effort to study further needs of senior housing.

Quantitative Objective: A needs senior study was conducted and approved by City Council on December 2007.

Funding Source: County Housing Authority; Community Development Agency.

Responsible Agency: Administration; Planning and Building Departments

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. Review need for transitional or supportive housing/homeless shelter.

Funding Source: General Fund; Community Development Agency.

Responsible Agency: Administration; Planning and Building Departments.

9.3.13 ADA COMPLIANCE

Need Served: Persons with disabilities.

Description: Recent census results document that over 9 million people in the United States have severe 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 2009.

Funding Source: City of Taft.

Responsible Agency: Planning and Building Departments.

9.3.14 INFRASTRUCTURE ASSISTANCE

Need Served: Low and moderate income housing construction.

Description: One of the most effective methods for the Community Development Agency to cause the construction of housing affordable to the low and moderate income groups is the offer of direct financial assistance to residential developers that would reduce the cost of City required infrastructure improvements. This is an eligible expenditure of the Agency's required 20 percent set aside funds, as well as the general resources of the Agency. The City will also apply for CDBG funds for infrastructure in support of low-income housing.

Quantitative Objective: Provide assistance on Public Costs to encourage in-fill development.

Funding Source: Community Development Agency 20 percent set aside fund.

Responsible Agency: Planning and Building Departments.

9.3.15 FINANCING ASSISTANCE

Need Served: New construction.

Description: The rising cost of construction, approximately \$64.84 per square foot in 2002, has grown to about \$84.00 in 2008. The major portion of this increase is the high cost of liability insurance (worker's compensation) and building construction material. The high costs have made building of low and moderate-income housing difficult, if not impossible, without some form of financial assistance.

Quantitative Objective: Establish project funding from CalHFA by December 2009.

Funding Source: CalHFA

Responsible Agency: Planning and Building Departments

9.3.16 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.

Quantitative Objective: Encourage developers/builders to add 100-200 homes by December 2012.

Funding Source: City General Fund.

Responsible Agency: Planning and Building Departments

9.3.17 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 5 homes per year to be built in 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.

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

Responsible Agency: Planning and Building Departments

9.3.19 SENATE BILL 2 COMPLIANCE (TRANSITIONAL & SUPPORTIVE HOUSING)

Need Served: Transitional and Supportive Housing

Description: Pursuant to Senate Bill 2 (Cedillo, 2007), the City will update its Zoning Ordinance to include separate definitions of transitional and supportive housing as defined in California Health and Safety Codes, Sections 50675.2 and 50675.14. Transitional and supportive housing types will be allowed as a permitted use subject only to the same restrictions as residential uses contained in the same type of structure.

Quantative Objective: To 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.

Responsible Agency: Planning Department, City Attorney.

9.3.20 SENATE BILL 2 COMPLIANCE (EMERGENCY SHELTERS)

Need Served: Homeless.

Description: Pursuant to Senate Bill 2 (Cedillo, 2007), staff will amend the City Zoning Ordinance to allow emergency shelters as a permitted use in the General Commercial Zone without a conditional use permit or other discretionary review, and include the definition per California Health and Safety Code, Section 50801 (e) by September 2009. In addition the City will be consistent with California Government Code, Section 65583 (a)(4). The standards may include such items as lighting, on-site management, maximum number of beds or persons to be served nightly by the facility, off-street parking based on demonstrated need, and security during hours that the emergency shelter is in operation.

Responsible Agency: Taft Planning Department, City Attorney.

9.3.21 AMENDING MANUFACTURED HOUSING UNITS

Need Served: Manufactured Housing

Description: Amending the Zoning Ordinance to include single-family manufactured homes into single-family dwellings, and to permit a single-family manufacture home in Residential Suburban (R-S), Single-Family Residential Zone (R-1), and Two-Family Residential Zone (R-2) by right. Also, to amend the Zoning Ordinance to permit by right the use of a mobile home park or subdivision in a high density residential zone. The zoning amendments will be conducted by December 2009 to comply with State law.

Responsible Agency: Planning Department

9.3.22 Adoption of General Plan and Zoning Code Consistency

Need Served: New Construction

Description: The City is working to update all the elements of the General Plan with an expected adoption date of October 2009. Adoption of the General Plan will include increased allowable densities within the Residential High land use designation of between 8 to 29 units per acre. Upon adoption of the general plan, the zoning ordinance will be revised to reflect the revised General Plan land use designation. As part of this update the R-3 and R-4 zoning categories will be revised to reflect the General Plan range high density categories of 8-29 units per acre. If upon adoption of the General Plan, allowable densities in the R-3 zone are less than 20 units per acre, the City will amend its housing element to rezone sufficient sites to accommodate the City's remaining RHNA for lower-income households or provide an analysis pursuant to GC Section 65583.2 to demonstrate the suitability of densities of the R-3 in encouraging and facilitating housing affordable to lower-income households.

Quantified Objective: To amend the Taft Zoning Ordinance within one year of the adoption of the General Plan.

Timing: complete GP update by October 2009. Revise zoning ordinance by October 2010.

Responsible Agency: Planning Department.

10.0 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:

5-Year Quantified Objectives 2008 - 2013			
Objective	New Construction	Rehabilitation	Conservation*
Very Low-Income	19	15	0
Low-Income	82	25	0
Moderate	83	10	0
Above Moderate	20	2	0

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

11.0 GENERAL REQUIREMENTS

11.1 PLAN CONSISTENCY

The City is working to update all elements of its General Plan by December 2009, excluding the Housing Element. The General Plan update will comply 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 within one year of the new housing element planning period (by June 30, 2009 for Kern County). The information will be included in the updated General Plan Circulation Element.

The City is also undertaking a review to amend the Zoning Ordinance and Downtown Specific Plan to be consistent with the updated General Plan elements.

12.0 CONCLUSION

Overall, the City of Taft has achieved most of its Regional Housing Need Allocation (RHNA) objectives from 2002-2007 in providing housing for various income levels of the community. The total number of units built from 2002-2008 exceeded the 2002-2007 RHNA objective by six (6) units. The City did not meet its 2002-2007 RHNA objectives for very low income and above moderate income, but it aims to exceed its 2008-2013 RHNA objectives for every income level by various City projects which are in the planning stages. It should be noted that very low and low income levels accounted for fifty-three percent (53%) of all actual units built, substantially exceeding the 2002-2007 RHNA objective of thirty-nine percent (39%).

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

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 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 City plans to work with the Developer to complete the annexation process for the project and build affordable and moderate income housing. The Developer had previously received approval of another residential subdivision in October 2007, but six (6) lots have been sold and another six (6) remain unsold.

Colston Construction, a local developer, submitted a residential subdivision to construct about three hundred ninety (390) single-family residential dwellings. The local developer plans to build moderate and above moderate single-family dwellings in four (4) phases. The local developer completed the CEQA/NEPA documentation to develop Phase 1, which consists of sixty seven (67) single-family dwellings. The local developer is not developing at this time due to the downturn of the housing market. The local developer previously received approval of another residential subdivision, but only three (3) lots have been sold and another ten (10) remain unsold. The local developer does not

plan on moving forward until all the lots have been sold and the housing prices have stabilized.

In January 2006, Lockwood Construction, a development company, received approval of a residential subdivision for twenty (20) lots. The project remains undeveloped, but Lockwood Construction has graded the construction site and erected retaining walls. The development company halted the project and is planning to sell the property. The site has been taken into consideration by the City for the development of affordable senior single or multi-family housing.

Kona Development, a development company, is planning to develop three thousand five-hundred (3,500) single and multi-family dwellings, with a golf course. The development company plans to construct the residential subdivision in numerous phases, which would require a specific plan due to the scope of the project. Due to the housing market downturn, the development company has postponed the project.

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. The City envisions single and multi-family residential dwellings, public spaces, amphitheater, extension of the existing Rails to Trails path (biking/walking path), and 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.

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 in 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 2008-2013 RHNA objectives for all income levels.