

**CITY OF TAFT PLANNING COMMISSION  
SPECIAL MEETING AGENDA  
WEDNESDAY, SEPTEMBER 2, 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 Chair Jones  
                  Commissioner Leikam  
                  Commissioner Livingston  
                  Commissioner Thompson

**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**  
August 19, 2015 Regular

**Recommendation** – Approve as submitted.

**3.     GENERAL PLAN AMENDMENT NO. 2015-01 – HOUSING ELEMENT UPDATE 2015-2023**

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

**4.     ECONOMIC DEVELOPMENT COMMITTEE – SELECT MEMBERS**

**Recommendation** – Motion to select two Planning Commissioners to sit on the newly formed Economic Development Committee.

**5.     PLANNING DIRECTOR REPORT**

**6.     CITY ATTORNEY STATEMENTS**

**7.     COMMISSIONER COMMENTS**

**8.     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 Planning Commission 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 Recording Secretary 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 August 27, 2015, pursuant to 1987 Brown Act Requirements.

I declare under penalty of perjury that the foregoing is true and correct.  
Executed August 27, 2015, at Taft, California.

Date/Time \_\_\_\_\_ Signature \_\_\_\_\_

**CITY OF TAFT PLANNING COMMISSION  
MEETING  
AUGUST 19, 2015**

**REGULAR MEETING**

**6:00 P.M.**

The August 19, 2015, regular 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 Chairman Orrin at [6:10:28 PM](#). The Pledge of Allegiance was led by Chairman Orrin and invocation was led by Bob Jordan of the Foursquare Lighthouse Church.

**PRESENT:** Chairman Ron Orrin and Vice Chair Shannon Jones;  
Jerry Livingston; Planning and Community Development Director Mark Staples;  
City Attorney Jason Epperson and Recording Secretary Brenda Johns.

**ABSENT:** Commissioner Robert Leikam and Commissioner Robert Thompson

**1. CITIZEN REQUESTS/PUBLIC COMMENTS**

There were none.

**2. MINUTES**

July 22, 2015 Regular Meeting

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

**AYES:** Orrin, Jones, Livingston

**ABSTAINED:** None

**ABSENT:** Leikam, Thompson

**PASSED:** 3-0

**3. PUBLIC HEARING – VARIANCE NO. 2015-08**

Planning Director Staples presented the staff report and recommendation. Staples also presented additional items for Variance No. 2015-08 (copies were submitted to the Clerk for the permanent file).

Orrin stated he was in favor of the project and feels it will be an improvement. Orrin also inquired as to whether the Fire Department will require sprinklers in all of the units.

Staples noted only the conversion unit would need sprinklers.

Orrin confirmed the applicant would be providing 6 onsite parking spaces and asked if there would be any repair or improving of the City side walk.

Staples informed Orrin that sidewalk repair would be up to Public Works.

Orrin asked if only a Variance was needed, he noted he typically was not in favor of Variances but felt this would be to everyone's advantage.

Staples agreed and noted although this unit would not count as an affordable unit per the Housing Committee it would count as a new unit in town.

Orrin asked if the unit would be convertible back to a commercial unit.

Staples stated it would not, because the area is zoned as R-2 and does not allow commercial uses.

**Motion:** Moved by Livingston, seconded by Jones to approve recommendation as submitted.

AYES: Orrin, Jones, Livingston  
ABSTAINED: None  
ABSENT: Leikam, Thompson  
PASSED: 3-0

The Public Hearing was opened [6:24:53 PM](#) to receive testimony from proponents and opponents. Seeing none, the public hearing was closed.

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

Planning Director Staples presented the staff report and recommendation.

Orrin stated he appreciated Director Staples keeping the Commission informed and is glad to see that the deadline for the Housing Element will be met. Orrin inquired as to whether Staples had received feedback from Sacramento.

Staples stated only the initial response; he wants to have a more thorough document to send Sacramento for their review. He is looking to have a more completed document between September and October; a final document in November and adoption of the document by Council in December.

**5. PLANNING COMMISSION AMENDED RULES AND REGULATIONS**

Motion: Moved by Livingston, seconded by Jones to approve recommendation as submitted.

AYES: Orrin, Jones, Livingston  
ABSTAINED: None  
ABSENT: Leikam, Thompson  
PASSED: 3-0

**6. CONSIDERATION OF HOLDING A SPECIAL PLANNING COMMISSION MEETING**

Planning Director Staples recommends holding a Special Planning Commission meeting on Wednesday, September 2, 2015, and cancelling the Regular Planning Commission meeting Wednesday, September 16, 2015.

Motion: Moved by Jones, seconded by Livingston to approve recommendation as submitted.

AYES: Orrin, Jones, Livingston  
ABSTAINED: None  
ABSENT: Leikam, Thompson  
PASSED: 3-0

**7. PLANNING DIRECTOR REPORT**

Staples attend the Environmental Impact Report (EIR) Community Meeting held by Kern County in regards to the oil and gas activities amendment. He states there was a good and positive turnout for the oil industry. Staples will be reviewing the process changes that are being made and will have a response letter for County so Council may review.

**8. CITY ATTORNEY STATEMENTS**

No statement.

**9. COMMISSIONER COMMENTS**

Vice Chair Jones announced the following:

- Oildorado will be held October 9<sup>th</sup> – 18<sup>th</sup>; there will be events every day.
- Registration forms for the parade, vendors and car show can be picked up at the Chamber.
- There will be a work day at the Oildorado store the next two Saturdays from 7AM to noon.
- The Oildorado store will open October 1<sup>st</sup>.

Chairman Orrin would like to see the pallet fence removed eventually on 3<sup>rd</sup> street.

**10. IDENTIFICATION OF REPRESENTATIVE TO THE CITY COUNCIL**

Commissioner Livingston was selected to be the representative to the City Council on September 7<sup>th</sup>.

**ADJOURNMENT**

With no further business to conduct it was moved by Jones, seconded by Livingston and approved unanimously, to adjourn the meeting at [6:48:49 PM](#)

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Brenda Johns, Recording Secretary

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Ron Orrin, Chairman



# City of Taft Planning Commission Staff Report

Agenda Item #3

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**DATE:** September 2, 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:**

The Planning Director has continued to edit the Housing Element document by updating Section 6.3 “Review and Revision of Previous Element” that includes a review of established programs, Section 6.4 “Citizen Participation” that included community meetings to receive public input, and Section 6.5 “Housing Needs Assessment.”

The Planning Director has scheduled a total of three meetings to be at Taft Union High School (August 25), the Pizza Factory restaurant (August 31), and the West Side Recreation and Park District (September 3). Notice of the meetings were posted on City area bulletin boards, in the Taft Midway Driller on consecutive weekend editions, and posted on the City website and Facebook pages. A Community Survey was created to receive additional input from residents on the current state of their residences. An online version of the survey has been provided for those that don’t attend the meetings or would rather not fill out a survey form and have to drive to City Hall to submit.

The Planning Director plans to have all the edits for the Housing Element completed by mid-September. With the completion deadline on December 31, 2015, the Director requests authorization to distribute the draft copy of the Housing Element update for a 30-day review by the public and state Housing and Community Development. The regular October meeting will serve as a public comment meeting, with the meeting in November planned for approval. The final approval of the Housing Element will go before the City Council in December.

The Planning Director will provide regular reports at each Planning Commission meeting in 2015 on the update progress to the City of Taft’s Housing Element.

**ATTACHMENTS:**

1. Workshop Flyer
2. City of Taft Housing Element Update 2015-2023



# COMMUNITY OUTREACH HOUSING ELEMENT UPDATE For 2015-2023 Planning Period



The City of Taft invites all residents, property owners, business owners, community leaders, and others to attend the following community meetings. The City will provide an overview of what a Housing Element is, the update process, and the City’s housing requirements. We welcome active participation from any and all stakeholders in Taft. Please join us to learn more about this important City project and share your thoughts, concerns, and suggestions!



*All meetings start at 6:00 PM and will last approximately 1 hour!*

**Tuesday, August 25, 2015, Taft Union High School, 711 Wildcat Way, Board Meeting Room**

**Monday, August 31, 2015, Pizza Factory, 614 Center Street**

**Thursday, September 3, 2015, West Side Recreation and Park District, 500 Cascade Place, Board Meeting Room**



The City of Taft urges all participants and those that are unable to attend the above listed meetings to complete a community survey form and return it to the contact listed below.

**PLANNING & DEVELOPMENT SERVICES DEPARTMENT**  
Taft City Hall - 209 E. Kern Street, Taft, CA 93268  
CONTACT: Mark Staples, Planning Director  
(661) 763-1222 x24 - mstaples@cityoftaft.org



# COMMUNITY OUTREACH HOUSING ELEMENT UPDATE For 2015-2023 Planning Period



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**Monday, August 31, 2015, Pizza Factory, 614 Center Street**

**Thursday, September 3, 2015, West Side Recreation and Park District, 500 Cascade Place, Board Meeting Room**

**PLEASE TAKE THE ONLINE COMMUNITY SURVEY LISTED ON THE CITY OF TAFT WEBSITE [WWW.CITYOFTAFT.ORG](http://WWW.CITYOFTAFT.ORG) OR AT**

**<https://www.surveymonkey.com/r/TSDR5ZK>**

The City of Taft urges all participants and those that are unable to attend the above listed meetings to complete a community survey form and return it to the contact listed below.

## PLANNING & DEVELOPMENT SERVICES DEPARTMENT

Taft City Hall - 209 E. Kern Street, Taft, CA 93268

CONTACT: Mark Staples, Planning Director

(661) 763-1222 x24 - mstaples@cityoftaft.org



6.0  
**HOUSING ELEMENT**  
**2015-2023**



# City of Taft 2015-2023 Housing Element

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## **1.06.1 INTRODUCTION**

### **1.16.1.1- PURPOSE OF THE ELEMENT**

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

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

In order to meet Taft's low and moderate income housing needs through the 2000's 2015 to 2023 planning period; the City must work with practical and quantified objectives. Through adopted policies and programs, the City will strive to achieve the following objectives, with the actual goal being an appropriate and affordable housing mix.

### **1.26.1.2- LEGISLATIVE AUTHORITY**

**State Policy:** The State Legislature finds and declares:

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

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 Law:

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

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

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

## 1.36.1.3- METHODOLOGY

This Housing Element update began by reviewing the issues in the ~~2002-2008-2013~~ Housing Element approved by the City Council on ~~February 3, 2004~~ July 21, 2009, and certified by HCD on ~~December 30, 2004~~ August 13, 2009. Information presented is based on data from the ~~1990 and 2000~~ and 2010 U.S. Census. The goals and objectives of the previous elements were revised to fit the needs of an updated ~~five~~ eight-year plan based on information obtained from the following:

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

~~KERN DATA 2006, Population, Vol. 1~~ Kern Council of Governments, Kern Regional Housing Data Report – October 2014

City of Taft Housing Needs Study, Kern Cog, 2006

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

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

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

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

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

SELECTED HOUSING CHARACTERISTICS 2009-2013 American Community Survey 5-Year Estimates, U.S. Census

Kern County 2009 Homeless Census

## 1.46.1.4- ORGANIZATION OF THE HOUSING ELEMENT

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



# City of Taft 2015-2023 Housing Element

## 2.06.2 REGIONAL HOUSING NEED ALLOCATION PLAN

### 2.1 HOUSING NEEDS 6.2.1 HOUSING NEEDS

Quantitative Needs: The Kern County Regional Housing Needs Allocation Plan (RHNA) prepared by the Kern Council of Governments estimated the City’s housing needs for ~~2006-2013~~2013-2023 as follows:

Table No. 1:

Housing Need by Income Distribution – City of Taft					
By Income levels	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
Sub Total	<del>1652</del> (20.3%)	<del>1026</del> (10.4%)	<del>1130</del> (11.9%)	<del>25146</del> (57.4%)	<del>62254</del>

Source: Kern Council of Governments

Qualitative Needs: The 2002 (interim update) and 2008-2013 ~~housing-Housing element-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~~ 6.2.2 HOUSING NEEDS ASSESSMENT FOR EXTREMELY LOW-INCOME HOUSEHOLDS

Extremely low-income is defined as households with income less than thirty percent (30%) of area median income. ~~At the time of the 2000 Census of Population and Housing,~~The 2009-2013 Census American Community Survey estimated the median income in the County of Kern was ~~\$35,466~~48,552. For extremely low-income households, this results in an income of ~~\$10,639~~14,566 or less for a four-person household. Households with extremely low-income have a variety of housing situations and needs. For example, most families and individuals receiving only public assistance, such as Social Security benefits (SSDI or SSI) are considered extremely low-income households. Also, a minimum wage worker could be considered an extremely low-income household with an annual income of approximately \$17,000 or less.

### Existing Needs:

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

~~In 2009~~According to the 2008-2012 CHAS estimates, approximately ~~571-300~~ extremely low-income households resided in the City, representing ~~twenty-five~~twelve percent (~~25.1~~2%) of the total households. ~~Most ninety-one~~Seventy-six point ~~two-seven~~percent (~~91.2~~76.7%) of extremely low-income households are renters and experience a high incidence of housing problems. For example, ~~eighty-four~~sixty-three point three percent (~~84.6~~63.3%) of extremely low-income households faced housing problems (defined as cost burden greater than thirty percent (30%) of income and/or overcrowding and/or without complete kitchen or plumbing facilities) ~~and eighty-four point three percent (84.3%) were, with the same number of households~~ in overpayment situations. Even further, ~~sixty-two~~fifty-one point ~~three-seven~~percent (~~62.3~~51.7%) 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.~~ Owner occupied extremely low-income households (70 units, 23.3% of all extremely low-income households) did not have any housing problems or overpayment cost burdens.

**Table 1.1**  
**City of Taft Housing Problems for All Households**  
**Comprehensive Housing Affordability Strategy (CHAS) Data Book 2008-2012**

	Total Renters	Total Owners	Total Households
<b>Household Income &lt;=30% MFI</b>	<del>290</del> <u>230</u>	<del>28</del> <u>70</u>	<del>318</del> <u>300</u>
% with any housing problems	<del>82.8</del> <u>82.6 % (190)</u>	<del>100</del> <u>0 %</u>	<del>84.3</del> <u>63.3 %</u>
% Cost Burden >30%	<del>82.8</del> <u>82.6 % (190)</u>	<del>100</del> <u>0 %</u>	<del>84.3</del> <u>63.3 %</u>
% Cost Burden >50%	<del>58.6</del> <u>67.4 % (155)</u>	<del>100</del> <u>0%</u>	<del>62.3</del> <u>51.7%</u>

Source: [State of the Cities Data Systems: Comprehensive Housing Affordability Strategy \(CHAS\) Data CHAS Data Query Tool Search June 12, 2015; http://www.huduser.org/portal/datasets/cp/CHAS/data\\_querytool\\_chas.html](http://www.huduser.org/portal/datasets/cp/CHAS/data_querytool_chas.html)

**Projected Needs:**

To calculate the projected housing needs for extremely low-income, the City ~~used~~ received Kern Council of Government (Kern COG) Regional Housing Needs Assessment (RHNA) allotment of the total Kern County share of housing need. According to the RHNA the extremely-very low-income housing need, which includes extremely low-income units, for the City is ~~16~~ 52 units from ~~January 2006~~ January 1, 2013-through ~~June 30, 2013~~ December 31, 2023.

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

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

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

## **3.06.3 REVIEW AND REVISION OF PREVIOUS ELEMENT**

### **3.1 PROGRESS REPORT 6.3.1 PROGRESS REPORT**

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

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

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

### **3.26.3.2 EFFECTIVENESS OF THE ELEMENT/RESULTS**

The City's current Housing Element was adopted in ~~February 2004~~ July 2009, and was certified by HCD on ~~December 30, 2004~~ August 13, 2009. During ~~2002-2007~~ 2008 to 2014, housing stock has increased with ~~72-18~~ units constructed and 42 more rehabilitated with all units being moderate to above moderate single-family residential. In recent years, the City has taken important actions that will benefit those in need of improved housing. The following is a program-by-program summary of the evaluation of the ~~2002/07~~ 2008 to 2013 Housing Element program accomplishments:

#### **PROGRAM 1: Housing Rehabilitation**

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

**RESULTS:** Objective partially met.

**ANALYSIS:** Rehabilitation efforts conserved several structures which otherwise would have deteriorated and eventually been demolished. ~~The City was able to rehab on average 9 housing~~



# City of Taft 2015-2023 Housing Element

units per year. Through the Housing Rehabilitation Program there were three mobile home units replaced, two owner-occupied rehabilitations, and two rental rehabilitations during the 2008 to 2014 years.

**HOUSING ELEMENT UPDATE:** Continue Program.

## **PROGRAM 2: Housing ~~Conservation~~ Rehabilitation - Public Information**

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

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

**HOUSING ELEMENT UPDATE:** ~~Update the brochure and continue program in the City~~Continue to produce brochures and utilize the City website and social media sites to distribute public information.

## **PROGRAM 3: First-Time Home Buyer (FTHB)**

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

**RESULTS:** Objective met.

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

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

## **PROGRAM 4: Multi-Family Housing Project**

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

# City of Taft 2015-2023 Housing Element



**RESULTS:** Objective partially met.

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

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

**PROGRAM 35: Zoning Ordinance Review** - Adequate incentives for Low/Mod housing.

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

**RESULTS:** Objective met. During the 2002 to 2007 Housing Element cycle, Ssubstandard 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 comprehensively updated the General Plan and Zoning Ordinance creating Mixed Use (MU) land uses and Downtown Commercial (DC) Zone Districts, which allowing allows mixed joint-residential-commercial uses along the Kern Street Corridor, between 1<sup>st</sup> Street and 10<sup>th</sup> Street, North Street from 3<sup>rd</sup> to 6<sup>th</sup> Streets, and Center Street from 2<sup>nd</sup> to 10<sup>th</sup> Streets 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. Furthermore, the former industrial area known as Rails to Trails has a Mixed Use (MU) land use designation and zone district that will provide further housing development options.

**ANALYSIS:** 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. The recent downturn in housing construction due to a lull in the economy from 2008 to 2012 resulted in very few units built in the City of Taft. Many of the available in-fill lots remain for development.

**HOUSING ELEMENT UPDATE:** Continue program.

## City of Taft 2015-2023 Housing Element

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**PROGRAM 46: Zoning Ordinance Review** — Adequate incentives for Low/Moderate housing in the Single Family Residential Zone. Land Use Element Update

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

**RESULTS:** Objective met. ~~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, 10<sup>th</sup> Street to the west, Ash Street to the north and Highway 119 to the east.~~ On June 22, 2010, the City completed a comprehensive update to the General Plan, including a complete update to the Land Use Element.

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

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

**PROGRAM 57: Multiple Family Zoning** — Adequate housing sites Creation of “Livable Communities”

**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.~~ Amend the General Plan and Zoning Ordinance by December 2004 (2009).

**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.~~ The General Plan was updated on June 22, 2010,

~~and the Zoning Ordinance updated in August 2008 with a significant revision for consistency with the General Plan in March 2010.~~

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

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

~~**ANAYLSIS:** 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.~~

~~**ANAYLSIS:** 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.~~



# City of Taft 2015-2023 Housing Element

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## **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~~May 2009.

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

**HOUSING ELEMENT UPDATE:** Continue code enforcement.

## **PROGRAM 9 & 10: Fair Housing Support & Information Dissemination**

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

**RESULTS:** Objective being met continuously.

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

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

## **PROGRAM 11: Senior Housing Project**

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

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

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

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

**PROGRAM ~~10~~12:** **Homeless Services** - Special needs groups

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

**RESULTS: Ongoing objective.** The City is involved with service providers such as the Community Resource Center, Alpha House, and Kern County Department of Health and Human Services to better understand the full scope of their efforts and to determine if the City has resources which can assist in this area of public service. ~~City has designated several sites which could be used to build a homeless shelter.~~

**ANALYSIS:** ~~The City has amended its Zoning Ordinance to lessen the constraints on the establishment of various homeless housing facilities. See analysis of Programs 19 and 20 below. Taft has several programs to help the homeless. See Sec. 5.5.7.~~

**HOUSING ELEMENT UPDATE:** Continue program.

**PROGRAM 13: ADA Compliance – Persons with Disabilities**

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

**RESULTS:** Objective met through other means.

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

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

**PROGRAM ~~11~~14:** **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. Provide assistance on Public Costs to encourage in-fill development. Utilize the Community~~



# City of Taft 2015-2023 Housing Element

Development Agency's 20% set-aside and CDBG funds to help reduce costs of required infrastructure improvements.

~~**RESULTS:** No project specific requests for infrastructure assistance were received. The City, however, has upgraded the fire and water main on 7<sup>th</sup> 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.~~  
Project not met.

~~**ANALYSIS:** This program has the potential to increase affordable housing supply. Redevelopment agencies were dissolved in 2011, as well as, the available set-aside funds that could be used for infrastructure assistance.~~

~~**HOUSING ELEMENT UPDATE:** Continue program.~~  
Program no longer viable, seek alternative 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 15: Financing Assistance

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

~~**RESULTS:** Objective not met.~~

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

~~**HOUSING ELEMENT UPDATE:** Develop new objective for financing assistance.~~

## PROGRAM 16: Market Rate Entry Level Homes

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

**RESULTS:** Objective not met.

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

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

## **PROGRAM 17: In-fill Housing**

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

**RESULTS:** Objective not met.

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

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

## **PROGRAM 18: Self-Help Housing**

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

**RESULTS:** Objective not met.

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

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

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



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

**RESULTS:** Objective met.

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

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

## **PROGRAM 20: Senate Bill 2 Compliance (Emergency Shelters)**

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

**RESULTS:** Objective met.

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

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

## **PROGRAM 21: Amending Manufactured Housing Units**

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

**RESULTS:** Objective met.

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

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

PROGRAM 22: Adoption of General Plan and Zoning Code Consistency

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

RESULTS: Objective met.

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

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

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.~~

3.36.3.3- 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.~~

## City of Taft 2015-2023 Housing Element

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

## 4.06.4 CITIZEN PARTICIPATION (~~2008-2013~~ 2015-2023 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 monthly reviews of the document before the Planning Commission starting in January 2015. City staff worked to simply update the prior 2008-2013 Housing Element document, per the direction of Housing and Community Development, and presented the updates to housing, population, and other census data.~~

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

### COMMUNITY INFORMATION MEETING SCHEDULE

Time	Date	Place	Address
6:00-8:00 p.m.	<del>January 24, 2007</del> <u>August 25, 2015</u>	<del>Taft Veterans Memorial Building Taft</del> <u>Union High School</u>	<del>218 Taylor Street 711 Wildcat Way, Taft, CA 93268</del>
6:00-8:00 p.m.	<del>March 6, 2007</del> <u>August 31, 2015</u>	<del>Conley School Cafeteria</del> <u>Pizza Factory</u>	<del>623 Rose Avenue 614 Center Street, Taft, CA 93268</del>
6:00-8:00 p.m.	<del>April 26, 2007</del> <u>September 3, 2015</u>	West Side Recreation & Park District Auditorium	500 Cascade Place Taft, CA 93268
<del>3:00-5:00 p.m.</del>	<del>November 5, 2007</del>	<del>Valley Acres Community Center &amp; Park</del>	<del>Orange Ave. &amp; Maple Street, Taft, CA</del>
<del>5:00-6:30 p.m.</del>	<del>December 5, 2007</del>	<del>Tumbleweed Café</del>	<del>24870 Highway 33, Fellows, CA 93224</del>
<del>5:00-6:30 p.m.</del>	<del>December 6, 2007</del>	<del>West Side Recreation &amp; Park District Auditorium</del>	<del>500 Cascade Place, Taft, CA 93268</del>

The meetings were 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 current

## City of Taft 2015-2023 Housing Element

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housing conditions, housing preferred options for new residential development, health care and City services specific housing needs, and availability of public and services and amenities. Information on the meetings, as well as the Community Survey, were posted on the City website and Facebook page, with options to print and return a paper copy of the survey or to take the online version of the survey.

The 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.~~

## **5.06.5 HOUSING NEEDS ASSESSMENT**

### **6.5.1 REGIONAL HOUSING**

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

Between ~~2000-2007~~2010 and 2013, ~~significant shifts in price categories of new home sales have~~housing valuation took a significant decline during the economic recession—~~occurred~~. In ~~2000~~2010, the median ~~price-valuation~~ for an existing home was \$~~86,000~~203,300—, ~~this increased—which reduced~~ to \$~~136,000~~158,900 in ~~2007~~2013. This represents ~~an~~ ~~increase~~ ~~decrease~~ in ~~prices-valuation~~ of ~~59-21.8~~ percent, ~~but which was~~ considerably less than the ~~2007~~2013 California median home ~~price-valuation~~ of \$~~580,090~~366,400—~~and, but only slight lower than the~~ Kern County median ~~prices-valuation~~ of \$~~260,000~~161,700. At \$~~136,000~~158,900, the median ~~price-housing valuation~~ in Taft is ~~considerably lower than~~ ~~on par with~~ that ~~for-of~~ the region as a whole. This demonstrates the fact that housing in Taft is more affordable compared to the rest of the state but the increasing market prices, with the housing market rebounding, is making purchase of homes more difficult for low to moderate income households.

### **6.5.2 HOUSEHOLD CONDITIONS**

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

**Table No. 2:**

<b>Housing Needs {65583 (a)}</b>			
	<b>Owner</b>	<b>Renter</b>	<b>Total</b>
A. Number of existing household and housing units			
1. Households	1441	800	2241
2. Housing Units (Occupied)	<del>1431</del> 1375	<del>802</del> 879	<del>2233</del> 2254
3. Total Housing Units			<del>2494</del> 2525
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).	<b>Low</b>		<b>High</b>
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



# City of Taft Planning Commission Staff Report

Agenda Item #4

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**DATE:** September 2, 2015

**TO:** Chairman Orrin and Members of the Planning Commission

**FROM:** Mark Staples, Director  
Planning and Community Development

**SUBJECT:** Economic Development Committee – Select Members

**RECOMMENDATION:** Motion to select two Planning Commissioners to sit on the newly formed Economic Development Committee

**LOCATION:** Citywide

**PROJECT ANALYSIS:**

On July 9, 2015, the City Council and Planning Commission held a joint public meeting for an Economic Opportunities Workshop. At the August 18, 2015, City Council meeting, staff presented a summary report with the comments and suggestions provided from the workshop. The Mayor and City Manager concurred that an Economic Development Committee be formed to further refine the workshop comments and determine a course of action.

City committees are typically comprised of two Councilmembers, two Commissioners, City Staff, and At-Large members (residents, stakeholders, general public, etc.). The City Council selected their two members plus an alternate at their September 1, 2015, meeting. Staff recommends that the Planning Commission select two Commissioners to sit on the committee.

The Council has directed the City Clerk to open a public interest period for members of the public to submit a letter stating their qualifications and interest to serve on the committee. The Council has set the first committee meeting date, of which the committee will only be comprised of the two Councilmembers and two Commissioners, to review the interest letters submitted by potential At-Large members. The committee will make a recommendation to the full Council of their choices for the At-Large seats.