Purpose of the Housing Element

- One of the key elements of Arvin’s General Plan
- Every California city is required to have a Housing Element
- Identifies Arvin’s housing needs and priorities
- Shows how the City can or cannot accommodate Arvin’s future housing needs
- Proposes housing programs to address Arvin’s needs
How We Got Here

- May 2015: 1st Arvin Housing Element workshop
- July 2015: City adopted ordinance implementing housing programs in the previous 2008-2013 Housing Element
- January 2016: 2nd Housing Element workshop
- March 2016: Draft submitted to State for review
- March 2016: Environmental document circulated for public review
- March/April 2016: Comments received from the public and State
- April 2016: City adopted Arvin’s Housing Element
- July 2016: 3rd Community workshop on the amendment of the Housing Element
Why Arvin must update the Housing Element

Arvin’s Existing Housing Characteristics

- Owners: 43%
- Renters: 57%

Housing Type:
- Single Family: 75%
- Multi-Family: 22%
- Mobile Home: 3%

Housing Tenure:
- Owners: 43%
- Renters: 57%
Arvin’s Housing and Household Characteristics

- One-quarter (24%) of households living in overcrowded conditions (more than 1.0 persons per room)
- Almost one-half (47%) of households overpay for housing (spending 30% or more of household income)
- Almost one-third (30%) of homes need moderate to major rehabilitation
Housing Conditions

2008 City Housing Survey

- Substandard/Dilapidated
- Minor
- Sound
- Vacant Land

2012 KernCOG

- Demolition
- Major Rehab
- Moderate Rehab
- Minor Rehab
- Standard

Why Arvin must update the Housing Conditions report.
Affordable Housing Needs

- Arvin’s RHNA allocation 2013-2023 = 1,168 units
- Housing Needs by Household Income:

<table>
<thead>
<tr>
<th>Household Income</th>
<th>Units</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low (&lt; 50% MFI)</td>
<td>398</td>
<td>34%</td>
</tr>
<tr>
<td>Low (51% to 80% MFI)</td>
<td>239</td>
<td>20%</td>
</tr>
<tr>
<td>Moderate (81% to 120% MFI)</td>
<td>183</td>
<td>16%</td>
</tr>
<tr>
<td>Above Moderate (&gt; 120% MFI)</td>
<td>349</td>
<td>30%</td>
</tr>
<tr>
<td>Total</td>
<td>1,168</td>
<td>100%</td>
</tr>
</tbody>
</table>
## Meeting Future Housing Needs

<table>
<thead>
<tr>
<th></th>
<th>Lower Income</th>
<th>Total Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Needs (RHNA 2013-2023)</td>
<td>637</td>
<td>1,168</td>
</tr>
<tr>
<td>Developed/Approved (2013-2015 Credit)</td>
<td>193</td>
<td>254</td>
</tr>
<tr>
<td>Potential Housing Development:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vacant Land (Zoned for Residential)</td>
<td>2,265</td>
<td>3,353</td>
</tr>
<tr>
<td>Consolidation and Recycling</td>
<td>180</td>
<td>180</td>
</tr>
<tr>
<td>Surplus/(Deficit) from RHNA</td>
<td>2,002</td>
<td>2,619</td>
</tr>
</tbody>
</table>
Arvin’s Adopted Housing Programs

1. Conserve affordable units
   - Rehab and energy conservation information – City’s new website
   - Home maintenance counseling – annual event
   - Neighborhood “Clean-up/Fix-up” – annual event

2. Information on Section 8 Rental Assistance

3. Development of Extremely Low-Income Housing

4. General Plan Update – Sphere of Influence expansion and preparation of a Municipal Service Review
Adopted Housing Programs

5. Facilitate development of large parcels – streamlining approval process and deferral of fees to projects focused on extremely low-income families, farmworkers, and large households. Includes facilitating development of the 81-unit affordable Jewett Place Apartment project and additional market-rate apartments.

6. Information on Fair Housing (reasonable accommodation and Greater Bakersfield Legal Assistance) – City’s new website.
Proposed Housing Programs as part of Amendment

1. Code enforcement – bring existing housing up to code
2. Single and multi-family rehabilitation program with priority to large households
3. Inventory of “at-risk” housing projects
4. Preserve mobile home parks
5. Adopt an ordinance requiring minimum density in the R-3 and R-4 zones
6. Priority of providing adequate water/sewer for affordable housing projects and seek funding (CDBG) for infrastructure improvements
Proposed Housing Programs as part of Amendment

7. Partner with profit and non-profit organizations to develop farmworker housing

8. Together with the Kern Regional Center, develop outreach programs to inform resident of available housing, job-training and health service for persons with developmental disabilities

9. Fair housing – support the recommendations of the San Joaquin Valley Fair Housing and Equity Assessment and cooperate with the State in the development of the Assessment of Fair Housing