

City of Arvin

HOUSING ELEMENT 2013-2023



Community Workshop
July 21, 2016

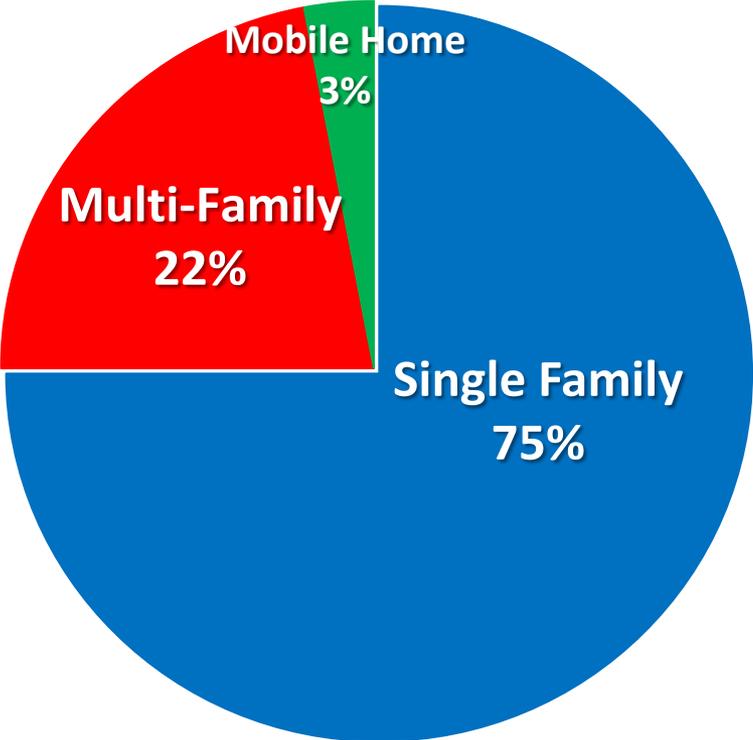
Purpose of the Housing Element

- 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

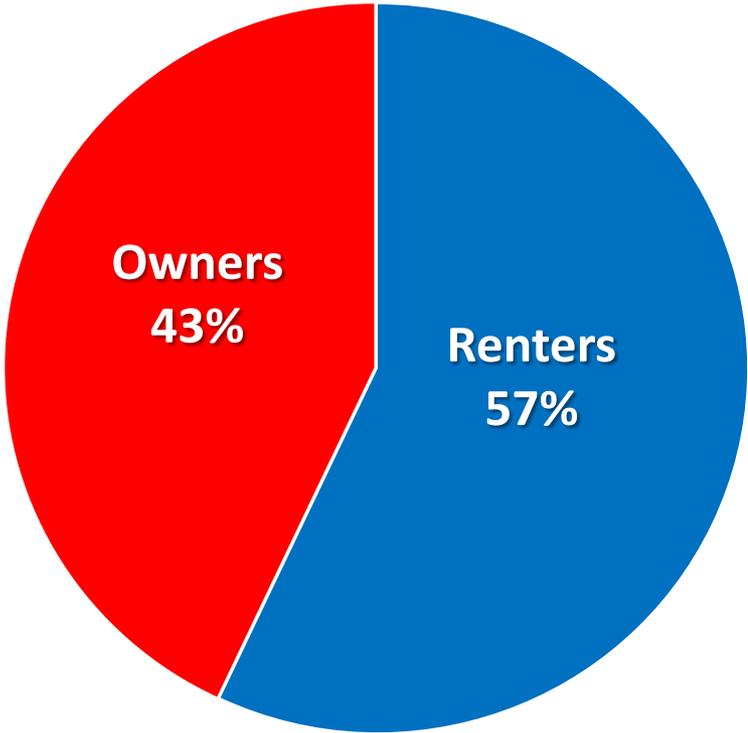
How We Got Here

- 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

Arvin's Housing Characteristics



Housing Type



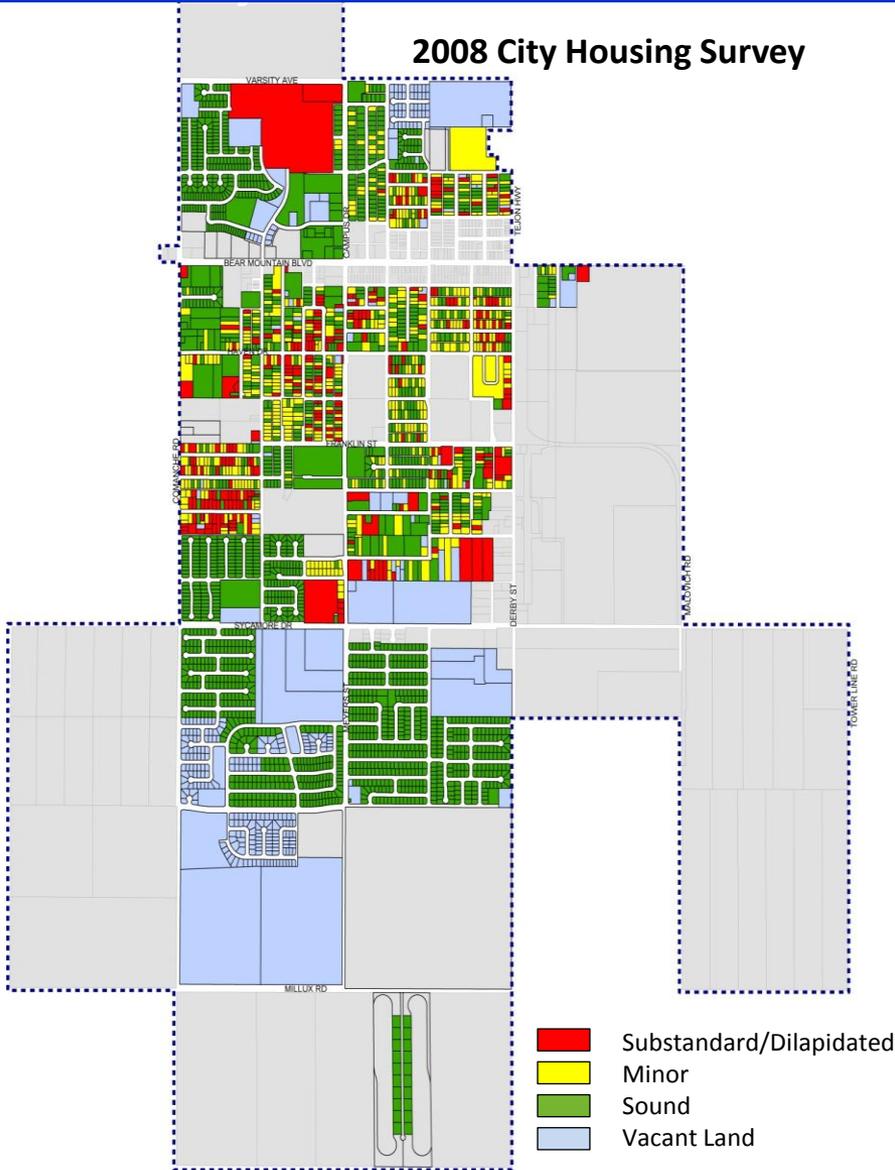
Housing Tenure

Arvin's Housing and Household Characteristics

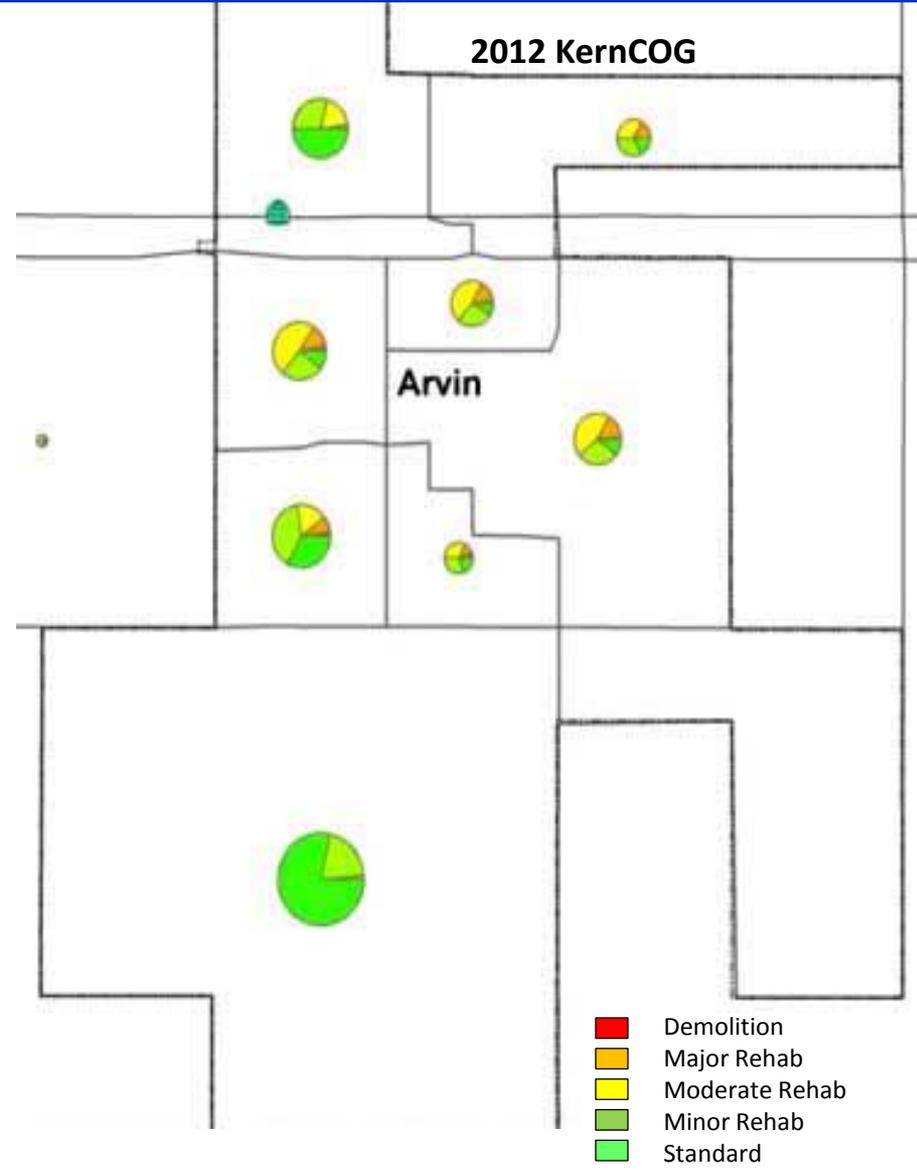
- One-quarter (24%) of households living in overcrowded conditions (more than 1.0 persons per room)
- Almost one-half (47%) of households overpay for housing (spending 30% or more of household income)
- Almost one-third (30%) of homes need moderate to major rehabilitation

Housing Conditions

2008 City Housing Survey



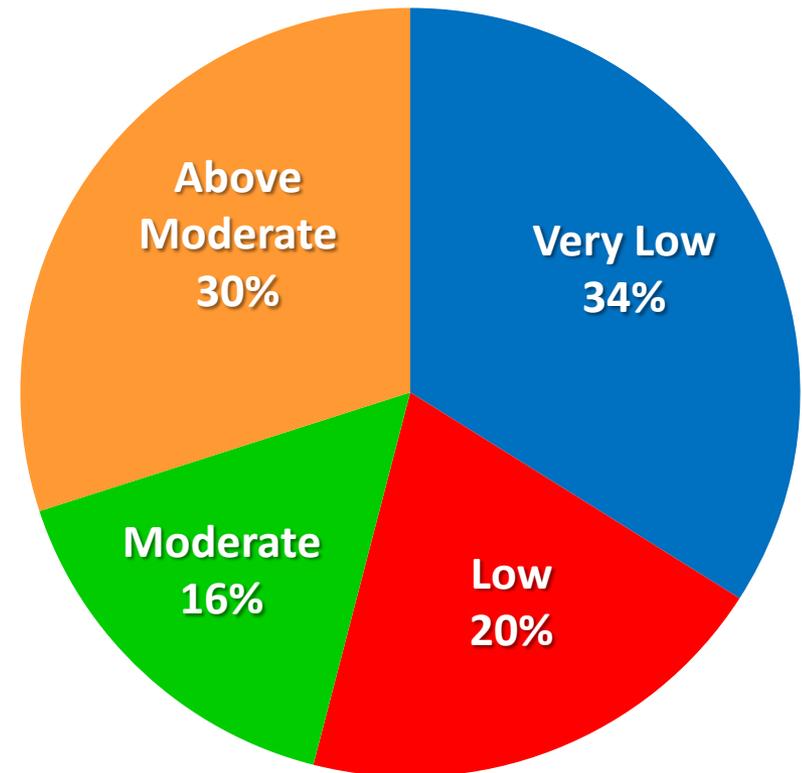
2012 KernCOG



Affordable Housing Needs

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

Household Income	Units	%
Very Low (< 50% MFI)	398	34%
Low (51% to 80% MFI)	239	20%
Moderate (81% to 120% MFI)	183	16%
Above Moderate (> 120% MFI)	349	30%
Total	1,168	100%



Meeting Future Housing Needs

	Lower Income	Total Units
Housing Needs (RHNA 2013-2023)	637	1,168
Developed/Approved (2013-2015 Credit)	193	254
Potential Housing Development:		
Vacant Land (Zoned for Residential)	2,265	3,353
Consolidation and Recycling	180	180
Surplus/(Deficit) from RHNA	2,002	2,619

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