

## APPENDIX A

# Arvin Housing Element Community Workshop



The need for decent, affordable housing is an issue of concern in Arvin, as well as in communities throughout California. To address this need, the City of Arvin is updating its Housing Element. The City invites residents and community organizations to attend a community workshop to learn more about the Housing Element and its process, and to openly discuss their concerns and housing needs.

During this workshop, participants will learn about the City's current housing programs, receive an update on the City's accomplishments since the previous Housing Element was adopted, and be encouraged to help shape the new 2015-2023 Housing Element. Participants will be asked to provide ideas for increasing the supply of affordable housing, and preserving and improving Arvin's existing housing for all residents.

The workshop will be held on the evening of **Thursday, May 7, 2015 from 6:00 p.m. to 8:00 p.m., at the Arvin Veterans Hall.**

*Please Join Us!*

**Thursday,  
May 7, 2015  
6:00 p.m. — 8:00 p.m.**

Location:  
**Arvin Veterans Hall  
414 Fourth Street, Arvin**

***Food will be provided, and the workshop will be conducted in both English and Spanish.***

*For more information about the Housing Element workshop, please contact the City Hall at (661) 854-3134.*



# Elemento de Viviendas de Arvin Taller de la Comunidad



La necesidad de viviendas dignas y asequibles es un tema de preocupación en Arvin, así como en otras comunidades a través de California. Para hacer frente a esta necesidad, la Ciudad de Arvin está actualizando su Elemento de Viviendas. La Ciudad invita a los residentes y representantes de organizaciones comunitarias para asistir a un taller de la comunidad para aprender más sobre el Elemento de Viviendas, su proceso, y para tratar abiertamente sus preocupaciones y necesidades de viviendas.

Durante este taller, los participantes aprenderán acerca de los programas actuales de viviendas de la Ciudad, recibirán información actualizada sobre los logros de la Ciudad desde que se adoptó el anterior Elemento de Viviendas, y se animará a ayudar a formar el nuevo Elemento de Viviendas 2015-2023. Se les pedirá a los participantes a proveer ideas para aumentar viviendas asequibles, preservar y mejorar las viviendas existentes en Arvin para todos los residentes.

El taller se llevará a cabo en la tarde del **Jueves, 7 de mayo 2015, 6:00PM – 8:00PM,** en el **Arvin Veterans Hall.**

*¡Por Favor Únase  
Con Nosotros!*

**Jueves,**

**7 de Mayo 2015**

**6:00 p.m. — 8:00 p.m.**

Local:

**Arvin Veterans Hall**

**414 Fourth Street, Arvin**

***Comida será proporcionada, y el taller se llevará a cabo en Inglés y Español.***

*Para obtener más información sobre el taller Elemento de Viviendas, por favor póngase en contacto con el City Hall en (661) 854-3134.*



## City of Arvin Housing Element Workshop

May 7, 2015 -- 6:00 to 8:00 PM

### Notes and Comments

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#### A. Attendance:

1. Jose Flores, Mayor
2. Jose Gurrola, Jr., Mayor Pro Tem
3. Jess Ortiz, City Council Member
4. Alfonso Noyola, City Manager
5. Sarah Rios, Resident/UCSB Student
6. Stephanie Canales, Leadership Council
7. Cesar Aguirre, Committee for a Better Arvin
8. Mark Roy, GBLA Fair Housing
9. Celida B. Miramontes, GBLA
10. Katrina Reyco, GBLA
11. John Oshimo, GRC Associates, Inc.
12. Robert G. Vasquez, GRC Associates, Inc.

#### B. Housing Element Public Presentation by John Oshimo (Robert Vasquez Spanish Interpreter)

Presentation attached.

#### C. Key Contributions/Questions/Comments During Workshop:

- Question: What is an appropriate percentage of income to pay for housing cost? It should be a maximum of 30%, anything over is considered overpayment.
- Question: Reason for housing overcrowded conditions? Primarily because costs are too high, doubling-up and extended families.
- GBLA Contribution: Mark Roy described GBLA's services, introduced two GBLA staff members and went over some key housing issues. Described how language barriers in South Bakersfield are a big problem. There is a need to have housing documents translated into Spanish, and not have residents sign documents they do not understand or sign documents after the fact.
- GBLA Attorney – Celida Miramontes described legal options to help people with housing discrimination issues. She described how there was an oppressive property manager that was discriminating against disabled renters, using abusive language, and other disturbing practices. The legal process worked in removing this property manager.

- Property Owners/Manager – Typically they deny there are problems. Cities could increase the number of meetings with families, assist in reviewing agreements, and help when there are forged documents. There were issues at the Arvin Sycamore Apartments that have been addressed in the past.
- City Website – More information regarding what to do when there are oppressive property managers or owners.
- City Hall – Informational materials should be available at City Hall and distributed to residents to let them know of their rights and steps to take when they experience housing discrimination or other bad practices by property managers or owners.
- Law Enforcement – City staff can help law enforcement assist residents when there are problems, instead of law enforcement taking the side of property managers/owners.
- Police Department Language Barrier – Sometimes the police do not know Spanish and renters cannot communicate their problems. Ironically, the property manager sometimes translates for the renter. So, it is easy for the renter's issues to be "lost in translation" because of the conflict of interest of the translator(property manager).
- Other Language Barriers – Some families used kids to translate. Others speak a dialect other than Spanish and it is difficult to translate this other language. Arvin has some residents that speak other languages than English or Spanish.
- Trailer Park Housing Issues – An oppressive manager used gun at mobile home park. Discussion about how mobile homes have various types of agencies responsible (HCD, City, Code Enforcement, Owners, etc.) It is not easy for City staff to oversee this type of housing.
- Housing Element Policies – Adopt policies to provide more information to residents via different types of methods.
- Un-habitable Housing Conditions – Some units are in bad shape, very old and not habitable. Question arose if Housing Element addressed this issue. Answer: YES.
- Issue about how to educate people about their housing rights. Answers included, providing them more information, and having the City Council address the issue more often.
- New Affordable Housing Development Management – Not to have managers from outside the area (who would not be accountable locally) and have an ordinance to require new housing developers to have a local property manager. Require Federal HUD posters in the residential manager's office that presents resident's rights and lists contacts in case there is housing discrimination. City Council should consider requiring all apartments to have

this poster visible to all residents.

- Multi-Approach – It is probably best to use many approaches to tackle housing discrimination.
- Local Schools – Disseminating housing rights information through schools, or have schools available for public meetings to increase the public awareness of housing rights and remedies to housing problems.
- Health Service Clinics – Local clinics are also good places that can disseminate housing rights information, since they are widely used by public.
- New City Ordinances can be adopted to address housing rights issues.
- Environment Issues – Discussion on air, water, Valley Fever, security, green issues. What to do with families living in Arvin that are at risk right now? What to do about old housing that is deteriorating fast? Why invest in housing if the housing might not last past the mortgage period? Environmental issues are addressed through the CEQA process and also in other elements of the General Plan.
- General Plan – All Elements are supposed to be consistent with each other. So, there would not be a conflict between housing and other key issues.
- Smoking Ban – Arvin has been very diligent in regards to health issues of the community. The City has adopted a Community Health Element. Example, banning smoking through City Ordinance from parks and limiting it to parking lots.
- Mitigation Measures – Any project that contributes to causing health problems will need to provide mitigation measures. This can be addressed through the CEQA process and project review with the General Plan policies.
- Energy Efficient Homes – New units are more efficient than older homes. As Arvin's older housing is replaced, energy usage/need should decrease. New homes and new appliances use much less energy than older models.
- Arvin has had a 10% drop in energy usage within the past year.
- Air quality was identified as one of the biggest issues in Arvin.
- Climate Action Plan adopted by City.
- Housing Water Filters – Water filters do not last long. City needs better water cleaning alternatives.
- Solar Panels – Discussed options to finance solar panels on residential roofs.
- New Housing Construction Quality – Newer homes have more bedrooms, but are generally smaller. City could consider options to assure that new housing has certain quality thresholds to meet, prior to being permitted.
- Vandal-Renters – Question about what owners could do when they have

renters that leave the home in a “mess” -- broken windows, roach problems, and other property damage. How to protect the beauty of Arvin. Answers included more contact with City Hall and the Public Health Dept, more use of Code Enforcement, encouraging neighbors to report to the city when homes are being vandalized.

- Building Inspectors – Comments about better use of building officials to check for overcrowding, use of propane to heat unpermitted rooms, bad use of power cords (to steal power from neighbors), etc.
- Require property managers to post Health Dept contact information in their offices.
- Reporting Problem – Many people suffering through bad housing conditions do not report problem because they are scared of getting evicted (or have other fears). Sometimes they will live with terrible conditions because they have no other options.

MEETING CONCLUDED AT 8:00 PM

City of Arvin

# HOUSING ELEMENT UPDATE



Community Workshop  
May 7, 2015

# Purpose of the Housing Element

- One of the 7 mandated elements of the General Plan
- Identifies the City's housing needs and priorities
- Identifies the City's resources and constraints
- Reviews past objectives and accomplishments
- Identifies new objectives, policies, programs and projects

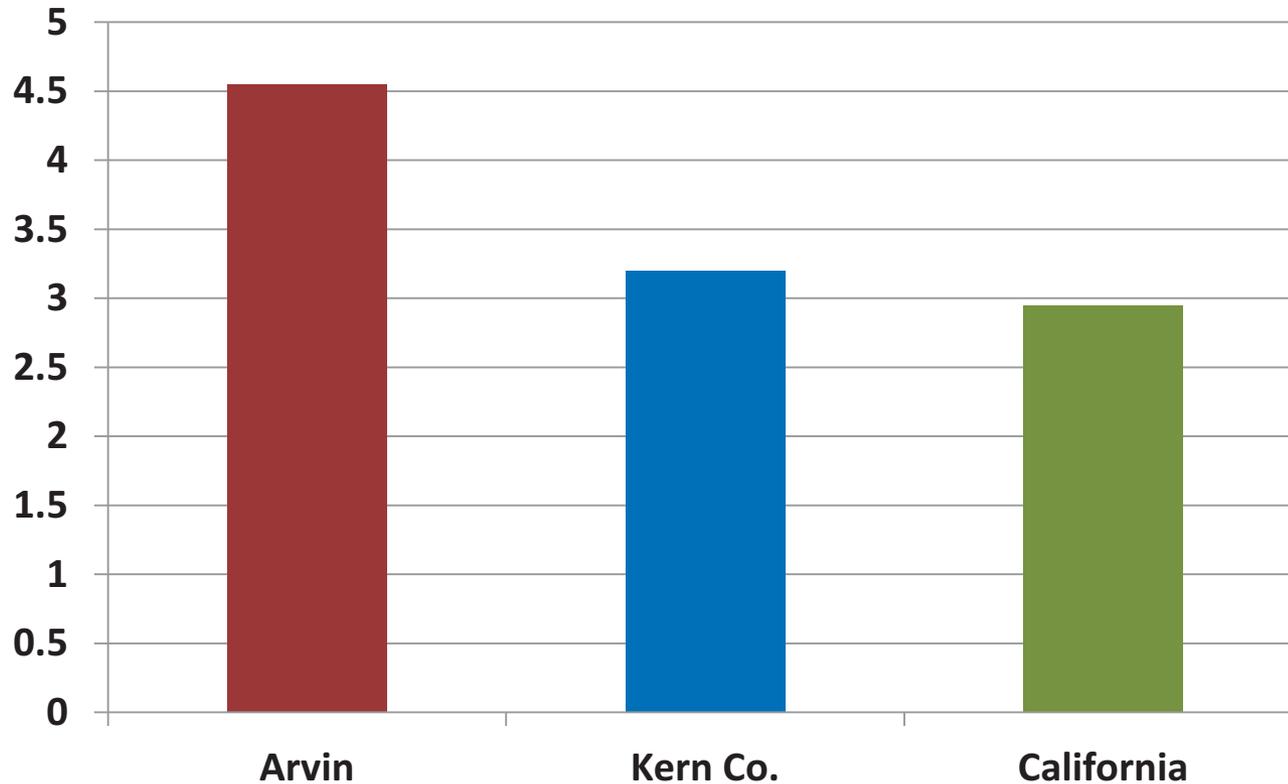
# Why Arvin should update the Housing Element

- State Law requires Kern County cities to update their Housing Elements by December 31, 2015
- Advantages to adopting an updated Housing Element and having State certification:
  - ✓ Access to grants and other funding sources
  - ✓ Protection from legal challenges on development issues

# Arvin's Profile

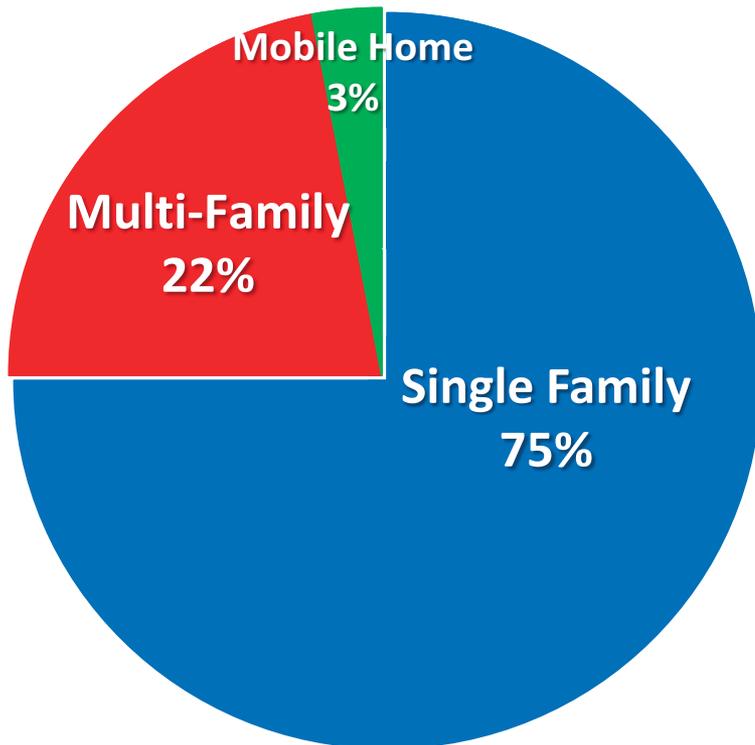
- Population: 20,100 (year 2015) and 26,600 (year 2023)
- Median HH Income: Arvin (\$30,700), Kern Co. (\$47,700)
- Median Housing Costs
  - ✓ Housing Value: \$100,000
  - ✓ Rent: \$650
- Unemployment Rate: 11% countywide
- Jobs-Housing Balance: Arvin (0.80 housing-rich/jobs-poor)

# Arvin's Household Characteristics

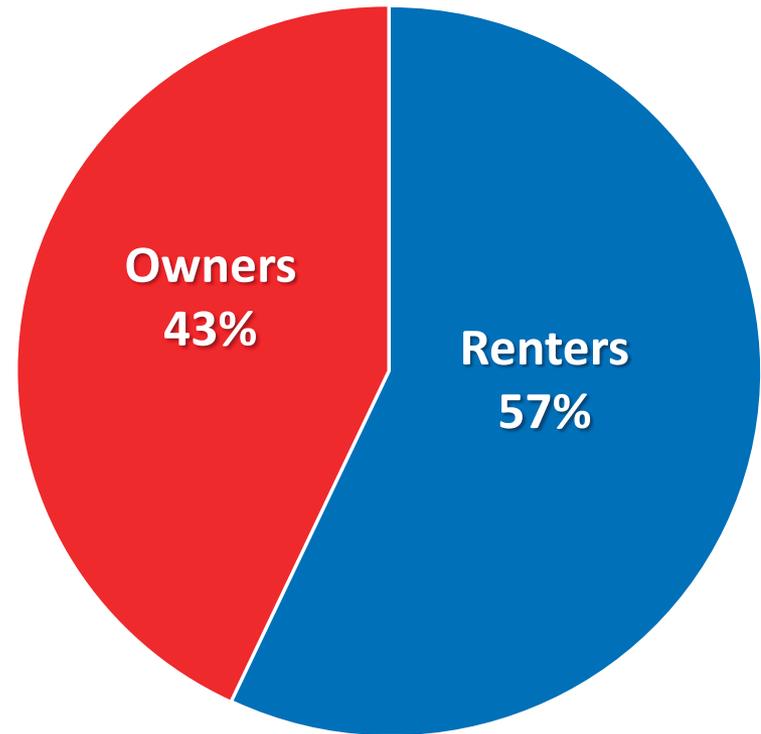


Household Size 2015

# Arvin's Existing Housing Characteristics



Housing Type



Housing Tenure

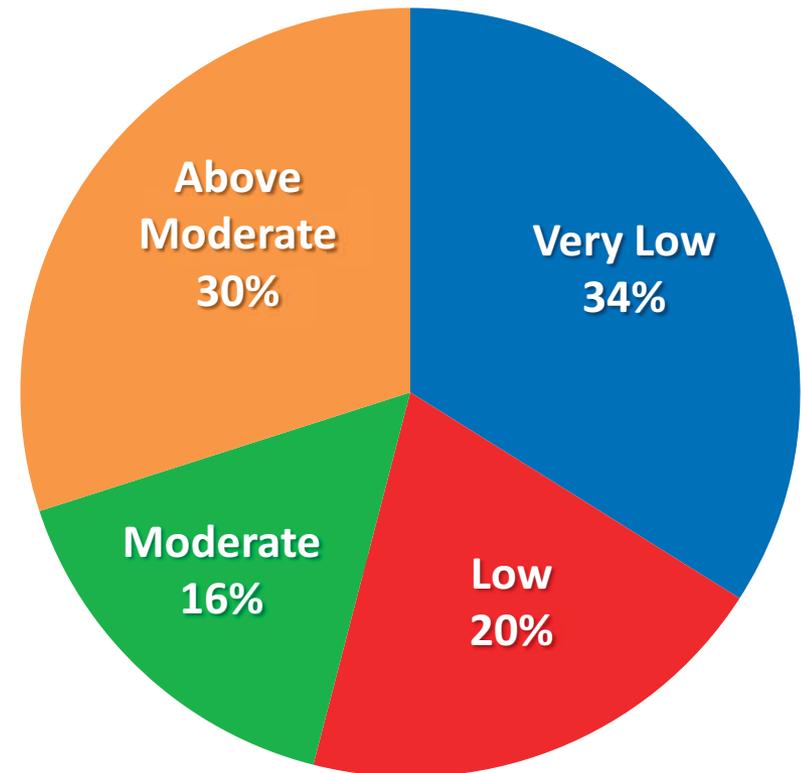
# Arvin's Housing Needs

- One-quarter (24%) of households living in overcrowded conditions (more than 1.0 persons per room)
- One-half (48%) of households overpay for housing (spending 30% or more of household income)
- 10% of households have elderly person as head of household
- 29% of existing units need moderate to major rehabilitation

# 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%
<b>Total</b>	<b>1,168</b>	<b>100%</b>



# Arvin Housing Programs

- Accomplished:
  - ✓ Amended General Plan and Zoning Ordinance to permit mixed-use development at higher densities – Jewett Square and Sycamore/Meyer
  - ✓ Developed Sycamore Family Apartments
- To do in 2015:
  - ✓ Amend Zoning Ordinance to permit special housing types (transitional/supportive, emergency, single room occupancy, employee housing, second units)
  - ✓ Adopt Density Bonus Ordinance and Reasonable Accommodation Ordinance

# Housing Element Adoption Process



# The 2<sup>nd</sup> Community Workshop

## Arvin Housing Element

**When: Wednesday, January 13, 2016**

**Time: 6:00 to 8:00 p.m.**

**Where: Arvin Veterans Hall, 414 Fourth Street, Arvin**

The City of Arvin is inviting residents and community organizations to participate in learning more about the upcoming Arvin Housing Element. This workshop will discuss:

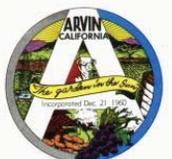
- **Arvin's current housing programs available to residents**
- **Recent accomplishments by the City in promoting decent housing**
- **Recommendations on new housing programs**

Participants are encouraged to provide ideas to help the City create new affordable housing and improve and preserve the City's existing homes.

The workshop will be held on the evening of **Wednesday, January 13, 2016 from 6:00 to 8:00 p.m., at the Arvin Veterans Hall.**

***Food will be provided, and the workshop will be conducted in both English and Spanish.***

*For more information about the Housing Element workshop, please contact the City Hall at (661) 854-3134.*



# El Segundo Taller de la Comunidad Elemento de Viviendas de Arvin

**Cuando: Miércoles, 13 de enero 2016**

**Hora: 6:00 – 8:00 p.m.**

**Donde: Arvin Veterans Hall, 414 Fourth Street, Arvin**

La ciudad de Arvin está invitando a los residentes y organizaciones de la comunidad para aprender más acerca del próximo Elemento de Viviendas de Arvin. Este taller discutirá:

- **Programas de viviendas actuales disponibles para los residentes de Arvin**
- **Logros recientes de la Ciudad que promueven viviendas dignas**
- **Recomendaciones sobre nuevos programas de viviendas**

Se anima a los participantes a proveer sus ideas para ayudar a la Ciudad crear nuevas viviendas asequibles y mejorar y preservar las viviendas existentes de la Ciudad.

El taller se llevará a cabo en la tarde del **Miércoles, 13 de enero 2016 6:00-8:00 p.m.**, en el **Arvin Veterans Hall**.

**Comida será proporcionada, y el taller se llevará a cabo en Inglés y Español.**

*Para obtener más información sobre el taller Elemento de Viviendas,  
por favor póngase en contacto con el City Hall en  
(661) 854-3134.*



**City of Arvin Housing Element Workshop**  
**January 13, 2016 -- 6:00 to 8:00 PM**  
**Notes and Comments**

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**A. Attendance:**

1. Erika Madrigal, City Council Member
2. Martha Morales, Resident
3. Antonio Perez, Resident
4. Magdalena Escutia, Resident
5. Rufino Escutia, Resident
6. Al Hernández, C.R.L.A
7. Jessica Davila, Resident
8. Edwin Juvenal Calderon, Resident
9. Salvador Partida, CBA
10. Roberto Garcia, CBA
11. Laura Torres, Resident
12. Blanca Flores, Lideres Campecinas
13. Maria Gloria Uloa, Lideres Campecinas
14. Merced Barrera, J.D., Leadership Council for Justice & Accountability
15. Rodrigo Alatraste-Diaz, Cornell University
16. John Oshimo, GRC Associates, Inc.
17. Robert G. Vasquez, GRC Associates, Inc.

**B. Housing Element Public Presentation by John Oshimo in English and Robert G. Vasquez in Spanish**

Presentation attached.

**C. Key Contributions/Questions/Comments During Workshop:**

- *Why is there high overpayment of housing in Arvin, given that Arvin has low housing prices?* Relatively low income of Arvin residents, results in higher proportion of their income going to rent, or overpayment of rent (over 30% of income going to housing---rent or mortgage payments.)
- *Was is the source of data regarding tenure and ownership?* Census.
- *Arvin has 10% senior head of households---is that percentage normal?* About the same as other areas. Arvin has a relatively young population.
- *Does Arvin have home ownership and energy efficiency programs?* No, though City is working on obtaining CDBG funds for these types of programs.

- *What is Arvin's median household income compared to Kern County?* Arvin's income is lower (\$31,500 for Arvin and \$46,700 Kern Co.)
- *Does the County Housing Authority have home ownership programs?* Yes. The City is working on ways of getting this information more known to
- *County Housing Authority and Arvin should work together on housing programs for Arvin residents.*
- *Regarding the 1,168 new housing units allocated to Arvin through the RHNA; do they have to be build?* City needs to be able to accommodate the level of housing needs through planning, zoning and available land.
- *Does Arvin have sufficient water to accommodate the new housing?* Yes, but water quality is an issue facing the City.
- *What is Arvin's average household size?* Approximately 4.5 people per household, one of the highest in the state.
- *How was the 2,265 low income housing unit figure calculated?* Estimated figure using R2, R3 and R4-zoned land.
- *Is there a zoning map available showing the R2, R3 and R4 areas?* Yes. Discussion of where various zoning designations were in Arvin.
- *Are all affordable units concentrated in one section of Arvin?* No, there are different areas in city where lower income units or high density multiple-family units are allowed. Area designated for higher density units are the vacant land at Sycamore/Meyer and in Jewett Square north of Bear Mountain Road.
- *Need reasonable accommodation for wheelchair access.* City has a need to accommodate more people with wheelchairs. In some sections of Arvin, there are dirt areas where sidewalks end and wheelchairs cannot be used in these places. Reasonable accommodation was discussed in detail -- examples when it applies. For example, the City would be flexible in allowing construction of wheelchair ramp at homes.
- *Density Bonus Ordinance.* Was passed by City Council as an incentive for affordable housing. This is required by state law.
- *How are City residents informed about programs, ordinances and made aware of other key information?* Primarily through the City website plus information at City Hall. Subsequently, residents stated that communication needs to improve and the City website needs to be updated. More information in Spanish.
- *ADA Compliance.* Issue was addressed and need to comply with ADA was addressed by residents. Lack of funding was the reason given why there were various areas that did not comply with ADA. Redevelopment was a source of funds that ended a few years ago and other sources need to be investigated.
- *Roads.* City Council does not have enough funds to pay for all road improvements needed in Arvin. Priorities are set based on available funds.
- *Senate Bill 107 – Governor signed into law creation of Business Improvement Districts*

*for public improvements.* City is aware of these Districts and they are being considered by the City Council.

- Recommendation: Neighborhood Clean Up program needed twice a year
- Recommendation: Dumpster could be made available to avoid sofas being thrown on all sorts of streets
- Recommendations to Improve Public Awareness: 1) Flyers, 2) Go to the Community with information, 3) Better explanations regarding what the public meetings are about, their purpose and goals to improve understanding and subsequently level of public participation, 4) Schools could be a good mediator between City and residents, 5) Non-Profits/Community Groups could activate more people/raise awareness, 6) Need a new Community Center in Arvin
- Attendees were asked how they became aware of tonight's public meeting. Answers: 1) Kids brought information from school, 2) Economic Development Committee, 3) Flyers, 4) Letter from Chamber of Commerce, 5) Newspaper Ad
- General Comment: City staff needs to be more responsive to public inquiries a need to increase planning staff.
- General Comment: The Planning Commission information (Public hearings, meetings) are not regularly held and the public is not invited to attend adequately. The Planning Commission could be a good platform for residents to let decision makers know their priorities/needs.
- General Comment: Improve the City website by showing a monthly calendar of City events, including Planning Commission and City Council dates.
- *There were sphere of influence?* Areas outside the City limits at may be considered for future annexation. City is currently looking at expanding the Sphere of Influence.
- *What State programs has City applied for recently?* City will apply for CDBG funds through the State for public improvements.

**MEETING CONCLUDED AT 8:00 PM**

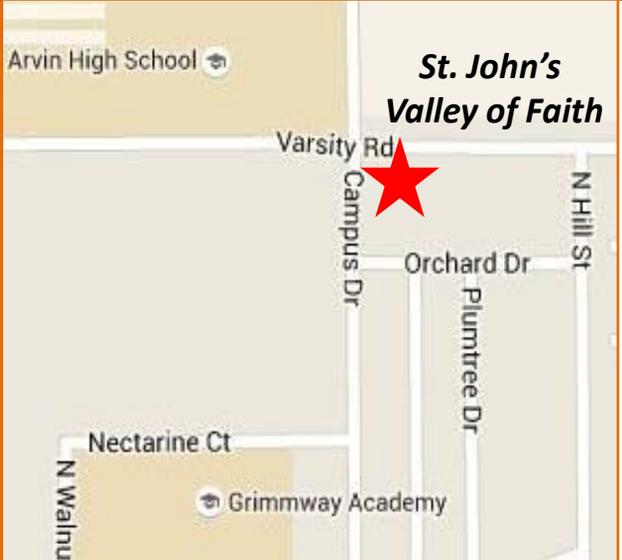
# Community Workshop on the Arvin Housing Element



**When: Thursday, July 21, 2016**

**Time: 6:00 to 8:00 p.m.**

**Where: St. John's Valley of Faith Church  
500 Campus Dr., Arvin**



The City of Arvin is inviting residents, businesses, and community organizations to come and learn more about the Arvin Housing Element and to provide ideas to create and improve housing in the City. This workshop will discuss:

- **Arvin's housing needs**
- **Arvin's current housing programs available to residents**
- **Recommendations on new housing programs**

The workshop will be held on the evening of **Thursday, July 21, 2016 from 6:00 to 8:00 p.m. at the St. John's Valley of Faith Church (500 Campus Dr., Arvin).**

***Food will be provided, and the workshop will be conducted in both English and Spanish.***

*For more information about this workshop, please contact the City Hall at: (661) 854-3134.*



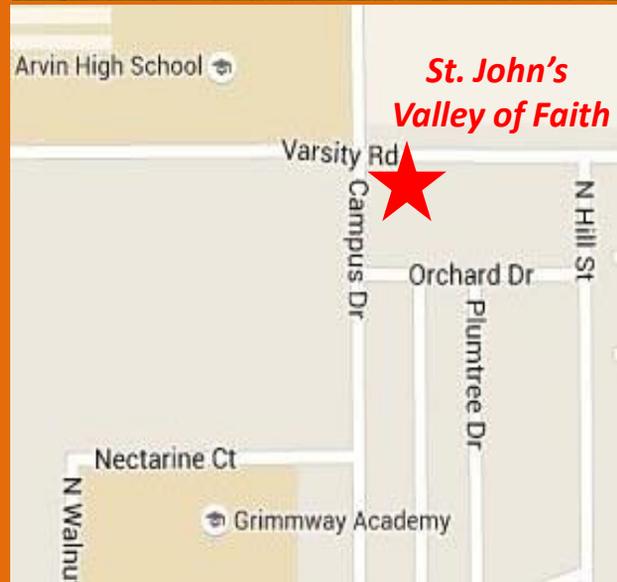
# Taller Para La Comunidad Elemento de Viviendas de Arvin



**Cuando: Jueves, 21 de julio del  
2016**

**Horario: 6:00 a 8:00 p.m.**

**Dónde : Iglesia St. John's Valley  
of Faith  
500 Campus Dr., Arvin**



La ciudad de Arvin invita a los residentes, comerciantes y organizadores comunitarias para venir y aprender sobre el Elemento de Viviendas de Arvin y proporcionar ideas para crear y mejorar las viviendas en la ciudad. En este taller se discutirá:

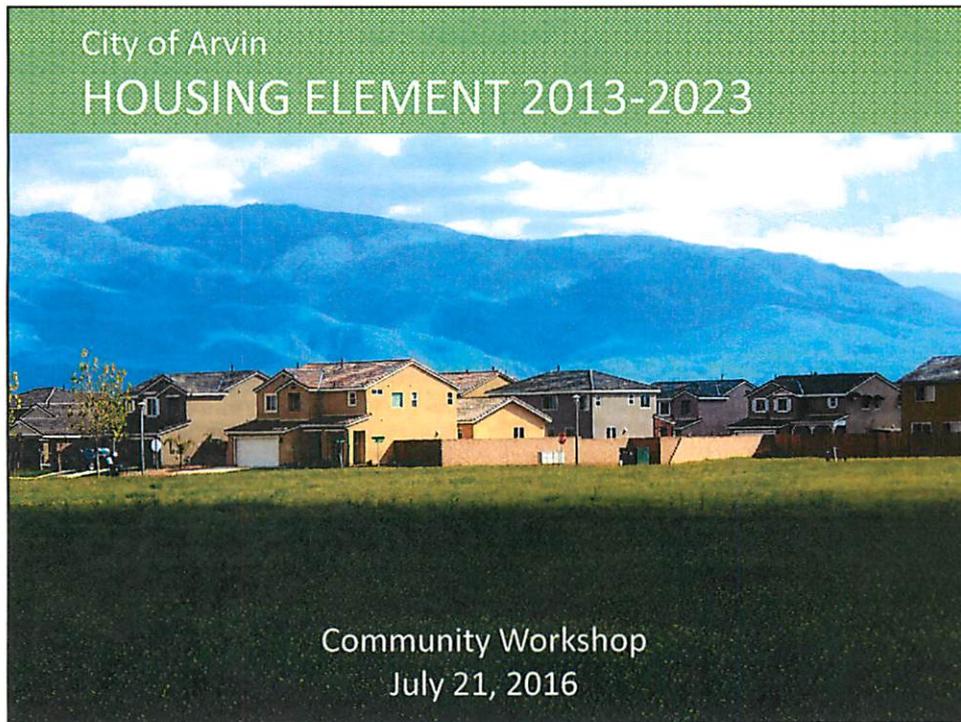
- **Necesidades de viviendas en Arvin**
- **Programas de viviendas actualmente disponibles para los residentes**
- **Recomendaciones sobre nuevos programas de viviendas**

El taller se llevará a cabo en la tarde del jueves, 21 de julio de 6:00 a 8:00 p.m. en la iglesia **St. John's Valley of Faith (500 Campus Dr., Arvin)**.

***Se proporcionará comida y el taller se llevará a cabo en inglés y español***

*Para mas información sobre este taller, por favor llame al  
ayuntamiento de la ciudad al tel: (661) 854-3134.*





## Purpose of the Housing Element

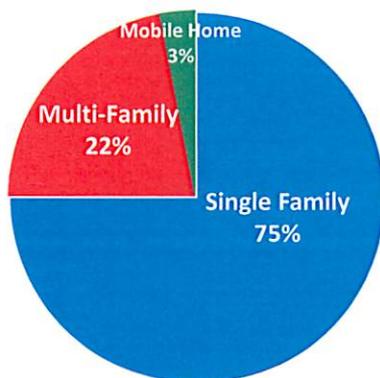
- One of the key elements of Arvin's General Plan
- Every California city is required to have a Housing Element
- Identifies Arvin's housing needs and priorities
- Shows how the City can or cannot accommodate Arvin's future housing needs
- Proposes housing programs to address Arvin's needs

## How We Got Here

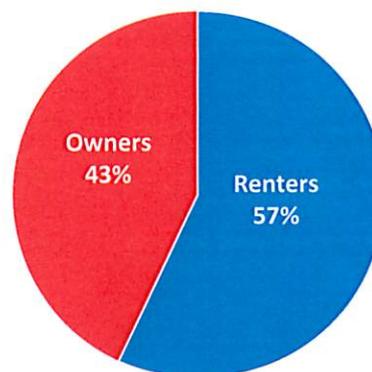
- May 2015: 1<sup>st</sup> Arvin Housing Element workshop
- July 2015: City adopted ordinance implementing housing programs in the previous 2008-2013 Housing Element
- January 2016: 2<sup>nd</sup> Housing Element workshop
- March 2016: Draft submitted to State for review
- March 2016: Environmental document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

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## Arvin's Housing Characteristics



Housing Type



Housing Tenure

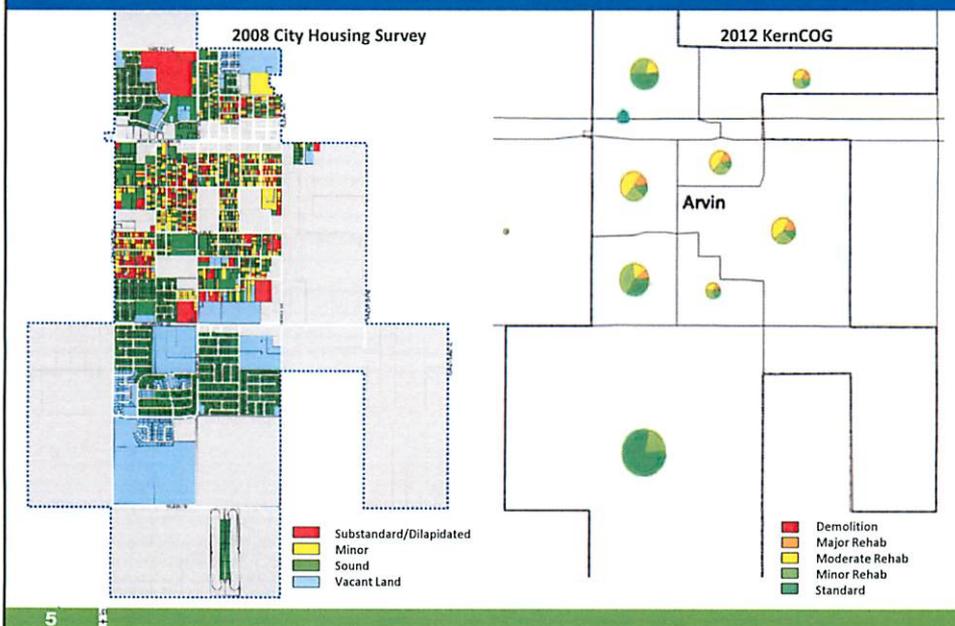
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## Arvin's Housing and Household Characteristics

- 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

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## Housing Conditions

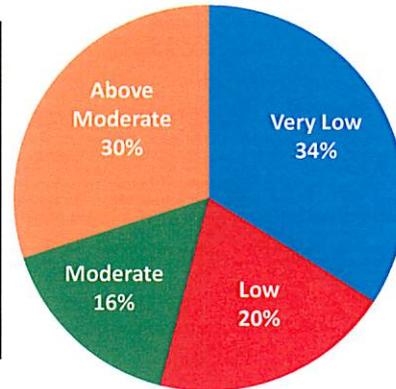


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## Affordable Housing Needs

- 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%
<b>Total</b>	<b>1,168</b>	<b>100%</b>



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## Meeting Future Housing Needs

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

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## 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

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## 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

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## 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

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## 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

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