

# Chapter Six

## Goals, Policies and Programs 2008-2013

Although the goals for the 2008-2013 are similar to those of the 2002-2007 planning period, some have been updated or revised for improved results and efficiency of resources. This chapter also proposes to address the State's adopted broad-based goal for housing as follows:

*"To assure to all Californians the opportunity to obtain safe, adequate housing in a suitable living environment."*

To achieve this goal, the State Department of Housing and Community Development has established four primary housing policies to actively engage in the preservation of existing housing and neighborhoods, provision of new housing, reduction of housing costs, and improvement of housing conditions for special needs groups as follows:

- Focused Implementation of the General Plan
  - Goal: Continue pursuit and direction of resources to fulfill the City's desires and obligations for the provisions of quality services, housing, and lifestyle with an emphasis on incorporating a green element.
- New Construction of Affordable Housing
  - Goal: Increase affordable housing for low- to very low-income households, with an emphasis on large families.
- Housing Rehabilitation and Acquisition
  - Goal: Improve the existing housing stock for low- to very low-income households.
- Redevelopment and Relocation
  - Goal: Pursue increased housing opportunities and assistance for those displaced through either City code enforcement and/or redevelopment activities.

To help accomplish these goals, the City, local residents, housing advocates and the City Council approved Citizens Advisory Committee discussed the effectiveness of previous programs, data received from the City's consultant, and information received from the questionnaire and Housing Quality Survey. Discussions led to the current goals, policies and program activities for the 2008-2013 Housing Elements planning period. The goals identified are general statements of the housing priorities of the community, the housing need as stated in the Regional Housing Need Allocation, and the Housing Quality Survey. The corresponding results shall be attained through the policies and program activities. Policies state the courses of action necessary to achieve the goals, and the program activity specifies how, by what entity, and when certain program measures are to be implemented or completed during of the five-year plan period.

### **Goals**

Goal 1 – 2025 General Plan Implementation – The City shall implement the General Plan's strategy goals for the provision of housing and shall implement goals of the Housing Element.

Goal 2 – New Construction of Affordable Housing - In order to reach the City's Regional Housing Needs Allocation (RHNA) of 1817 units for this planning period, the City has identified a need to construct 75 new housing units annually. The targeted number of units and the distribution to the specific income categories are described in Policy 1.1. This production level is dependent upon local economic conditions.

Goal 3 – Housing Rehabilitation and Home Buyer Assistance – The City desires to continue its rehabilitation programs. It shall also continue its home buyer assistance and neighborhood revitalization efforts.

Goal 4 – Redevelopment– The City shall continue current redevelopment efforts focusing on creation of affordable housing and economic activities. It shall also preserve affordable units in at-risk housing.

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### ***Policies and Programs***

The Goals, Policies, and corresponding Programs are listed below as follows: Goal 1, Policy 1.1, Program 1.1.1. The first number establishes the Goal, the second number establishes the Policy, and the third number is added to identify the specific Program.

Policy 1.1 Continue the Housing Support Activities of the City and Redevelopment Agency

Policy 2.1 New Construction

Policy 3.1 Neighborhood Revitalization

Policy 3.2 Housing Rehabilitation, Replacement and Home Buyer Assistance

Policy 4.1 Preservation of Affordability of At-Risk Housing

Policy 4.2 Accountability

The programs that are easily adaptable to quantitative measures have been incorporated into Table 6-1 to assist in measuring quantitative performance.

### ***Goal 1 – General Plan Implementation***

#### **POLICY 1.1 – CONTINUE THE HOUSING SUPPORT ACTIVITIES OF THE CITY AND RDA**

##### ***Program 1.1.1 – Implementation of General Plan Policies***

The City's Community Development Department, Planning Division and the Economic Development and Redevelopment Department shall implement and support the 2030 General Plan affordable housing policies and policies for compact use development. The Implementation and Regional Cooperation Elements of the 2030 General Plan are supported by the Kern County Blueprint, which includes the following goals related to housing:

- Create a range of housing opportunities and choices
- Create walkable neighborhoods
- Mix land uses
- Take advantage of compact building design

To support these goals, the City of Delano will take the following actions:

- 1.1.1.a** Initiate a study to evaluate land use and transportation alternatives for the city centers of Delano Complete a Healthy Delano and Wellness Element and a Sustainability Element of the General Plan by July 1, 2012 2013. This program will be funded by the Smart Valley Places grant program under the auspices of the California Partnership for the San Joaquin Valley and funded by the federal Department of Housing and Urban Development, which involves a compact of 14 San Joaquin Valley cities. This effort is consistent with the implementation strategies and policies of the 2025 2030 Delano General Plan to promote and support more intensive development within strategically located sectors of Delano City. The study project will assist in land use planning, market research and economic assessment, and transportation analysis that will evaluate higher density alternatives, walkable neighborhoods and healthy eating and physical activity and identify preferred land use development strategies that will support these planning objectives.
- 1.1.1.b** Complete a comprehensive update of the zoning ordinance , including adoption of Form Based Codes where appropriate, incorporating measures implementing the General Plan Elements identified in Program 1.1.1.a by July 1, 2014.

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**1.1.1.c** Adopt implementation measures for the Southwest Delano Strategic Plan (prepared with the assistance of a Caltrans Environmental Justice program grant) by July 1, 2013.

**1.1.1.d** Complete General Plan Amendments required to maintain consistency between newly-adopted Housing Element programs and other Elements of the Delano General Plan. Especially, complete the Land Use Element amendments required to effectuate the zoning program for providing adequate buildable sites for a sufficient supply of low and lower income affordable housing units over the next five-year planning time frame. Annually assess internal consistency issues that may arise as part of the annual Housing Element Implementation Report.

Additionally, the Community Development Department, Planning Division will take lead in creating a citizen-driven process by July 1, 2013 to assist in coordinating the Smart Valley Places grant the Regional Blueprint Process, lobby state and Federal government to seek financial rewards for regional cooperation and to provide valuable feedback regarding the affordable housing policies of the 2030 General Plan to increase affordability and meet the goals identified above.

**Action: Develop General Plan Elements and complete related zoning ordinance amendments.**

**Adopt implementation measures for the Southwest Delano Strategic Plan**

**Complete General Plan Amendments necessary to implement Housing Element Update programs**

**Responsibility: Community Development Department, Planning Division**

**Time: Years  
July 2013 through July 2014**

### **Program 1.1.2 – One Stop Processing**

The City Community Development Department, Planning Division will improve the one stop process by continuing the existing process of coordination among City departments and outside agencies involved in the development review process and fostering interdepartmental cooperation in the determination of development requirements and conditions of approval. Through its existing Site Plan Review process, City departments and related agencies will continue to provide expedited processing of affordable housing development proposals as they are submitted.

**Action: Continue the existing process of interdepartmental and agency development review coordination**

**Responsibility: Community Development Department, Planning Division and other affected City Departments.**

**Time: -Ongoing**

### **Program 1.1.3 - Institutional Barriers**

The City Community Development Department, Planning Division shall identify land use polices, ordinances and procedures, and other potential local state and federal regulations that may act as institutional barriers to the development and/or rehabilitation of affordable housing, including the requirement for payment of development impact fees for the construction of accessory dwelling units on single family lots. The department will examine the potential for a reduction in such fees if feasible. The department will also investigate establishing minimum densities for both single family and multiple family housing development on infill parcels and newly-developing sites.

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**Action: Continue monitoring institutional barriers and report on findings. Identify minimum densities for new housing developments and propose amending General Plan and Zoning Ordinance standards as necessary.**

**Responsibility: Community Development Department,  
Planning Division.**

**Time: By July 1, 2013**

### **Program 1.1.4 - Complaint Referral**

The City Economic and Redevelopment Development shall refer inquiries and landlord/tenant complaints concerning housing discrimination to the applicable regulatory body (State Department of Fair Employment and Housing, HUD, or private counsel) for processing. The City will also disseminate fair housing information citywide by sponsoring workshops, housing information fairs, and monitoring of affirmative marketing. The City will advertise fair housing laws and complaint procedures through literature displays at City offices, non-profit organizations such as Kern County Housing Authorities, property management organizations, lenders, and other such organizations. Literature is to be provided in English and Spanish.

**Action: Continue compliance, information dissemination and referral services.**

**Responsibility: Economic Development and Redevelopment Department.**

**Time: Program is in place**

### **Program 1.1.5 - Support of Current Law**

The City of Delano shall sponsor workshops, housing information fairs, monitor affirmative marketing, and work closely with the State Department of Fair Employment and Housing (DFEH). The City shall support enforcement of Fair Housing Laws as expressed in Title 8 of the Civil Rights Act of 1968, as amended. The City of Delano has set up a Fair Housing complaint intake toll-free hotline. City Staff will be responsible for the intake of the calls and the referral to the appropriate agency such as DFEH. In addition to addressing the fair housing complaints of residents through the City's new Fair Housing Program, the City has drafted and posted educational flyers regarding housing rights and examples of fair housing violations to better educate residents and property managers about fair housing. The City has provided fair housing information in English and Spanish. The information will also be made available through the City's website.

As funding permits, the City will work with other fair housing advocates to conduct additional fair housing workshops in Delano to educate about fair housing rights. The City will explore applying for federal Fair Housing Initiative Program (FHIP) grants and conduct testing and audits as a means to affirming the nature and extent of fair housing issues in the community. The Fair Housing Program is funded through the City's CDBG entitlement funds. The City has an annual budget of \$1,200 for the implementation of the Fair Housing Program.

**Action: Provide financial support annually to The City of Delano's Fair Housing program**

**Responsibility: Economic Development and Redevelopment Department.**

**Time: Ongoing**

### **Program 1.1.6 – Delano Green Building Program**

Delano City's will implement a Green Building Program to effectively weave together Delano's environmental and urban systems to sustain, protect, and provide access to natural resources. Similar to the Healthy Delano and Wellness Element and Sustainability Element described in Program 1.1.1.a, this program will be funded by the Smart Valley Places grant program funded by the federal Department of Housing and Urban Development. This Green Building Program is consistent with the City's action plan goal for achieving sustainability by 2030.

The City of Delano will implement the following programs and policies benefit affordable housing developments in terms of their sustainability and long-term energy use cost savings:

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- 1) Tier 1: Title 24 Standards compliance with mandatory enhancements.
- 2) Tier 2: Green Delano Certificate – Tier 1 plus upgrades.
- 3) Tier 3: Leadership in Energy and Environmental Design (LEED) Building Program

The Delano Green Building Program will incentivize resource conservation in residential construction, which reduces the utility and/or operation costs of housing. With rising energy costs on the horizon, the operational costs of housing are expected to increase. However, conservation measures implemented as a result of the Delano Green Building Program can reduce the operational costs of a dwelling unit by as much as 50%, which is an important element in achieving truly affordable housing.

**Action: Develop Delano Green Building program.**

**Responsibility: Community Development Department, Planning and Building Divisions.**

**Time: By July 2013**

### **Program 1.1.7 – Funding Energy Saving Improvements**

The Community Development Department, Planning Division will monitor H.R. 6. Energy Independence and Security Act legislation to determine if the City may use a portion of a \$10 billion dollar grant fund for applicable housing related energy-efficient items to provide households with greater efficiency and lower energy usage, and report its finding to the City Council.

**Action: Monitor HR 6 and apply for funding if applicable and report to Council.**

**Responsibility: Community Development Department, Planning Division.**

**Time: Continually as funding is available**

### **Goal 2 – New Construction of Affordable Housing**

#### **POLICY 2.1 – NEW CONSTRUCTION**

The City's RHNA number for new construction for this planning period consists of the following income categories:

Very Low: 442

Low: 300

Moderate: 331

Above Moderate: 744

Note: Based on the 2007 Delano City RHNA Plan prepared by Kern Council of Governments

#### **Program 2.1.1 - Land Demand**

The City shall annually monitor the supply of vacant zoned and residential planned land. The City shall ensure that there at least a 5-year supply of zoned land to meet the needs of all economic sectors of the community. Where supplies drop below the adopted thresholds, the City shall immediately initiate a General Plan amendment, proactive annexations, rezoning, or zoning actions to ensure an adequate supply and shall explore the possibility of "prezoning" adjacent unincorporated areas to reduce processing times and costs to potential housing projects. If necessary, to assure affordability, additional environmental documentation shall be prepared.

**Action: Annual monitoring, initiate processes to assure adequate supply of land.**

**Responsibility: Community Development Department, Planning Division.**

**Time: Annually**

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### **Program 2.1.2 – Density Bonus**

The City shall comply with the State of California to allow for a maximum density bonus of 35 percent to be consistent with SB 1818.

**Action: Comply with State density law.**

**Responsibility: Community Development Department, Planning Division.**

**Time: Adopt Ordinance by July 1, 2012**

### **Program 2.1.3 – Infill Housing**

The Redevelopment Agency shall acquire sites to accommodate up to 5 units annually to be constructed as low-income affordable housing, utilizing non-and for-profit builders, and housing agencies. Funding for these projects shall come from available the Redevelopment Agency Housing Set-Aside Fund.

**Action: Acquisition of sites for construction of 50 affordable housing units.**

**Responsibility: Redevelopment Agency, Economic Development Department.**

**Time: Year 1-5**

### **Program 2.1.4 – Facilitate the Development of Multifamily Housing Affordable to Lower Income Households**

The City will identify and rezone approximately 40 acres of vacant land to the R-3 zoning district, allowing exclusively residential uses by right without a CUP or other discretionary action and a minimum of 20 units per acre. The parcels identified for rezoning are identified in Table 3-5 of this Element. These parcels have been determined to be suitable and available for development within the planning period, and domestic water and sewer collection services can be made available to these sites.

The sites identified in Table 3-5 will require amendments to the General Plan Land Use Element map prior to or concurrent with their rezoning, as the existing designations include Commercial, Medium Density Residential and Low Density Residential. The proposed rezonings to the R-3 district are not presently compatible with the existing designations. Two of the parcels will also require a Specific Plan amendment.

**Action: Facilitate Multifamily Housing.**

**Responsibility: Community Development Department, Planning Division.**

**Time: July 1, 2012**

### **Program 2.1.5 - Increase Residential Density Potential**

The City shall annually review applicable State legislation to ensure that its plans and Zoning Ordinance are consistent with State law. Whenever possible, housing yield per acre shall be increased, conserving land, services, and costs. The Community Development Department, Planning Division shall also review the potential for higher yield through flexibility in or removal of governmental constraints such as street width, setback, coverage, and lot size requirements as set forth in new policies and code changes.

**Action: Review State regulations and change City plans and policies as needed.**

**Responsibility: Community Development Department, Planning Division.**

**Time: Annually**

### **Program 2.1.6 – Maximum Density**

Whenever possible, density shall be increased, conserving land, services, and costs. The Community Development Department, Planning Division shall review its development standards such as street width, setback, and coverage, heights, parking and lot size requirements and amend zoning and development standards as necessary to ensure the ability to achieve minimum density, particularly in the R-3 zoning districts, and facilitate maximum densities. Further, the City will develop a maximum density matrix to help developers facilitate higher density residential developments.

**Action: Ensure minimum densities in the R-3 zone district and develop maximum density matrix for the development community.**

**Responsibility: Community Development Department, Planning Division.**

**Time: By July 1, 2012 and July 1, 2014**

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### ***Program 2.1.7 – Large Sites***

To assist in the development of housing for lower income households on larger sites (greater than 10 acres), the City will facilitate land divisions, lot line adjustments, and specific plans resulting in parcels sizes that are suited to multifamily developments affordable to lower income households in light of state, federal and local financing programs (such as two to ten acre sites). The City will work with property owners and non-profit developers to target and market the availability of sites with the best potential for development. In addition, the City will offer the following incentives for the development of affordable housing including but not limited to:

- streamlining and expediting the approval process for land division for projects that include affordable housing units,
- ministerial review of lot line adjustments,
- deferral or waiver of fees related to subdivisions for projects affordable to lower income households,
- provide technical assistance to acquire funding, and
- modification of development requirements as practicable.

***Action: Pursue the foregoing actions to facilitate development of housing on large sites***

***Responsibility: Community Development Department, Planning Division***

***Time: By July 1, 2013***

### ***Program 2.1.8 - Farmworker Housing Funding and Development***

The Community Development Department, Planning Division shall partner with and encourage local and state non-profits to seek funding for development of new farmworker housing projects.

***Action: Support farmworker housing through available funding sources and seek partnership opportunities with local and state non-profit farmworker housing developers.***

***Responsibility: Community Development Department, Planning Division.***

***Throughout planning period, as funding is available***

### ***Program 2.1.9 – Zoning for Emergency and Homeless Shelters***

The Community Development Department, Planning Division shall, within one year of submission of the Housing Element, identify a zoning district or districts where emergency and homeless shelters are allowed as a permitted use, in compliance with State Government Code Section 65583(a)(4), and revise its Zoning Ordinance accordingly. The R-3 zone district is being considered, together with other zone districts that permit residential uses. Commercial and industrial zone districts will be analyzed as well, with primary consideration given to commercial zone districts. Additionally, emergency and homeless shelters will be permitted by right, without a CUP or other discretionary action, and will be subject only to the same development and management standards that apply to other allowed uses within the identified zone(s). Furthermore, the City will adopt the State definition which states that emergency and homeless shelters are defined as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person and that is not withheld due to a client's inability to pay.

***Action: Identify zoning districts and revise Zoning Ordinance pursuant to Code Section 65583(a)(4).***

***Responsibility: Community Development Department, Planning Division***

***Time: By July 1, 2012***

### ***Program 2.1.10 - Zoning for Special Needs Housing***

The Community Development Department, Planning Division shall, within one year of submission of the Housing Element, review the Zoning Ordinance for consistency with State Government Code 65583(a)(7) regarding appropriate levels of permit review for special needs housing development applications. "Special needs housing" means housing for disabled persons with special or supportive services that allow them to live independently.

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**Action: Review and revise Zoning Ordinance for consistency with special needs housing requirements.**  
**Responsibility: Community Development Department, Planning Division.**  
**Time: By July 1, 2012**

### **Program 2.1.11 – Transitional and Supportive Housing**

The Economic Development Department, Planning Division shall work in partnership with the Kern County Behavioral Health Department and the Kern County Continuum of Care, a local collaborative of homeless service providers to construct a minimum of 6 transitional housing units. Transitional housing is housing with supportive services that is limited to occupancy of up to 24 months that is exclusively designated and targeted for recently homeless persons, with the ultimate goal of moving them to permanent housing as quickly as possible. Rents and service fees are typically limited to an ability-to-pay formula that is consistent with HUD's requirements for subsidized housing for low-income persons. Additionally, the Community Development Department, Planning Division shall, within one year of submission of the Housing Element, by July 1, 2012, amend its zoning ordinance to identify the development of transitional and/or supportive housing as a residential use, and only subject to those restrictions that apply to other residential uses of the same type in the same zone, in compliance with state law.

**Action: Identify funds and support construction of 6 transitional housing units, and amend zoning ordinance to comply with state law.**  
**Responsibility: Economic Development and Redevelopment Department and Community Development Department, Planning Division.**  
**Time: By July 1, 2014**

### **Program 2.1.12 – Use the Redevelopment Agency's Low and Moderate Income Set-Aside Fund**

The City of Delano Redevelopment Agency's Low and Moderate Income Housing Fund has been greatly impacted by the Supplemental Educational Revenue Augmentation Fund (SERAF) repayment for FY 2009-2015 as required by the State of California. Due to the SERAF repayment, the Agency has had to significantly revise its budget. In 2008, the Agency had obligated \$100,000 to Sunny View II Family Apartments, an affordable housing project. The Agency will continue to assist similar affordable housing projects. Unfortunately, affordable housing projects have decreased due to the stagnated housing market. Still, the Agency is aggressively seeking opportunities to work with developers and apply for any available funding. The Agency will continue to pay for permit fees for eligible affordable housing projects to encourage the preservation of low-income housing in the City. The Agency annually assists with approximately \$3,000 - \$5,000 in permit fees. Currently, the Low and Moderate Income Housing Fund has a balance of \$680,498. The accrual amount for fund is uncertain, since the California RDAs are frozen. The anticipated planned uses of the Fund are:

#### **Low and Moderate Housing Fund**

**2009-2013**

**\$680,498**

#### **2009-2010**

**\$3,000 – Assist in payment of permit fees**

**\$15,000 – Professional Technical Services**

**\$10,000 – Purchase of tax-defaulted properties**

**\$28,000 – Total**

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### 2010-2011

\$100,000 – Assist Affordable Housing Project  
\$3,000 – Assist in payment of permit fees  
\$15,000 – Professional Technical Services  
\$10,000 – Purchase of tax-defaulted properties  
\$128,000 – Total

### 2011-2012

\$150,000 – Assist Affordable Housing Project  
\$4,498 – Assist in payment of permit fees  
\$15,000 – Professional Technical Services  
\$25,000 – Purchase of tax-defaulted properties  
\$194,498 – Total

### 2012-2013

\$200,000 – Assist Affordable Housing Project  
\$5,000 – Assist in payment of permit fees  
\$25,000 – Professional Technical Services  
\$100,000 – Rehab of tax-defaulted properties  
\$330,000 – Total

**Action:** *Identify Redevelopment Agency set-aside funds that can be used to assist in the construction, rehabilitation and replacement of housing units affordable to low and moderate income range households.*  
**Responsibility:** *Economic Development and Redevelopment Department.*  
**Time:** *Continuously as funding is available*

#### **Program 2.1.13 - Very-Low Income Large Family Single- and Multi-Family Housing**

The Community Development Department, Planning Division, Housing Authority and other nonprofit housing development agencies shall investigate funding sources, develop partnerships and apply for available local, State, and federal funds to assist in the production of 50 units for large family units. Funding for these projects shall come from available HUD, State, and other applicable funding sources. Funding available through HUD will be analyzed every spring along with the release of the federal Super NOFA (Notice of Funding Available), and every January with the release of HOME Program entitlement allocation to the City. The State of California has several over-the-counter housing programs and several additional programs that have varying due dates. The City will review each state-issued NOFA for applicability to meeting very low-income large family housing needs. A “large family” household is defined as those containing five or more persons. Prioritize funding for Extremely Low Income housing and provide financial assistance/ incentives/ concessions for multiple family housing/ single room occupancy dwellings and supportive housing as funding becomes available.

**Action:** *Support funding applications and help produce 50 large family units.*  
**Responsibility:** *Economic Development and Redevelopment Department.*  
**Time:** *By July 1, 2014*

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### ***Program 2.1.14 - Extremely Low-, Very Low-, and Low-Income Senior Housing***

The Community Development Department, Planning Division, Housing Authority and other nonprofit housing development agencies, shall seek and apply to funding sources and partner with local and statewide non-profits and for-profits in applying for funds and encouraging the construction of at least 80 units for extremely low-, very low-, and low-income income seniors (typically age 65 years and over; may vary by funding source or program). Funding available through HUD will be analyzed every spring along with the release of the federal Super NOFA (Notice of Funding Available), and every January with the release of HOME Program entitlement allocation to the City. The State of California has several over-the-counter housing programs and several additional programs that have varying due dates. The City will review each state-issued NOFA for applicability to meeting very low-income large family housing needs.

***Action: Find/provide funding to assist with the production of 80 senior affordable housing units.***

***Responsibility: Economic Development Department and Community Development Department, Planning Division.***

***Time: Year 1 through 5***

### ***Program 2.1.15 - Other Extremely Low- and Very Low-Income Housing***

The Economic Development Department, City Housing Authority and other nonprofit housing development agencies, shall provide financial assistance to develop at least 5 units for other extremely-low and very-low income households. Staff will partner with the Housing Authority and nonprofit organizations such as Self Help Enterprises and Habitat for Humanity in efforts to expand affordable housing resources and to obtain new financing to continue to seek and support additional housing resources. Staff will utilize NSP1, HOME and CalHOME grants as well as the City's Housing Authority funds to assist extremely-low to very low-income households...

***Action: Provide financial assistance for the construction of 5 units.***

***Responsibility: Economic Development Department.***

***Time: By July 1, 2014***

### ***Program 2.1.16 - Proposition 1C Program***

The Community Development Department, Planning Division shall review published Proposition 1C notices of funding availability and cause applications to be prepared for various City housing programs, projects, and activities.

***Action: Review notices of funding available and submit qualified applications.***

***Responsibility: Community Development Department, Planning Division.***

***Time: Year 1 through 5***

***Program 2.1.17 – Strengthening Partnerships with Affordable Housing Developers*** The Community Development Department and the Economic Development and Redevelopment Department shall continue the on-going efforts to strengthen partnerships and relationships with affordable housing developers by encouraging funding applications to applicable funding sources, providing staff expertise, encouraging local capacity building and attracting large investors to facilitate the construction of new affordable housing units and incentivize self-help type single family housing construction for extremely low-income households. For example, the City had previously obligated \$100,000 (from the RDA Low-Moderate Housing Fund) for an affordable housing developer to assist with the construction of Sunny View II Family Apartments. The City has also sponsored a HOME Project application for both Sunny View II and Ellington View Family Apartments. The City will continue to utilize its RDA Low-Moderate Housing Fund and apply for future HOME Project funds, in order to provide assistance to housing developers to help facilitate the construction of affordable housing. The City will continue to market the availability

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of funds through local newspaper advertising, mailing out Request for Proposals for affordable housing developers and through the City of Delano's website.

**Action: Strengthen partnerships with affordable housing developers.**  
**Responsibility: Community Development Department, Economic Development and Redevelopment Department**  
**Time: Throughout planning period, as funding is available**

### **Program 2.1.18 – Zoning for Agricultural Employees (Farmworker) Housing**

The Community Development Department, Planning Division shall, within one year of certification of the Housing Element, adopt a program to amend the Zoning Ordinance to bring it into compliance with Health and Safety Code Sections 17021.5, 17021.6 and Government Code Sections 51238 and 51238.5 to encourage and facilitate a variety housing types for agricultural employees.

**Action: Revise Zoning Ordinance to facilitate farmworker housing pursuant to State law.**  
**Responsibility: Community Development Department, Planning Division.**  
**Time: July 1, 2013**

### **Goal 3 – Housing Rehabilitation, Acquisition and Neighborhood Improvements**

#### **POLICY 3.1 - NEIGHBORHOOD REVITALIZATION**

The City of Delano in conjunction with private businesses and developers, and community-based non-profit organizations, shall collectively increase neighborhood revitalization activities and pledge to allocate funds to preserve existing neighborhoods.

#### **Program 3.1.1 - Comprehensive Code Enforcement**

The City Code Enforcement Division shall set a goal of assertively conducting targeted neighborhood inspections of 10 housing units annually for potential health and safety issues and advise on available financial assistance. The City will ensure City resources are targeted at high need areas to encourage blight removal, repair of substandard housing units and incentivize needed repairs of both owner-occupied and tenant occupied housing by identifying rehabilitation and relocation funds and making the information readily available to households whose homes are in need of major renovations. Additionally, Code Enforcement will continue to improve neighborhoods throughout Delano City and increase livability by creating safe and healthy conditions, removing blight, educating citizens, promoting pride of ownership and building collaborative relationships with the community.

**Action: Conduct code enforcement inspections of 10 units each year in targeted neighborhoods.**  
**Responsibility: City Code Enforcement Division (Police Department).**  
**Time: Annually**

#### **Program 3.1.2 - Neighborhood Infrastructure**

The City Public Works Department shall commit its best efforts to provide services, within budgetary allocations, for neighborhood infrastructure such as curbs, gutters, sidewalks, streets, ramps, driveway approaches, curb cuts, wheelchair ramps, and street lights necessary to accommodate existing units and facilitate development of undeveloped or underdeveloped properties, to assist at least 10 households. This goal can be met through available funding sources and Americans with Disability Act (ADA) improvement activities. During the 2008-2013 planning period, the City's Engineering Department will identify and prioritize neighborhood infrastructure deficiencies and needs to develop an infrastructure repair plan for the City of Delano, and specifically CDBG eligible areas.

**Action: Neighborhood infrastructure to accommodate at least 10 households.**  
**Responsibility: City Public Works Department.**  
**Time: Year 1 through 5**

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### ***Program 3.1.3 - Public Utilities Sewer and Water Deficiencies***

The City of Delano's Engineering and Public Works Department will develop written policies and procedures that ensures water and sewer services are provided as a priority for developments that include units affordable to lower income households, contingent on the development application's compliance with all entitlement requirements including, but not limited to, General Plan, Zoning and Public Works Construction Standards. Additionally, as is current practice, the City will ensure that all development applications are considered, reviewed and approved without prejudice to the proposed residents, contingent on the development application's compliance with all entitlement requirements including, but not limited to, General Plan, Zoning and Public Works Construction Standards. The City of Delano will update its water management plan in compliance with the State of California Department of Water Resources guidelines and will include projected water use for single-family and multi-family housing needs for all economic segments of the community.

***Action: Preparation of an Urban Water Management Plan pursuant to State law has been completed. City will provide priority sewer and water development processing and adherence to state law for affordable housing activities.***

***Responsibility: City Engineering and Public Works Department.***

***Time: Urban Water Management Plan was adopted on August 15, 2011; provide priority processing continuously as projects are submitted for review.***

### ***Program 3.1.4 – Enhanced City Police Service to High Crime Neighborhoods***

The City Police Department shall continue to focus on strategies to reduce Part I crimes, which are measured by the FBI to assist jurisdictions in comparing themselves against other jurisdictions in the following categories: murder, rape, robbery, aggravated assault, arson, burglary, theft and auto theft. The department shall continue its prevention and intervention programs and activities such in an effort to reduce crime in high-crime neighborhoods.

***Action: Utilize pro-active efforts in high crime neighborhoods.***

***Responsibility: City Police Department.***

***Time: Year 1 through 5***

## **POLICY 3.2 - HOUSING REHABILITATION, REPLACEMENT AND HOME BUYER ASSISTANCE**

The City shall utilize CDBG, HOME, and other housing funds for housing rehabilitation and/or housing replacement and home buyer assistance in proportion to the relative need in the community.

### ***Program 3.2.1 - Housing Rehabilitation***

The City Economic Development and Redevelopment Department shall utilize information from the Housing Quality Survey to rehabilitate 16 single- and multi-family dwelling units (2 minor, 10 moderate, 2 substantial, 2 emergency). Rehabilitation is categorized as follows: Minor - a unit that shows signs of deferred maintenance or needs one major component repaired; Moderate - a unit in need of replacement of one or more major components and other repairs; Substantial - a unit that requires replacement of several major systems and possible other repairs; and Emergency Repair - a unit that has health and safety issues and that requires immediate attention. Funding Source: HOME and CalHOME loans and grants

***Action: Rehabilitate at least 16 units.***

***Responsibility: City Economic Development.***

***Time: Year 1 through 5***

### ***Program 3.2.2 – Housing Replacement***

The City Economic Development and Redevelopment Department in partnership with the RDA shall replace or reconstruct at least 2 dilapidated units that suffer from excessive neglect and are not fit for human habitation.

***Action: Replace or reconstruct at least 2 dilapidated housing units.***

***Responsibility: Economic Development Department.***

***Time: Year 1 through 5***

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### ***Program 3.2.3 – Home Buyer Assistance***

The City Economic Development and Redevelopment Department shall set aside funds for the first-time home buyer programs to assist 35 households during the planning period.

***Action: First-time home buyer programs to assist 35 households.***

***Responsibility: Economic Development Department.***

***Time: Year 1 through 5***

### ***Program 3.2.4 - Redeveloped Housing Sites***

The City Economic Development and Redevelopment Department and the RDA shall acquire 8 blighted properties to develop as new residential housing.

***Action: Acquire 8 properties for redevelopment.***

***Responsibility: City Economic Development Department.***

***Time: Year 1 through 5***

### ***Program 3.2.5 – Comprehensive Housing Quality Survey and Upgrade Geographic Information System (GIS)***

The Community Development Department, Planning Division will conduct a comprehensive housing quality survey during the planning period. The findings shall be incorporated into the upgraded Geographic Information System (GIS) to track housing conditions and permits issued for repair. Survey data shall be made available to other housing agencies upon request.

***Action: Conduct survey and address GIS programming updates.***

***Responsibility: Community Development Department, Planning Division.***

***Time: Year 3 through 5***

## ***Goal 4 – Redevelopment and Relocation***

### **POLICY 4.1- PRESERVATION OF AFFORDABILITY OF AT-RISK HOUSING**

#### ***Program 4.1.1 – At-Risk Housing***

The City shall participate in securing the continued affordability of at-risk housing units through preservation and replacement. An at-risk unit is a unit wherein the owner has prepaid a government subsidy on the property, the affordability period is set to expire, or is undergoing a conversion to condominiums. The City will partner with the area office of the U.S. Department of Housing and Urban Development, local housing developers and the California Housing Partnership Corporation to pro-actively identify at-risk housing units, and engage owners in developing viable plans to conserve unit affordability. As the City identifies at-risk units that are considering converting to market rate, the owner or proposed future owner will be encouraged and assisted in applying for local, state or Federal housing funds for housing acquisition and/or rehabilitation to assist in the preservation of the at-risk units.

***Action: Monitor notices; participate with local housing provider and contact agencies interested in acquisition.***

***Responsibility: Community Development Department, Planning Division and Economic Development and Redevelopment Department.***

***Time: Continuously throughout planning period as information becomes available***

#### ***Program 4.1.2 – Preventing and Alleviating Foreclosures***

The RDA will address the current foreclosure crisis by partnering with local foreclosure counseling service providers to prevent families from entering foreclosure procedures and enacting local ordinance updates to incentivize quick alleviation of already foreclosed homes. The City Economic Development and Redevelopment Department will monitor implementation of the Neighborhood Stabilization Act (H.R. 5818), which authorizes a \$15 billion dollar federal grant and loan for state and local governments to purchase, rehabilitate, and resell foreclosed homes and apply for funding accordingly. The City will actively partner with nonprofit organizations that provide housing counseling, and other agencies to promote counseling services available to assist families facing

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foreclosure. Thereafter the City will work with local community groups to prepare a public education and outreach campaign addressing the resources available to avoid and/or alleviate foreclosures.

**Action: Monitor available funding programs, and partner with housing counseling agencies to assist needy families.**  
**Responsibility: Economic Development and Redevelopment Department.**  
**Time: Continuously throughout planning period**

### POLICY 4.2- RELOCATION OF RESIDENTS

#### **Program 4.2.1 – Provide Relocation Services as Needed**

The RDA shall be legally responsible for the relocation of individuals and families displaced due to redevelopment activities. The City shall provide relocation assistance as prescribed by law.

**Action: Provide relocation assistance as needed and required.**  
**Responsibility: Economic Development and Redevelopment Department**  
**Time: As needed**

### POLICY 4.3 – ACCOUNTABILITY

#### **Program 4.3.1 – Required Reporting by Regional Housing Need Allocation Income Category**

To ensure standardized and categorized reporting in the Housing Element annual update to the California Department of Housing and Community Development on the targeted income and special groups, all parties reporting accomplishment data to the City shall track housing program accomplishments by the following area median income levels: Extremely low-income (30%), very low-income (50%), low-income (80%), and moderate-income (100%). Other housing development agencies shall also provide similar reports. Detailed reports will ensure the City is working toward meeting the housing need of each income category as provided for the RHNA numbers for the City of Delano as follows:

Very Low: 442  
Low: 300  
Moderate: 331  
Above Moderate: 744

**Action: Provide detailed reporting.**  
**Responsibility: All reporting parties.**  
**Time: Annually**

#### **Program 4.3.2 – Citywide Public Services Processing for Affordable Housing**

The Community Development Department, Planning Division shall provide a copy of the Housing Element to City Departments and responsible agencies to ensure priority processing for proposed developments that include affordable housing units to lower-income households.

**Action: Provide certified Housing Element to all City Departments and Responsible Agencies.**  
**Responsibility: Community Development Department, Planning Division.**  
**Time: Year 1**

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**Table 6-1**  
**Quantified Housing Objectives – 2009-2013**

<b>Income</b>	<b>New Construction</b>	<b>Rehabilitation</b>	<b>Conservation/Preservation</b>
<b>Extremely Low</b>	<b>65</b>	<b>8</b>	<b>15</b>
<b>Very Low</b>	<b>60</b>	<b>6</b>	<b>15</b>
<b>Low</b>	<b>60</b>	<b>2</b>	<b>10</b>
<b>Moderate</b>	<b>331</b>	<b>--</b>	<b>10</b>
<b>Above Moderate</b>	<b>744</b>	<b>--</b>	
<b>TOTAL</b>	<b>1,260</b>	<b>16</b>	<b>50</b>