



Housing Element 2008-2013

June 2009



Prepared by
City of Taft
Planning Department

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	<i>Table No. 8-Overpaying Households</i>	-	-	-	-	19
	5.2.9 Utility and Energy Costs	-	-	-	-	20
5.3	TAFT HOUSING STOCK CONDITIONS	-	-	-	-	20
	<i>Table No. 9-Housing Types 2000</i>	-	-	-	-	21
	<i>Table No. 10-Completed Housing Permits</i>	-	-	-	-	21
5.4	HOUSING CONDITIONS	-	-	-	-	
	UNITS IN NEED OF REPAIR OR REPLACEMENT	-	-	-	-	22
5.5	SPECIAL NEEDS HOUSEHOLDS	-	-	-	-	22
	5.5.1 Elderly Households	-	-	-	-	22
	<i>Exhibit IV-Housing Condition Survey</i>	-	-	-	-	23
	<i>Exhibit V-Housing Condition Survey</i>	-	-	-	-	24
	<i>Exhibit VI-City of Taft Census Tract 35</i>	-	-	-	-	25
	<i>Table No. 11-Housing Condition Survey, 2007 (Target Area)</i>	-	-	-	-	26
	<i>Table No. 12-Housing Condition Survey, 2007 (Non</i>	-	-	-	-	
	<i>Target Area)</i>	-	-	-	-	26
	<i>Table No. 13-Elderly Population by Age Group</i>	-	-	-	-	27
	5.5.2 Disabled Persons	-	-	-	-	28
	<i>Table No. 14-Total Population by Disabled Person (5 Years</i>	-	-	-	-	
	<i>And Above)</i>	-	-	-	-	28
	5.5.3 Female Headed Households	-	-	-	-	28
	<i>Table No. 15-Marital Status (Age 15 and Over) 2000</i>	-	-	-	-	29
	5.5.4 Overcrowded Households	-	-	-	-	29
	<i>Table No. 16-Persons Per Room by Tenure-Overcrowded</i>	-	-	-	-	
	<i>Households</i>	-	-	-	-	29
	5.5.5 Large Families	-	-	-	-	29
	<i>Table No. 17-Large Families (Families of 5+ Members)</i>	-	-	-	-	30
	<i>Table No. 17.5-Housing Types Permitted by Zone District</i>	-	-	-	-	30
	5.5.6 Persons in Group Quarters	-	-	-	-	31
	5.5.7 Transitional and Supportive Housing	-	-	-	-	31
	5.5.8 Emergency Shelters	-	-	-	-	32
	5.5.9 Farm Workers	-	-	-	-	33
	5.5.10 Assisted Housing/Units at Risk	-	-	-	-	33
	5.5.11 Single Room Occupancy	-	-	-	-	34
6.0	FUTURE HOUSING NEEDS	-	-	-	-	34
6.1	TOTAL NEED	-	-	-	-	34
	<i>Table No. 18-Residential Land Demand, Low Population</i>	-	-	-	-	
	<i>Estimate, 2010</i>	-	-	-	-	34
	<i>Table No. 19-Residential Land Demand, High Population</i>	-	-	-	-	
	<i>Estimate, 2010</i>	-	-	-	-	35
7.0	LAND INVENTORY	-	-	-	-	35
7.1	ADEQUATE SITES	-	-	-	-	35

	<i>Exhibit XII-Housing Element Site Inventory List</i>	-	-	-	37
	<i>Table No. 20-City of Taft Existing Land Use 2008</i>	-	-	-	38
7.2	IMPORTANCE TO ECONOMIC DEVELOPMENT	-	-	-	44
8.0	ANALYSIS OF POTENTIAL CONSTRAINTS	-	-	-	44
8.1	GOVERNMENTAL CONSTRAINTS	-	-	-	44
	8.1.1.0 Land Use Controls	-	-	-	44
	8.1.1.1 Zoning Ordinance	-	-	-	45
	8.1.1.2 Manufactured Housing	-	-	-	45
	8.1.1.3 Second Units	-	-	-	45
	<i>Table No. 21-Taft Zoning Ordinance Residential Development Standards</i>	-	-	-	46
	8.1.1.4 Building Code	-	-	-	47
	8.1.1.5 Subdivision Regulations	-	-	-	47
	8.1.1.6 Permit Processing	-	-	-	48
	8.1.1.7 Development Fees	-	-	-	49
	<i>Table No. 22-Total Fees Required to Pull Building Permit</i>	-	-	-	50
	8.1.1.8 Land is made available for sale only when not needed	-	-	-	50
	8.1.1.9 Efforts to assemble smaller parcels	-	-	-	51
	8.1.1.10 Many substandard housing units are not within City limits.	-	-	-	51
	8.1.2 Infrastructure and Public Services	-	-	-	51
8.2	NON-GOVERNMENTAL CONSTRAINTS	-	-	-	53
	8.2.1 Land Constraints	-	-	-	53
	8.2.1.1 Land Availability	-	-	-	53
	8.2.1.2 Land Contamination	-	-	-	54
	8.2.1.3 Deed Restrictions	-	-	-	54
	8.2.1.4 Land Prices	-	-	-	54
	8.2.2 Market Constraints	-	-	-	54
	8.2.2.1 The Costs of Construction	-	-	-	54
	8.2.2.2 “Front-end” Development Costs	-	-	-	55
	8.2.2.3 The Availability of Financing	-	-	-	55
	8.2.2.4 Insufficient Household Income	-	-	-	55
	8.2.2.5 Costs Associated with Borrowing Money	-	-	-	56
	8.2.2.6 Higher Energy Costs	-	-	-	56
	8.2.2.7 The City’s Economy is Dependent on the Oil Industry	-	-	-	56
	8.2.3 Environmental Constraints	-	-	-	56

9.0	THE 2008-2013 HOUSING PLAN: GOALS, POLICIES, OBJECTIVES, AND PROGRAMS	-	-	-	-	-	56
9.1	HOUSING PROGRAMS	-	-	-	-	-	60
	<i>Table No. 23-Rehabs to Date (December 2007)</i>	-	-	-	-	-	60
9.2	FINANCIAL RESOURCES	-	-	-	-	-	60
9.2.1	Redevelopment	-	-	-	-	-	61
	<i>Table No. 24-Redevelopment Set-Aside Funds Projection</i>	-	-	-	-	-	61
9.2.2	CDBG Funds	-	-	-	-	-	62
9.2.3	HOME Funds	-	-	-	-	-	62
	2008 – 2013 Program Emphasis	-	-	-	-	-	62
	Summary of Recommendations on Housing Topics	-	-	-	-	-	62
9.3	PROGRAM DESCRIPTIONS	-	-	-	-	-	63
9.3.1	Housing Rehabilitation-	-	-	-	-	-	63
	<i>Exhibit VIII City of Taft Housing Programs Summary</i>	-	-	-	-	-	64
9.3.2	Housing Rehabilitation-Public Information	-	-	-	-	-	65
9.3.3	First Time Home-Buyer (FTHB)	-	-	-	-	-	65
9.3.4	Multi-Family Housing Project	-	-	-	-	-	66
9.3.5	Zoning Ordinance Review	-	-	-	-	-	67
9.3.6	Land Use Element Update	-	-	-	-	-	67
9.3.7	Creation of “Livable Communities”	-	-	-	-	-	68
9.3.8	Code Enforcement Program	-	-	-	-	-	68
9.3.9	Fair Housing Support	-	-	-	-	-	68
9.3.10	Information Dissemination	-	-	-	-	-	69
9.3.11	Senior Housing Project-	-	-	-	-	-	69
9.3.12	Homeless Services	-	-	-	-	-	70
9.3.13	ADA Compliance	-	-	-	-	-	70
9.3.14	Infrastructure Assistance	-	-	-	-	-	71
9.3.15	Financing Assistance	-	-	-	-	-	71
9.3.16	Market Rate Entry Level Homes	-	-	-	-	-	72
9.3.17	In-Fill Housing-	-	-	-	-	-	72
9.3.18	Self-help Housing	-	-	-	-	-	72
9.3.19	Senate Bill 2 Compliance (Transitional & Supportive Housing)	-	-	-	-	-	73
9.3.20	Senate Bill 2 Compliance (Emergency Shelters)	-	-	-	-	-	73
9.3.21	Amending Manufactured Housing Units	-	-	-	-	-	73
9.3.22	Adoption of General Plan & Zoning Code Consistency	-	-	-	-	-	74
10.0	QUANTIFIED OBJECTIVES (BY INCOME GROUPS)	-	-	-	-	-	74
	<i>Table No. 25-5 Year Quantified Objectives 2008-2013</i>	-	-	-	-	-	75
11.0	GENERAL REQUIREMENTS	-	-	-	-	-	75
11.1	PLAN CONSISTENCY	-	-	-	-	-	75

1.0 INTRODUCTION

1.1 PURPOSE OF 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; 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.

1.2 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 California 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 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:

- 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, 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, 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.

1.3 METHODOLOGY

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

Kern Council of Governments, Regional Housing Allocation Plan

KERN DATA 2006, Population, Vol. 1

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

Kern County 2009 Homeless Census

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).

2.0 REGIONAL HOUSING NEED ALLOCATION PLAN

2.1 HOUSING NEEDS

Quantitative Needs: The Kern County Housing Allocation Plan prepared by the Kern Council of Governments estimated the City's housing needs for 2006-2013 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	16	10	11	25	62

Source: Kern Council of Governments

Qualitative Needs: The 2002 (interim update) and 2008-2013 housing 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

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 median income in the County of Kern was \$35,466. For extremely low-income households, this results in an income of \$10,639 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:

In 2000, approximately 571 extremely low-income households resided in the City, representing twenty-five percent (25%) of the total households. Most ninety-one point two (91.2%) extremely low-income households are renters and experience a high incidence of housing problems. For example, eighty-four point three percent (84.3%) 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 in overpayment situations. Even further, sixty-two point three percent (62.3%) 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.

Table 1.1
City of Taft Housing Problems for All Households
CHAS Data Book

	Total Renters	Total Owners	Total Households
Household Income <=30% MFI	290	28	318
% with any housing problems	82.8	100	84.3
% Cost Burden >30%	82.8	100	84.3
% Cost Burden >50%	58.6	100	62.3

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

Projected Needs:

To calculate the projected housing needs for extremely low-income, the City used Kern Council of Government (Kern COG) Regional Housing Needs Assessment (RHNA). According to the RHNA the extremely low-income housing need for the City is 16 units from January 2006 through June 30, 2013.

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.

3.0 REVIEW AND REVISION OF PREVIOUS ELEMENT

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.

3.2 EFFECTIVENESS OF THE ELEMENT/RESULTS:

The City's current Housing Element was adopted in February 2004, and was certified by HCD on December 30, 2004. During 2002-2007, housing stock has increased with 72 units constructed and 42 more rehabilitated. 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 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 units per year.

HOUSING ELEMENT UPDATE: Continue Program.

PROGRAM 2: Housing Conservation - 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.

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.

HOUSING ELEMENT UPDATE: Update the brochure and continue program in the City.

PROGRAM 3: 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. Substandard 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 allowing joint residential-commercial uses along the Kern Street Corridor, between 1st Street and 10th Street, 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.

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.

HOUSING ELEMENT UPDATE: Continue program.

PROGRAM 4: Zoning Ordinance Review – Adequate incentives for Low/Moderate housing in the Single-Family Residential Zone.

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.

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, 10th Street to the west, Ash Street to the north and Highway 119 to the east.

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.

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.

PROGRAM 5: Multiple Family Zoning - Adequate housing sites

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.

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.

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.

HOUSING ELEMENT UPDATE: Continue program. (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.

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.

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.

HOUSING ELEMENT UPDATE: Continue code enforcement.

PROGRAM 9: Fair Housing Support

OBJECTIVE: Equal housing opportunity. Maintain relationships with regional fair housing services and the State district office. 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.

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.

PROGRAM 10: 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 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: Taft has several programs to help the homeless. See Sec. 5.5.7.

HOUSING ELEMENT UPDATE: Continue program.

PROGRAM 11: 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.

RESULTS: No project specific requests for infrastructure assistance were received. The City, however, has upgraded the fire and water main on 7th 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.

ANALYSIS: This program has the potential to increase affordable housing supply.

HOUSING ELEMENT UPDATE: Continue 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 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.

3.3 *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.

4.0 CITIZEN PARTICIPATION (2008-2013 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.

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. The City Manager and planning staff facilitated the meetings at different locations in the area and ask 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.	January 24, 2007	Taft Veterans Memorial Building	218 Taylor Street, Taft, CA 93268
6:00-8:00 p.m.	March 6, 2007	Conley School Cafeteria	623 Rose Avenue, Taft, CA 93268
6:00-8:00 p.m.	April 26, 2007	West Side Recreation & Park District Auditorium	500 Cascade Place Taft, CA 93268
3:00-5:00 p.m.	November 5, 2007	Valley Acres Community Center & Park	Orange Ave. & Maple Street, Taft, CA
5:00-6:30 p.m.	December 5, 2007	Tumbleweed Café	24870 Highway 33, Fellows, CA 93224
5:00-6:30 p.m.	December 6, 2007	West Side Recreation & Park District Auditorium	500 Cascade Place, Taft, CA 93268

The meetings where 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, housing, health care and City services. 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.

5.0 HOUSING NEEDS ASSESSMENT

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, significant shifts in price categories of new home sales have occurred. In 2000, the median price for an existing home was \$86,000; this increased to \$136,000 in 2007. This represents an increase in prices of 59 percent, but considerably less than the 2007 California median home price of \$580,090 and Kern County median prices of \$260,000. At \$136,000, the median price in Taft is considerably lower than that for 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 is making purchase of homes more difficult for low to moderate income households.

5.2 HOUSEHOLD CONDITIONS

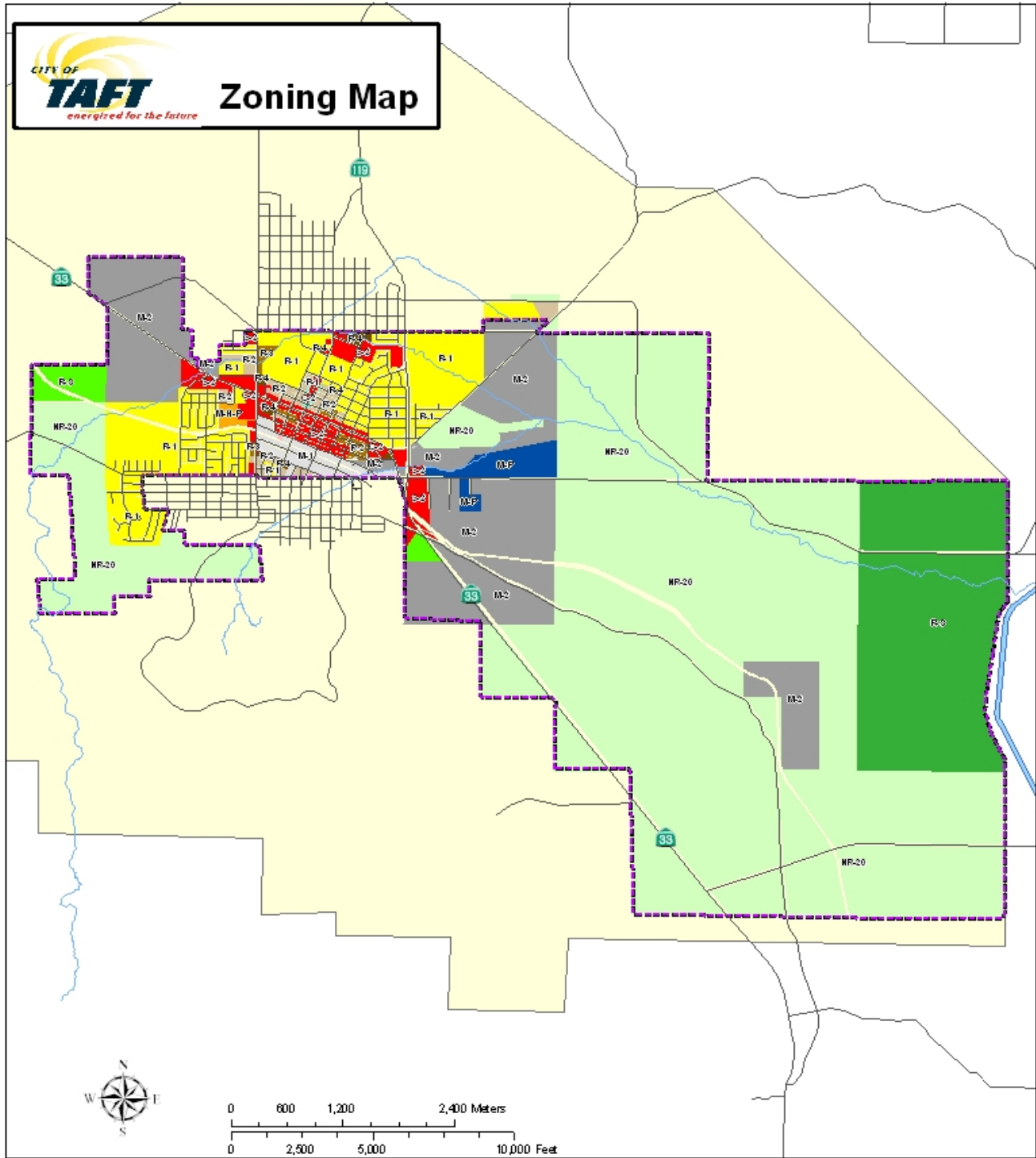
A household is any group of people living together in a residence related or unrelated. A survey of household characteristics is useful to determine household trends, incomes, overcrowding or under-utilization of housing, and special needs households. The special needs households are those having a unique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

Table No. 2:

Housing Needs {65583 (a)}			
	Owner	Renter	Total
A. Number of existing household and housing units			
1. Households	1441	800	2241
2. Housing Units (Occupied)	1431	802	2233
3. Total Housing Units			2494
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).		Low	High
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

Exhibit I – City of Taft Zoning Map



LEGEND

Zoning

- | | | | |
|------------------------|-------------------------------|--------------------------------------|---------------------|
| A-20 Agricultural | M-H-P Mobilehome Park | R-2 Two-Family Dwelling | City Limit |
| C-1 Light Commercial | M-P Manufacturing Park | R-3 Limited Multiple-Family Dwelling | Surface Water |
| C-2 Commercial | NR-20 Natural Resources | R-4 Multiple-Family Dwelling | Sphere of Influence |
| M-1 Light Industrial | P-1 Parking | R-S Residential Suburban | Sandy Creek |
| M-2 General Industrial | R-1 Single-Family Residential | | |

This map is prepared by the City of Taft, CA Geographic Information System division of the Planning and Building department. The City of Taft makes no warranty, representation, or guarantee regarding the accuracy of the map found on this site. The maps are intended for display purposes only and do not replace official recorded documents.



City of Taft
 Printing Date: July 31, 2007
 File: S:\GIS\Projects\2010\WMO-2010\WMO-2_MXD

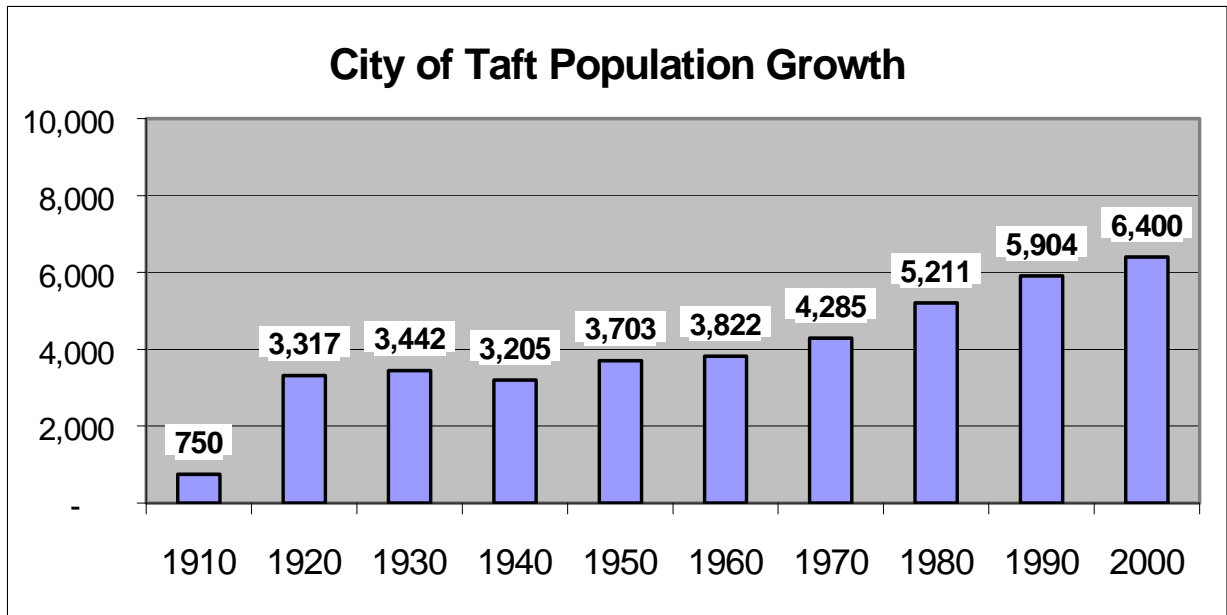
5.2.1 Population Growth Trends

During 1990, the City had a population of 5,902 persons. By 2000 the population grew by 498 to reach 6,400, an 8.44% increase, excluding the federal prison population of 2800.

The surrounding unincorporated area accounted for a decline in population of (-) 9.07% for the same period, a decrease from 8001 to 7275 persons. The total for the Greater Taft area (inclusive of the City, Ford City, Taft Heights, and South Taft) per the 2000 Census is 13,675 persons, accounting for a net decline of 228 persons or (-) 1.64%. The lack of diverse employment opportunities or increased single family housing costs (new construction) could be reasons for this decrease.

Exhibit II: Taft Population Growth

Note: 2000 population of 6400 charted above includes 419 inmates of the City of Taft Community Correctional Facility



Source: U.S. Census

5.2.2 Age

The proportion of people over the age 55 in the City during 1990 was 21.77 and that for 2000 is 21.20 percent. The median age per the 2000 Census is 34.3 years.

**Table No. 3:
Persons Per Square Mile**

Taft Community								
AREA (SQ. MILES, APPROX.)		POPULATION			TOTAL HOUSING UNITS		PERSONS PER SQ. MILE	
Location	1990	2000	1990	2000	1990	2000	1990	2000
Taft City	3.56	15.00	5,902	6,400	2,730	2,494	1,658	427
South Taft	1.37	1.37	2,170	1,898	839	724	1,579	1,385
Taft Height	0.58	0.58	2,050	1,865	848	769	3,552	3,216
Ford City	1.52	1.52	3,781	3,512	1,508	1,444	2,495	2,310
Total	7.03	18.47	13,903	13,675	5,565	5,431	1,979	752.73

Source: U.S. Census 1990 and 2000

5.2.3 Ethnicity

Among the total population of 6,400, the proportion of Whites in the population has continued to decrease from 93.96 percent in 1980 to 91.86 percent in 1990 and 83.2 percent in 2000. On the contrary, the Hispanic population in Taft has grown from 4.9 percent in 1980 to 7.25 percent in 1990 to 15.5 percent in 2000, although this proportion is lower than that for the County as a whole.

5.2.4 Size and Number of households

The City had 2,209 households in 1990 and 2,478 in 2000. Average household size decreased between 1970 and 1980, but increased to 2.61 by 1990 and to 2.62 in 2000. The 2000 average family size is 3.09.

5.2.5 Household Income

The ability of households to pay for their housing is a function of income and cost of housing. In 1980, Taft per capita incomes were above the regional median by 5 to 10 percent and unemployment was low. By 2000, the per capita income was below the regional median by four to five percent, yet unemployment remained at about 7.2 percent. In 2007, unemployment is running about 8.6 percent for the City of Taft. Housing was inexpensive compared to the state average, yet a large percentage of Taft residents were overpaying for their housing (more than 25 percent of household income), particularly low-income renters.

Housing costs were slightly lower than normal for the region with median gross rents of \$206 per month. Yet a large proportion of renter households pay more than 25 percent of their income on rent (66 percent in 2000 as opposed to 38.9 percent in 1990). Taft homeowners also spent greater than 25 percent of their income on housing expenses (11.7 percent in 1990 compared to 29

percent in 2000). The median contract rent has increased from \$348 per month in 1990 to \$755 in 2000.

It should be noted that about 250 people (8.6%) of the labor force in the City are currently unemployed. The large number of people on unemployment, welfare, and social security income in the Taft area signifies the need for affordable housing for these people. Please see Table 5 below for details.

**Table No. 4:
Households on Public Assistance**

	Owner	Renter	TOTAL	%
Occupied Housing Units			2233	
<u>Below Poverty Level</u>	48	353	401	17.96
Public Assisted	0	95	95	4.25
Not Public Assisted	48	258	306	13.70
Social Security	16	37	53	2.37
No Social Security	32	316	348	15.58
<u>At or Above Poverty Line</u>	1393	447	1840	82.40
Public Assisted	29	39	68	3.05
Not Public Assisted	1364	408	1772	79.36
Social Security	343	105	448	20.06
No Social Security	900	342	1242	55.62

Source: 2000 U.S. Census

**Table No. 5:
Population on Assistance**

Type of Assistance	No. of People Receiving Assistance	
	1998	2002
Unemployment Benefits*		
Taft City	275 (8.7%) of Labor Force	250 (7.2%).
Taft Heights	90 (8.4%).	
Ford City	190 (10.9%).	170 (9%).
South Taft	80 (7.1%).	70 (5.9%).
Kern County	47,300 (13.9%).	34,400 (11.5%).
Welfare - CalWorks		
Taft Area:	640	1592 (398 Households x 4 persons)

Source: California Employment Development Department and Kern County Human Services, 2002

**Table No. 6:
Housing Affordability**

<i>INCOME¹ GROUPS</i>	<i>ANNUAL² INCOME</i>	<i>MONTHLY³ RENT</i>	<i>HOME LOAN⁴ LIMIT</i>
VERY LOW (Below 50% of Median)	\$18,150	\$378	\$ 54,468
LOW (50-80% of Median)	\$29,000	\$604	\$ 85,431
MEDIAN	\$36,250	\$755	\$106,788
MODERATE (80-120% of Median)	\$43,550	\$906	\$128,146

Source: U.S. Census 2000

1. Federal Descriptions of income groups – HUD (Kern County)
2. Upper limit for family of 3
3. Figured at 25% of income
4. Calculated at 2.9459 x income

**Table No. 7:
2000 Median Income**

California Median:	\$47,493
Kern County Median	\$35,446
City of Taft Median	\$33,861

Source: HUD, January 2002.

5.2.6 Home Ownership

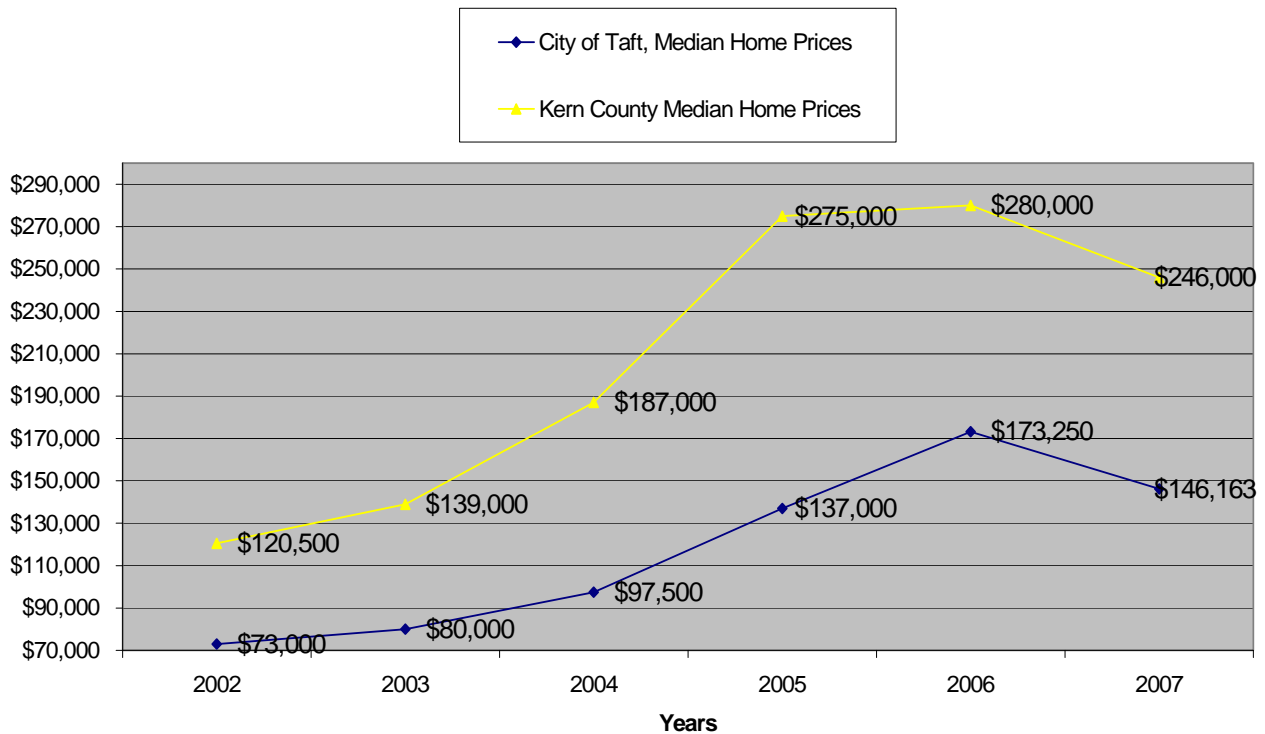
The price of ownership of housing showed a downward trend that was acknowledged in the 1986 Housing Element. Median home values of houses in 1990 were \$79,200 in the City, compared to \$82,400 in the County and \$194,300 in the State. Median Home values in 2000 were \$82,600 in the City, compared to \$89,400 in the County and \$198,900 for the State.

In the City during 1989-90, 14 homes were sold in the \$10,000 to \$29,999 price range, while 31 homes sold in the \$30,000 to \$49,999 range. The 2000 Census shows that about 17 percent of the owner-occupied housing units were valued under \$50,000.

According to California Association of Realtors, the median price of a home in Taft increased 53.8 percent from April 2005 to 2006. In 2006, the median price of a home was \$148,000, up from \$96,250 in 2005. As of November 2007, the median sales price of a home was \$136,000; a reduction of approximately 8 percent from the year prior.

It could be concluded these low prices mean the presence of substandard housing. Taft offers affordable housing at prices that most California communities do not enjoy.

Exhibit III: Housing Prices



Further, South Taft has similar low home prices because while the housing is owner-occupied, the land is on a month-to-month lease, and most of the housing is substandard.

5.2.7 Rental Housing

Rental housing makes up 36 percent of the total occupied housing, of which 365 units (46 percent) are single family units. The 1990 Census shows that the median contract rent was \$348, compared to a median contract rent of \$367 in 2000. This median rent was 36% of the household income.

5.2.8 Overpayment for Housing

**Table No. 8:
Overpaying Households**

<i>HOUSEHOLDS</i>	<i>OWNER</i>	<i>RENTER</i>	<i>TOTAL</i>
Lower Income Specified Households (2000)	430	421	726
Paying more than 25% of Income (2000)	377 (29%)	530 (66%)	907 (41%)
Paying more than 25% of Income (1990)	154 (51%)	298 (71%)	452 (62%)

e: 1990 and 2000 Census

The proportion of households overpaying for housing costs is considerably below the averages for the western United States and western non-metropolitan areas. The rental units in proportion to the total housing units have decreased from 34% in 1990 to 10% in 2000. The median rents have been relatively stable in the last decade. The percentage of households paying more than 25 percent of its income as rent or mortgage has also decreased as shown in **Table 8**.

The local housing market, sensitive to supply and demand as well as interest rates, has been insulated from the major growth that occurred in southern California. Incomes, especially in skilled oilfield jobs, are not increasing proportionately, and layoffs due to company closures and mergers have significantly affected the local economy. This results in more households overpaying for housing.

5.2.9 Utility and Energy Costs

Utilities are major expenses that add to the basic housing costs. Space heating and water heating are the two main utility costs faced by renters and homeowners. Nearly 88 percent of all renters in Taft paid their own utility bills in 2000. Utility costs for electricity and gas have increased significantly in the last few years, creating an additional burden on low to moderate income households.

5.3 TAFT HOUSING STOCK CONDITIONS

Taft currently has approximately 539 residential structures that were built between 1906 and 1940, explaining the large numbers of dilapidated housing stock. In 1980, the City had 2,387 housing units, and in the 1990 Census, the count was 2,370. The 2000 Census accounts for a total of 2,494 housing units, of which 2,241 are occupied.

Per Census 2000, 72 percent of the total housing units are single-family units. Attached homes and multi-family units represent 17 percent, and mobile homes represent 5 percent. Of the 2494 units, 2,233 are considered occupied, resulting in an overall vacancy rate of 10 percent.

Current figures for the City between the period 1998-2007 indicates that a total of 112 units were built and 63 dilapidated structures were demolished, for a net gain of 34 dwelling units.

In terms of density, the City accounts for only 427 persons per square mile compared to an average of 2,303 persons per square mile in the unincorporated communities surrounding the City. The reduction in density is due to the annexation of 10-square miles of mostly vacant oil fields in conjunction with the construction of the federal prison.

**Table No. 9:
Housing Types – 2000**

<i>Unit Type</i>	<i>No. of Units</i>	<i>Occupied Units</i>	<i>Vacancy Rates</i>
<i>Single-Family</i>			
Detached	1804	1698	5.88%
Attached	65	59	9.23%
<i>Multi-Family</i>			
2-4 Units	138	125	9.42%
5+ Units	226	209	7.52%
<i>Mobile Homes</i>	137	118	13.87%
2000 TOTAL	2494	2,241	10.14%
1990 TOTAL	2370	2209	7.00%

Source: California Department of Finance, 1990; and 2000 U.S. Census

**Table No. 10:
Completed Housing Permits**

YEAR										
	1999	2000	2001	2002	2003	2004	2005	2006	2007	Total
NEW CONSTRUCTION										
Single-Family	10	16	18	20	21	6	10	7	4	112
Multi-Family	--	--	--	--	--	--	--	--	--	0
Mobile Home	--	--	--	--	--	--	--	--	--	0
Total	10	16	18	20	21	6	10	7	4	112
DEMOLITION										
	11	21	4	6	11	3	2	3	2	63

Source: Taft Building Department.

5.4 HOUSING CONDITIONS/ UNITS IN NEED OF REPAIR OF REPLACEMENT

A Housing Conditions Survey was conducted in August/November 2007 using HCD approved survey questionnaires (Exhibit I). The purpose was to document exterior housing conditions throughout the Target Area and categorize the various conditions found (see Target Area Map, Exhibit IV). As explained in the following table, it is worth noting the results that indicate 400 structures were found to be in need of "moderate to substantial" repair and 32 units were found to be in a "dilapidated" condition. This represents 58% of the housing structures in the Target Area, all of which are located in the older, central (Downtown), parts of the City.

Taft was incorporated in 1910, and a certain amount of exterior deterioration is expected to its houses. Since the 1998 Housing Element, 63 single-family housing units were demolished due to blight or substandard housing conditions.

5.5 SPECIAL NEED HOUSEHOLDS

Those with special needs in Taft are the elderly, disabled, single parents, young families and students. Renters, particularly those with low incomes, can be considered special needs households since a high percentage of these were overpaying for housing; therefore, home ownership is probably not a financially viable option to them.

5.5.1 Elderly Households

The Table, Elderly Population By Age Group, shows the population 65 years and older. The total population in this age group was relatively the same in 2000 (12.80%), compared to 1990 (13%) figures. Some 550 households (24.54%) of the total households in the City have at least one elderly person of the age 65 and over. In 1990, this group was 24.8 percent of the total households.

Other characteristics of this age group are:

- * 450 households are occupied by people 65 years and older.
- * 195 householders (46 male and 149 female) 65 years and older live alone

Exhibit V

HOUSING CONDITION SURVEY – CITY OF TAFT

Address

Date

Surveyor

The CDBG Training Manual provides the following areas and rating systems.

Instructions: Review the following areas for each house, fill in address, date and your name or initials. Rate each house according to the ratings list. Complete comments sections and color code the map.

1. Foundation

- 0 = Existing foundation in good condition
- 15 = Needs partial foundation
- 25 = Needs complete foundation

Foundation Points _____

2. Roofing

- 0 = Does not need repair
- 5 = Needs patching
- 10 = Needs structural repair
- 15 = Needs replacement and re-roofing

Roofing Points _____

3. Siding

- 0 = Does not need repair
- 3 = Needs painting
- 5 = Needs to be patched and re-painted
- 10 = Must be replaced and painted

Siding Points _____

4. Windows

- 0 = No repair needed
- 5 = In need of repair
- 10 = Must be replaced

Windows Points _____

5. Doors

- 0 = No repair needed
- 1 = Repainting needed
- 3 = Replacement needed

Door Points _____

TOTAL POINTS _____

Comments: _____

Sound = 9 or less
Minor = 10 – 15
Moderate = 16 – 39

Substantial = 40 – 55
Dilapidated = 56 and over.

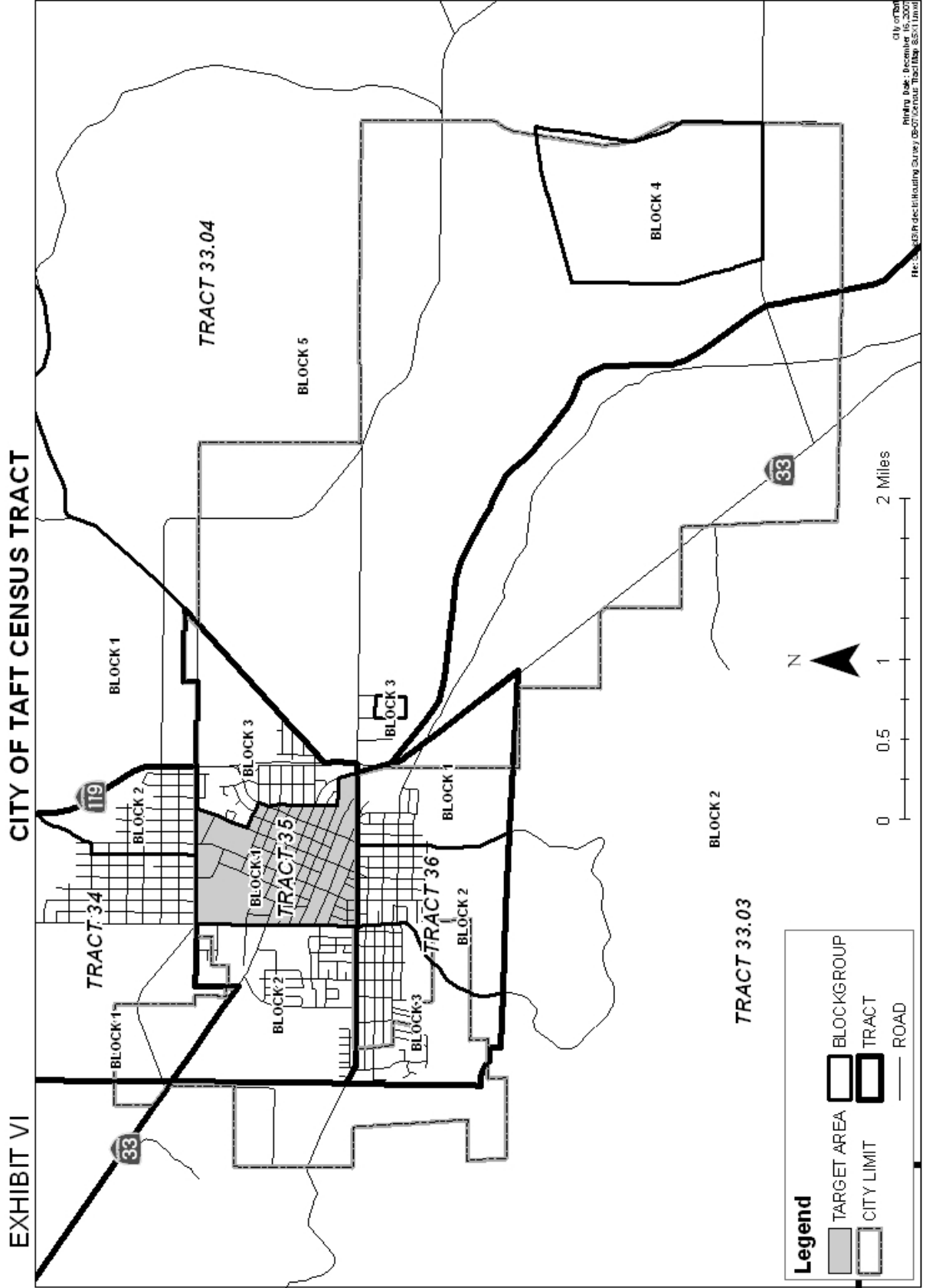


Table No. 11: HOUSING CONDITION SURVEY, 2007 (Target Area).

TARGET AREA (Block Group 1)	# OF STRUCTURES	%	# OF UNITS
Housing Condition:			
SOUND - 9 OR LESS	242	32.75	
MINOR - 10 - 15	65	8.80	
MODERATE - 16 - 39	329	44.52	
SUBSTANTIAL - 40 - 55	71	9.61	
DILAPIDATED - 56 OR MORE	32	4.33	
TOTAL	739*		1034

Source: Taft Planning and Building Department

*includes multi-family structures

Table No. 12: HOUSING CONDITION SURVEY, 2007 (Non-Target Area).

NON -TARGET AREA (Block Groups 2 & 3)	# OF STRUCTURES	%	# OF UNITS
Housing Condition			
SOUND - 9 OR LESS	1211	84.69	
MINOR - 10 - 15	175	12.24	
MODERATE - 16 - 39	41	2.88	
SUBSTANTIAL - 40 - 55	2	0.14	
DILAPIDATED - 56 OR MORE	1	0.07	
TOTAL	1430*		1506

Source: Taft Planning and Building Department

*Includes multi-family apartments

TOTAL STRUCTURES SURVEYED (CITY-WIDE SAMPLE) = 739 + 1430 = 2169

TOTAL UNITS SURVEYED (CITY-WIDE SAMPLE) = 1034 + 1506 = 2540

**Table No. 13:
Elderly Population by Age Group**

<i>AGE</i>	<i>MALE</i>		<i>FEMALE</i>		<i>TOTAL</i>	
	1990	2000	1990	2000	1990	2000
65-69	110	87	138	117	248	214
70-74	95	109	116	112	211	216
75-79	60	40	99	131	159	185
80-84	34	69	63	62	97	121
84+	17	15	40	64	57	86
Sub Total	316	318	456	504	772	819

Source: 1990 and 2000 U.S. Census

Other characteristics of this age group are:

- * 450 households are occupied by people 65 years and older.
- * 195 householders (46 male and 149 female) 65 years and older live alone.

At 13 percent, Taft's elderly population is larger in proportion to Kern County where they make up 9.4 percent of the total population. They are also predominantly homeowners rather than renters. Seniors have difficulties primarily because they live on fixed incomes; those who are faced with rent and/or utility increases are often the ones who may need some form of assistance.

The City developed a 61-unit senior citizen project using CDBG, HOME, LIHTCs in 1998. Based on the results of the 2007 Senior Assisted Living Housing Study, conducted by The Planning Institute, development of another assisted living and/or skilled nursing facility is needed.

5.5.2 Disabled Persons

**Table No. 14:
Total Population by Disabled Persons (5 Years and Above)**

Categories	County			City		
	Male	Female	Total	Male	Female	Total
Population	339,382	322,269	661,658	3,331	3,069	6,400
Ages 5 to 15 Disabled	4,876	3,186	8,062	20	36	56
Ages 16 to 20 Disabled	4,759	3,091	7,850	21	15	36
Unemployed	3,022	1,972	4,994	0	15	15
Ages 21 to 64 Disabled	43,999	41,319	85,318	486	418	904
Unemployed	19,952	24,711	44,663	241	234	475
Ages 65 to 74 Disabled	6,160	6,792	12,952	65	67	132
Ages 75 and over Disabled	5,891	9,551	15,442	56	161	217
Total Disabled	65,685	63,939	129,624	648	697	1345
Unemployed among Disabled (Ages 16 – 64)	22,974	26,683	49,657	241	249	490

2000 Source U.S. Census

Taft housing policies encourage the construction of disabled units within residential projects and require handicapped parking easily accessible at project entrances.

5.5.3 Female Headed Households

The number of households headed by women indicates the need for childcare, recreation programs, and other social services. The community has made effective use of grant funds for childcare managed by the Community College. The childcare facility accommodates children of students, low-income families, and foster children. In the age group 15 years and over, eight percent (widowed or divorced) are female-headed households. There are 630 female-headed households (28.21% of occupied households) in the City. Of the 630 households, about 55 percent are renters.

The Marital Status of people in Taft is provided below:

**Table No. 15:
Marital Status (Ages 15 and over) - 2000**

	<i>FEMALE</i>	<i>MALE</i>	<i>TOTAL</i>
Never Married			1,114
Married, but Separated			4,514
Separated			98
Widowed	320	102	422
Divorced	213	207	420
Sub Total	533 (8%)	309 (4.7%)	6,566

Source: 2000 U.S. Census

5.5.4 Overcrowded Households

**Table No. 16:
Persons Per Room By Tenure -
Overcrowded Households**

Persons/Room	Owner Occupied		Renter Occupied		Total	
	1990	2000	1990	2000	1990	2000
0.50	1005	1047	395	345	1400	1392
0.50 - 1.00	367	295	341	315	708	610
1.01 - 1.50	19	87	46	72	65	159
1.50 - 2.00	4	0	15	61	19	61
2.00	0	12	17	7	17	19
<i>Overcrowded Total</i>	<i>23</i>	<i>99</i>	<i>78</i>	<i>140</i>	<i>101</i>	<i>239</i>
TOTAL	1395	1342	814	800	2209	2241

Source: 1990 and 2000 U.S. Census

Taft does not have a serious overcrowding problem, and what there is, is generally in renter-occupied housing. As new units are constructed, especially in the affordable category, construction of larger rental units could be emphasized.

5.5.5 Large Families

Large families are defined as households with five or more persons. They are of concern because they are most likely to be living in overcrowded conditions and/or paying higher rent. Homes with larger than average square footage (over 900 sq. ft.) don't necessarily mean more sleeping capacity. The majority of the rental houses are in the former Target Area (Block Group 1, Exhibit V) were built between 1917 and 1935 and average one or two bedrooms. Over the years porches have been closed in to provide additional sleeping rooms and are counted as bedrooms

by the occupants. They are typically larger in floor area and thus more costly. Also, the living costs of a larger family are higher than the average family cost of living.

**Table No. 17:
Large Families (Families of 5+ members).**

FAMILY SIZE	OWNER OCCUPIED		RENTER OCCUPIED		TOTAL	
	1990	2000	1990	2000	1990	2000
5	76	67	60	69	136	136
6	25	24	22	25	47	49
7+	17	36	13	18	30	54
Sub Total	118	127	95	112	213	239

Source: 1990 and 2000 U.S. Census

The number of large households equals the number of overcrowded units; so many large families are living in overcrowded conditions. In light of the age and condition, it would be of value to create housing, both through rehabilitation and new construction that offers greater sleeping capacity without having to provide larger floor area. Large families may also require rental assistance.

**Table No. 17.5:
Housing Types Permitted by Zone District**

Housing Type	R-S	R-1	R-A-O	R-2	R-3	R-4	M-H-P	C-1	C-2	M-1	M-2	M-P	A	NR
Single-Family du	P	P	P	P	PC				C				C	C
Multi-Family du			P	P	P	P			C					
Manufactured/ Mobile Home	PC	PC	PC	PC	PC	PC	P				P	C		
Residential Facility ≤6			PC											
Residential Facility ≥6		CUP	PC	CUP	CUP									
Community Care Facility (Transitional and Supportive Housing)			PC					CUP	CUP					
Rehabilitation Facility														
Retirement/Rest Home						CUP		CUP	PC					
Secondary Residential Unit	CUP	P	P		P									
Boarding House			PC			PC		CUP						
Residential Hotel/Motel (Single-Room Occupancy)														
DU above ground floor									C					
Emergency Shelter			PC						P					
Farm Labor Housing			PC											
Manager, Caretaker, Proprietor Quarters										C	C	C		

Source: City of Taft Zoning Ordinance. P=permitted by right; PC=Planning Commission approval; C=conditional use permit; du= dwelling unit

5.5.6 Persons in Group Quarters (Residential Facility 6≥, Boarding House)

Group quarters are living situations where kitchen and perhaps bath facilities are shared, such as in a residential facility with 6 or more individuals (not related; ex. prison, dormitories, etc.) or boarding house..

According to the 2008 Department of Finance Census, the City has a prison population of about 530 inmates in the City operated Community Correctional Facility and 2,298 inmates at the federal prison operated by Management& Training Corporation (MTC). . There were approximately 2,828 inmates in the federal prison and the Taft Community Correctional Facility in 2008. Besides the inmate population, the City also has 181 individuals in group quarters (51 in nursing and other institutionalized facilities and 130 in College dormitories or other non-institutionalized facilities).

5.5.7 Transitional Housing and Supportive Housing

Transitional housing means housing with supportive services for up to 24 months that is exclusively designated and targeted for recently homeless persons. Transitional housing includes self-sufficiency development services, with the ultimate goal of moving recently homeless persons to permanent housing as quickly as possible, and limits rents and services fees to an ability-to-pay formula reasonably consistent with the United States Department of Housing and Urban Development's requirements for subsidized housing for low-income persons. {California Health and Safety Code, Section 50801(i)}

Supportive Housing means housing with no limit on length of stay that is occupied by the target population. Also, it is linked to onsite and offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live. The resident may work in the community. Target populations are defined as person(s) with low income having one or more disabilities, including mental health, HIV or AIDS, substance abuse, or other chronic health conditions. Also, individuals eligible for services provided under the Lanter Development Disability Act (Division 4.5, commencing with Section 4500 of the Welfare and Institution Code), which may include, among other populations, adults, emancipated youth, families, families with children, elderly persons, young adults aging out of foster care systems, individuals exiting from institutional settings, veterans, and homeless people. {California Health and Safety Code, Section 50675.14 (1) and (2)}

Transitional and Supportive housing can take several forms, including group quarters with beds, single-family homes, and multi-family apartments. The City of Taft Zoning Ordinance provides for transitional and supportive housing wherever community care facilities are allowed. The Taft Zoning Ordinance permits transitional housing in the Residential Affordable Overlay Zone (R-A-O) contingent on Planning Commission approval, and Limited Commercial Zone (C-1) and General Commercial Zone (GC) contingent on conditional use permit approval.

Senate Bill 2 (Cedillo, 2007) requires jurisdictions to ensure that transitional or supportive housing uses are considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. The uses shall be allowed without undue special regulatory constraints regardless of the type of structure the facility will be located in. Program 9.3.19 plans for an amendment to the zoning ordinance to allow transitional housing and supportive housing in the Residential Affordable Overlay Zone (R-A-O) and Limited

Multiple-Family Dwelling Zone (R-3) without undue special regulatory requirements, and includes definitions of transitional and supportive housing per California Health and Safety Code.

Site 1, Site 2, and Site 6 of the Site Inventory Analysis should accommodate the development of transitional or supportive housing within the City when Program 9.3.20 is implemented. Site 1 consists of 3.14 acres with seven vacant lots; Site 2 consists of .59 acres and three of the four old homes located at the site are in a state of disrepair, and Site 6 consists of .21 acres of vacant land.

5.5.8 Emergency Shelters

Families and persons in need of emergency shelter are now one of the special needs groups that each jurisdiction is required to consider in their Housing Element. People find themselves homeless for many reasons. California Health and Safety Code, Section 50801 (e) defines emergency shelters as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person and no individual or household may be denied emergency shelter because of an inability to pay.

Taft does have a network of service providers who work together in coordinating their limited resources to meet the need of the homeless. The Alpha House “A Place for New Beginnings”, Salvation Army, N.E.E.D.S. (a United Way/Emergency Food and Shelter funded program), Laborers of the Harvest, American Red Cross and several local churches are organized to address the needs of the homeless and needy. These groups working in conjunction with the Kern County Department of Social Services and the Community Resource Center provide food, shelter, clothing, transportation, disaster and medication services. The Police Department and Chamber of Commerce are involved in this network in that they often are sought out as references for these local services.

The Alpha House “A Place for New Beginnings” is a 501 (C)(3) non-profit organization, which was established in the early 90’s and shelters homeless females of all ages, males under the age of 12, and battered women. The facility has a capacity of 14 individuals and individuals are not allowed to stay longer than one month. The Alpha House receives funding from the private and public sectors to operate and works closely with the Salvation Army, N.E.E.D.S. (a United Way/Emergency Food and Shelter funded program), American Red Cross and several local churches to provide the needed care for the homeless in the area.

The best count to date shows that eleven individuals (excluding children) request shelter per month and are subsidized from various organizations for these people to be located in local motels. The number of people seeking shelter has steadily increased within the last few years. Taft has a large number of functionally homeless people; those who move from couch to couch staying with whomever will take them. The Homeless Coalition in Kern County believes this is an unidentified problem and increases the likelihood that these people will end up homeless. A common concern among these groups is the limited transportation services to Bakersfield, or at least the cost associated with it. The nearest homeless shelter is in Bakersfield and it is difficult for these people to arrange transportation to the shelter, if needed. Specialized medical care not being available in Taft also creates a demand for transit that is not affordable to limited income persons.

Kern County conducted a homeless census count in January 2009. The 2009 Homeless Census was surveyed by regions in the County. The City of Taft is part of South West Kern, which also covers the unincorporated areas of Buttonwillow, Derby Acres, Fellows, Ford City, McKittrick, South Taft, Taft Heights, Tupman, and Valley Acres, and the City of Maricopa. The total number of homeless in South West Kern was thirteen, including nine adults and four children. Two adults had two children and were separate families and most of the homeless were found in the unincorporated area of Ford City, abutting the south side of Taft.

Senate Bill 2 (Cedillo, 2007) requires jurisdiction to allow emergency shelters to be permitted without any conditional use permit or other discretionary action in at least one zone. Sufficient capacity must be identified to accommodate the need for emergency shelters and at least one year-around emergency shelter.

Emergency shelters fall into the use of “charitable or public service organizations” within Taft Zoning Ordinance. Emergency shelters are permitted by right in the General Commercial Zone (C-2), and the Residential Affordable Overlay Zone (R-A-O) requires Planning Commission approval. The Planning Department will amend the Zoning Ordinance to include the use of “emergency shelter” in C-2 and add the definition per California Health and Safety Code (refer to Program 9.3.20).

The Alpha House has the capacity to accommodate 14 homeless individuals (excluding males over the age of 12) and plenty of vacant C-2 Zone lots exist in the City to accommodate emergency shelters. For example, the City owns about 40 acres in the downtown area. The Taft General Plan Land Use designation is Mixed Used, but the zoning is Light Manufacturing (M-1). The zoning for the site is inconsistent with the Land Use designation, but the City plans to amend the zoning to C-2 by December 2009. The City has numerous vacant buildings and lots in C-2 Zone with infrastructure that would accommodate an emergency shelter.

5.5.9 Farm Workers

The Census 2000 figures show that 44 persons in occupied housing units (less than one percent of the population) are in the farming, fishing and forestry occupations. Those people associated with the agricultural industry in the region are finding housing in Taft. The existence of farm workers could be correlated with the growth of the Hispanic population in Taft, which has increased from 4.9 percent of the population in 1980 to 7.34 percent in 1990 and 15.5 percent in 2000.

5.5.10 Assisted Housing/Units at Risk

According to available sources, there are no Farmer Homes, HUD, or Bond financed units in the City. Because of the size of the urban area, the City has been excluded from FMHA eligibility since 1970.

The 61-unit senior citizen complex was built in 1998 with local, state and federal assistance, with a 55 year period of affordability. Rehabilitation loans and grants were also provided. In the case of the rehabilitation program, deed restrictions are recorded to notice the affordability requirement of the property. The rehab program was initiated in 1993 with the first rehabs being done in the fall of 1994, and no units are at risk.

Due to the current subprime mortgage crisis, it is undetermined at this time as to the effect on the local housing market.

5.5.11 Single Room Occupancy

Residential hotel/motel use single room occupancy for individuals, which use the hotel/motel as a primary residency for a period of time. A residential hotel has 6 or more units, guestrooms or efficient units, intended or designed to be used as a rental or hired out. The Zoning Ordinance does not explicitly allow the use of single room occupancy, but the concept is used by motels in the City. The motels that operate as single room occupancy at times, include Sunset Motel and Topper’s Motel with a total capacity of 49 units. The City plans to amend the Zoning Ordinance to permit single room occupancy in the General Commercial Zone (C-2), subject to approval of a conditional use permit.

6.0 FUTURE HOUSING NEEDS

6.1 TOTAL NEED

The following table shows the housing demand projected as part of the current update of the General Plan Land Use Element. In summary, projections show a demand for 122 residential units by the year 2010, based on a low population projection and 521 residential units based on a high population projection. This has the potential to add a minimum of 327 persons to a maximum of 7,801 persons to the City’s population. Some of the demand for housing would come from staff at the newly (1997) opened Federal Prison, Taft Correctional Institution, which was originally operated by Wackenhut Corrections, but now operated by Management and Training Corporation.

The 1990 housing projection was over estimated. Between 1990 and 2000 the population in occupied residential units increased by 77 persons only. This should have required only about 29 new housing units to meet the needs of the natural increase in population.

**Table No. 18:
Residential Land Demand, Low Population Estimate, 2010**

6,727 (2010 estimated population) – 6,400 (2000 population) =	327 Persons
327 persons / 2.69 persons per residential unit =	122 residential units
122 residential units x 79 percent single family units =	96 single family units
122 residential units x 15 percent multi-family units =	18 multi-family units
122 residential units x 6 percent mobile home units =	7 mobile home units
96 single family residential units / 7.0 units per acre =	14 acres
25 multi-family units / 15 units per acre =	2.0 acres
subtotal	16.0 acres
16.0 acres x 1.25 (flex-factor) =	20 acres

**Table No. 19:
Residential Land Demand, High Population Estimate, 2010**

7,801 (2010 estimated population) – 6,400 (2000 population) =	1401 Persons
1,401 persons / 2.69 persons per residential unit =	521 residential units
521 residential units x 79 percent single family units =	411 single family units
521 residential units x 15 percent multi-family units =	78 multi-family units
521 residential units x 6 percent mobile home units =	31 mobile home units
411 single family residential units / 7.0 units per acre =	59.0 acres
109 multi-family units / 15 units per acre =	7.00 acres
subtotal	66.00 acres
66.0 acres x 1.25 (flex-factor) =	82.5 acres

7.0 LAND INVENTORY

7.1 ADEQUATE SITES

Kern Council of Governments supplied a “Regional Housing Needs Assessment – Executive Summary” for Kern County and all 11 incorporated cities for the period of January 1, 2006, to June 30, 2013. The City of Taft staff utilized the summary to determine future available sites within the city limits. The Executive Summary stated that the housing needs for the City of Taft are as follows:

- 16 very low-income units
- 10 low-income units
- 11 moderate-income units
- 25 above moderate-income units

This section of the element addresses the requirements of Government Code Sections 65583 and 65583.2, requiring a parcel specific inventory of appropriately zoned, available, and suitable sites that can provide realistic opportunities for the provision of housing to all income segments within the community.

The City’s share of the regional housing need will be met through the implementation of a variety of strategies (e.g., available and appropriately zoned land, units built since the beginning of baseline Regional Housing Needs Allocation (RHNA) period, and non-residential zoned sites that can be rezoned for residential use). However, the primary method for meeting the adequate site requirements will be addressed through the identification of available vacant and non-vacant sites that are suitable and appropriately zoned.

The City’s evaluation of adequate sites begins with a listing of individual sites by zone and general plan designation. The sites suitability analysis will demonstrate these sites are currently available and unconstrained to provide realistic development opportunities prior to June 30, 2013 (the end of planning period). To demonstrate the realistic development viability of the sites, the analysis also discusses; (1) whether appropriate zoning is in place, (2) the applicable

development standards and their impact on projected development capacity and affordability, (3) existing constraints including any known environmental issues, and the (4) availability of existing and planned public service capacity levels.

The City's land inventory was developed with the use of a combination of resources including the City's Geological Information Systems (GIS) database, updated Assessor's data, field surveys, and review of the City's Land Use Element and Zoning Ordinance. The compilation resulted in not only an identification of sites, but also an estimate of potential development capacity for these sites. The majority of the land available for residential development is located in; (1) specific plan areas which have been approved for development, (2) underdeveloped non-residential areas that offer affordable residential placement and (3) lots within residential areas where homes have been destroyed/demolished due to dilapidation and/or fire.

The inventory includes both small and large residentially and non-residentially zoned parcels and parcels which are substantially vacant or underutilized which have the potential to be developed for more intense residential uses. The City has identified 13 potential sites that meet the demand allocated by the Kern Council of Governments Regional Housing Needs Allocation. The sites range in size from 0.14 acres to 95.08 acres. The locations are dispersed throughout the City.

ZONING APPROPRIATE TO ACCOMMODATE HOUSING FOR LOWER-INCOME HOUSEHOLDS

The City recognizes that the higher density residential and mixed-use districts (R-4, M-H-P and Downtown Specific Plan) provide the potential for lower construction costs due to the economies of scale; therefore, most suitable for development of housing affordable to very low- and low-income households. Those sites identified in the inventory as having the greatest potential to accommodate housing affordable to lower-income households allow densities of at least 20 du/acre. Per Government Code Section 65583.2(c)(3)(B) the City's zoning is consistent with 20 du/acre standard for suburban jurisdictions; therefore, considered appropriate to accommodate housing for lower-income households.

REALISTIC DEVELOPMENT CAPACITY

As indicated in Table "A" the City will be relying primarily on multi-family-zoned sites (Sites 1, 2, 13 and 15), which based on the City's Downtown Specific Plan, allow development at 15+ dwelling units per acre, to accommodate its share of the regional housing need for lower-income units. In addition, sites located within the Downtown Area (Kern, Main, Center and North Streets), which allow multiple dwellings on the second floor of businesses, are also an important part of the City's inventory of suitable sites.

The following analysis demonstrates the development capacity projections for those high density sites identified in Table "A" are realistic. First, the City considered and evaluated the implementation of its current multifamily development standards and on-site improvement requirements (e.g., setbacks, building height, parking, and open space requirements), to determine approximate density and unit yields. Then the City identified the most practical uses of the sites by using current businesses and residential practices, meeting with landowners and developers to review projected growth and land proposals, then identifying projects that paralleled with the City's general plan vision and current zoning to reach housing needs.

Exhibit XII - Housing Element Site Inventory List

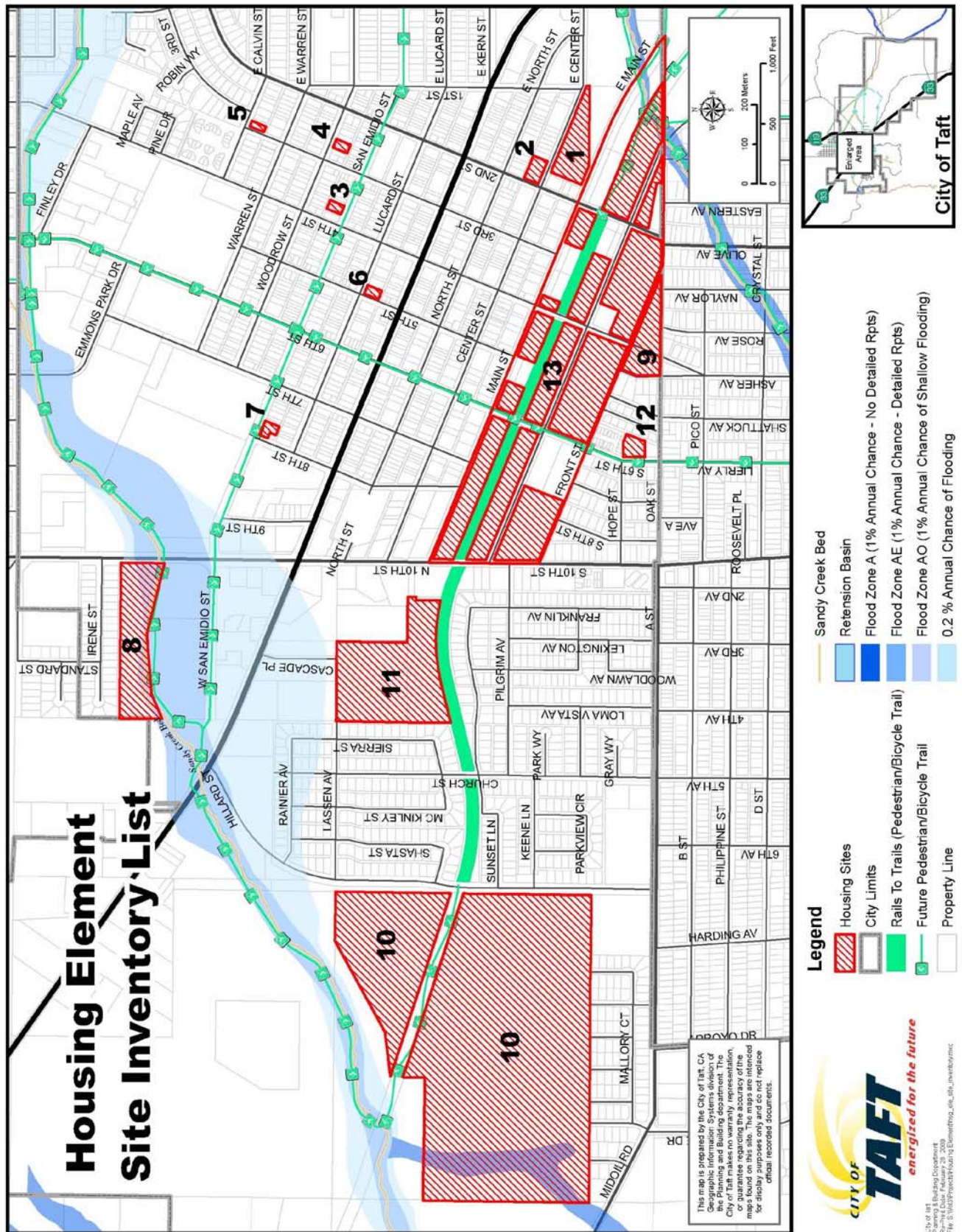


Table No. 20: City of Taft Existing Land Use 2008 (Source: City of Taft)

Table A		Available Land Inventory Summary							
SITE NO.	APN	ZONE	ALLOWABLE DENSITY (per acre)	GP DESIGNATION	ACRES	REALISTIC UNIT CAPACITY	EXISTING USE	INFRASTRUCTURE CAPACITY	ON-SITE CONSTRAINTS
1	031-430-03 thru -09, 031-430-12 thru -29 & 031-430-35	R-3	8-16 DU	Mixed Use	3.10	50	Vacant lots & dilapidated homes	Sufficient to serve proposed land use	Zone Change to R-4 can provide up to an additional 22 units
2	031-440-27 thru 031-440-31	R-3 & C-2	8-16 DU	Mixed Use	0.59	10	Dilapidated homes	Sufficient to serve proposed land use	None
3	031-320-23 031-321-26 031-320-27	R-1	0-7 DU	Low Density Residential	0.22	3	Vacant Lots	Sufficient to serve proposed land use	None
4	031-310-05 031-310-06 031-310-07	R-1	0-7 DU	Low Density Residential	0.22	3	Vacant Lots	Sufficient to serve proposed land use	None
5	031-420-01	R-1	0-7 DU	Low Density Residential	0.14	2	Vacant Lot	Sufficient to serve proposed land use	None
6	031-150-01	R-3	8-16 DU	Mixed Use	0.21	6	Vacant Lot	Sufficient to serve proposed land use	None
7	031-250-02 thru -05	R-2	8-14 DU	High Density Residential	0.30	4	Vacant lots & dilapidated homes	Sufficient to serve proposed land use	None
8	032-152-14	R-2	8-14 DU	Medium Density Residential	8.06	24	Vacant lot	Upgrades conditioned as part of map approval	Zone AE & 0.2% flood plain encroachment & possible animal/plant mitigation
9	032-141-08 thru -11 032-142-01 032-142-02 032-143-01	R-2	0-7 DU	Low Density Residential	3.15	56	Unoccupied Elec. Repair Shop & Warehouse in disrepair, Vacant Lots	Upgrades conditioned as part of map approval	Possible Hazardous Material Clean up
10	032-152-34	R-1	0-7 DU	Low Density Residential	95.08	500	Undeveloped	Sufficient to serve proposed land use	Zone A flood plain encroachment & possible animal/plant mitigation
11	032-610-01 &	M-H-P	15+ DU	High Density Residential	15.21	20	20 Vacant lots available	Sufficient to serve proposed land use	None

	032-610-02						within Park		
SITE NO.	APN	ZONE	ALLOWABLE DENSITY (per acre)	GP DESIGNATION	ACRES	REALISTIC UNIT CAPACITY	EXISTING USE	INFRASTRUCTURE CAPACITY	ON-SITE CONSTRAINTS
12	032-134-05	R-2	8-14 DU	Medium Density Residential	0.66	14	Unoccupied Nursing Facility	Sufficient to serve proposed land use	None
13	032-110-16 032-110-18 032-110-20 032-110-21 032-110-23 032-110-30 032-110-33 032-110-34 032-110-40	M-1&C-1	15+ DU	Mixed Use	40.36	300	Vacant lots and abandoned right-of-way by railroad company	Sufficient to serve proposed land use	Hazardous Material Clean up, Zone A flood encroachment & Re-zoning
	TOTAL					992			

DETAILED DESCRIPTION OF GRAPHIC A AND TABLE NO. 20

Site 1 consists of 3.14 acres located east of Taft’s downtown area. The site area currently contains seven vacant lots, seventeen housing structures built between 1910–1943 and one housing structure built in 1969. The present homes are in a state of disrepair and five are currently boarded up. The vacant lots within the site area are a result of homes that have been demolished over the past 20 years due to fire and lack of maintenance. Analysis performed by the City's Geographical Information Systems Technician has shown that this area could be redeveloped to accommodate very low-income units, low-income units, and supportive or transitional housing.

In response to the housing needs assessment identified by Kern Council of Governments “Executive Summary”, the City of Taft is developing a program that will purchase the lots as they become available in an effort to have the area master planned for a multiple housing unit facility. The program, managed by the City’s Property Management Team, has already purchased some properties within the site area, and has identified multiple lots that are vacant and/or condemned, for purchase. The ultimate number of units will be determined by the developer but the City's analysis has shown that 50 units could be buildable under current zoning practices.

Current general plan designation for the site is Mixed Use (MU) and zoning designation Limited Multiple-Family Zone (R-3). The City is in the process of amending City Code to allow additional supportive or transitional housing by right in a R-3 Zone.

Taft Downtown Specific Plan (DSP) designates this area as an “East Transitional Zone”, allowing for higher-density residential dwellings than the zoning designations. The DSP promotes higher density dwellings by offering incentives such as:

2 to 3 lots	10% increase in allowable units 10% reduction in parking 10% increase in lot coverage
4 to 6 lots	15% increase in allowable units 10% reduction in parking 10% increase in lot coverage Additional one story to maximum height
7 or more lots	15% increase in allowable units 15% reduction in parking 20% increase in lot coverage Additional one story to maximum height

Additional incentives such as vacation of alleys, reduction in processing fees, or utility connection fees may apply on a case-by-case basis between the project applicant and the City.

The City is improving the future of the area through public works maintenance programs and planning projects such as:

- Public Works infrastructure improvements - updating the wastewater pipes and street surfaces in the area.
- The purchase of 46 acres to the south for the development of a master planned mixed-use project.
- The property directly east has been approved for development for a hotel/restaurant and a filling station
- The property directly northeast (vacant hospital) is planned as an Urgent Care and Senior Care Facility.

Site 2 consists of 0.59 acres located east of Taft's downtown area. This site contains three housing structures built in 1920 and one structure built after 1960. Taft's Housing Survey showed that three out of the four homes are in a state of disrepair. Site area is located in a very low to low-income housing neighborhood.

Current general plan designation is Mixed Use (MU), and zoning for 2 lots is Limited Multi-Family Zone (R-3), and 3 lots is General Commercial Zone (C-2). The City's Downtown Specific Plan applies an overlay (transitional zone) to this area that allows for higher density residential dwellings with the same incentives as illustrated for Site 1. It should be noted that the Plan encourages senior housing and multiple-family residential. The site will eventually allow supportive or transitional housing by right. Infrastructure (wastewater & potable water lines) are present and can accommodate redevelopment structures.

The C-2 lots within the site are located within the transitional zone overlay. This allows for the application of a conditional use permit (CUP) for residential purpose. Current City Projects will supply the Downtown area with additional developable lots to the south of Main Street. The availability of open space to the south alleviates the need to maintain the C-2 zoning at its current restriction level of the west and east transitional zones of the Downtown Specific Plan. City's analysis has shown that 10 units could be obtainable under current zoning practices.

Site 3 consists of 3 vacant lots (.21 acres) adjacent to each other. Lots contain overgrown trees and shrubbery. Several vehicles are parked on the lots.

Current general plan designation is Low Density Residential (LDR) and zoning is Single-Family Residential Zone (R-1). Each lot size is 25' X 125' limiting the size of a dwelling that could be built on each lot. According to the housing survey performed by the City of Taft the homes surrounding the area have a declining rate between moderate to sound. The site area is located in a low to moderate-income housing neighborhood. Zoning allows single-family dwellings and duplex construction with intent of being divided with a zero lot line. All infrastructure to develop site is present.

The combined area would be sufficient to develop a 3-4 unit duplex or 2 single-family dwelling units.

Site 4 is 1 block from site 3 and is similar to site 3. The site consists of 3 vacant lots (.21 acres) adjacent to each other. Lots contain several overgrown trees and shrubs and have trash and debris scattered throughout and a small building structure is present on the east lot.

Current general plan designation is Low Density Residential (LDR), and zoning Single-Family Residential Zone (R-1). Each lot size is 25' X 125'. The homes surrounding the area have a declining rate between moderate to sound. Site area is located in a low to moderate-income housing neighborhood. All infrastructure to develop site is present.

The combined area would be sufficient to develop a 3-4 unit duplex or 2 single-family dwelling units.

Site 5 consists of 1 vacant corner lot (.14 acres). The site area is bordered by dwelling units consisting of duplexes and single-family homes. Site area is located in a low to moderate-income housing neighborhood.

Current general plan designation is Low Density Residential (LDR) and zoning is Single-Family Residential Zone (R-1). Zoning allows single-family dwellings and duplex construction with intent of being divided with a zero lot line. Site area is located in a low to moderate-income housing neighborhood. All infrastructure to develop site is present.

By being located on a corner lot, the site provides the owner with the ability to market a duplex with 2-3 dwelling units that allow easier access for residents.

Site 6 consists of 1 vacant corner lot (.21 acres). The City of Taft housing survey has stated that the homes directly surrounding the site are in a moderate to substantial declining state. Site area is located in a very low to moderate-income housing neighborhood.

Current general plan designation is Mixed Use (MU) and zoning is Limited Multiple-Family Dwelling Zone (R-3). As with Site 1 the site is within the Downtown Specific Plan area which allows zone permitted uses to be increased depending on the number of dwelling units being proposed. Site area is located in a low to moderate-income housing neighborhood. The site will eventually allow the use of supportive or transitional housing by right. All infrastructure to develop site is present.

The corner lot location, general plan designation and the close vicinity to downtown provide the site with multiple uses and additional value. The sites close proximity to Taft College would provide students with adequate housing without the necessity to own a vehicle to attend classes. Due to the potential, city analysis has shown that the site would better serve the community with the construction of a multiple dwelling structure with up to 6 units.

Site 7 consists of 4 lots, 2 vacant and 2 dwelling units that are in a decrepted state of repair. The first dwelling is boarded up and has been vacant for approximately 3 years. The second dwelling is currently occupied. The site is located on a corner, directly across from the Taft Union High School.

Current general plan designation is High Density Residential (HDR) and zoning is Two-Family Residential Zone (R-2). Single-family dwellings and duplexes are allowed in the zoning ordinance. The area is predominantly very low to low-income. All infrastructure is present. The site location would support apartment dwellings (with a conditional use permit) or duplex apartments. The proximity to Taft College (1 block) would allow students a residence that would be close enough to walk to the campus. The site could accommodate up to 4 dwelling units.

Site 8 consists of a undeveloped vacant lot (8.6 acres) located south of a moderate-income housing neighborhood and north of an established shopping center. Site is across the street from Taft Union High School and 1 block southwest from Taft College. A dry wash (Sandy Creek) can be found on the southern quarter of the site.

Current general plan designation is Medium Density Residential (MDR) and zoning is Two-Family Residential Zone (R-2). The Federal Emergency Management Agency (FEMA), AE Zone (1.0% annual chance flood hazard) plain covers approximately 30% of site area while a 0.2% annual chance flood hazard encompasses an additional approximation of 20% of site area. Infrastructure (wastewater & potable water lines) are present adjacent to site. The development of the area will require an environmental impact report or environmental impact assessment.

Due to the dry wash in the vicinity, the 8.6 acres can realistically provide 24 single-family homes or 60 apartments. Upon implementation of the Sandy Creek Project (see Sandy Creek Watershed) the site will be able to provide up to 40 single-family dwellings or 114 apartments.

Site 9 consists of 3.15 acres that contains several unoccupied buildings (Warehouse, Electric Repair Shop and Oil Pump Repair). The buildings were built in the 1930's and are in complete disrepair. Collector streets (4th St. & Front St.) traverse next to and through the site. Current general plan designation is Low Density Residential (LDR) and zoning is Two-Family Residential Zone (R-2). Area is currently a low-income neighborhood. Site is located next to a very low-income unincorporated area. Infrastructure is present. Analysis has shown that the site has the potential to accommodate a senior facility and/or low-income apartments with as many as 56 units. Current property owners have agreed that these types of structures fit into their future plans for the properties.

Site 10 consists of 95.08 acres. Property is in its natural state. The City owns a 100' wide parcel through the property (purchased from Union Pacific Railroad Company) that is in the process of being engineered as an extension of the City's Rails to Trails, a pedestrian/bike path that includes landscaping, benches, lighting, and pavement.

Current general plan designation is Low Density Residential (LDR) and zoning is Single-Family Residential Zone(R-1). Site is located within the Federal Emergency Management Agency, A Zone (1.0% annual chance of flooding) flood area. East of site is a moderate-income area and south of site is an above moderate-income area. Infrastructure access is available directly adjacent to site.

Current property owner is a local developer that has notified the City that his plans are to construct several tracts over the next few years that would total 500 plus single-family dwelling units.

Site 11 consists of 20 available lots within a designated mobile-home park to accommodate new manufacture housing.

Current general plan designation is High-Density Residential (HDR) and zoning is Mobile-Home Park Zone (MHP).

Mobile home pads are already in place with all infrastructures and comply with all city codes and regulations.

Site 12 consists of an unoccupied nursing facility containing 14 units with office, nursing station, and large parking lot. Building is becoming rundown and is vandalized frequently.

Current general plan designation is Medium-Density Residential (MDR) and zoning is Two-Family Residential Zone (R-2). Located in a very low-income neighborhood that is adjacent to a very low-income unincorporated area. Infrastructure is present.

Analysis has shown that the presence of a building that can accommodate elderly, disabled, underprivileged, and/or homeless. A conditional use permit (CUP) would have to be applied for under the current Zoning Ordinance. The Planning Department is currently in the process of updating the zoning ordinance. The proposed ordinance will allow uses such as those listed previously without a CUP. Current zoning would allow up to 14 units on the site.

Site 13 consists of 40.36 acres of vacant land and industrial buildings. The site was previously an industrial site for over 60 years. Buildings located on the site consist of tin buildings that need maintenance and wood buildings that have little or no foundation. Site contains selected parcels between 1st and 10th Streets and 3 blocks between Main Street and Front Street. Land is littered

with concrete blocks, old fencing, foundation pads, and trash left from previous tenants of the Railroad. Rails to Trails is located in the center of the site. Currently general plan designation is Mixed Use (MU) and zoning is Light Industrial Zone (M-1). The Taft Downtown Specific Plan (DSP) applies to this area. Federal Emergency Management Agency (FEMA), A Zone (1.0% annual chance of flooding) flood area can be found on the eastern 500 feet of the site. Soil Analysis has also shown the eastern 500 feet to be contaminated above industrial levels.

The City is working with a developer to master plan and re-zone the area. The City has requested that eighty percent (80%) of the site will accommodate low to medium-income housing, parking, and infrastructure. Current City plans entail as many as 900 dwelling units on the site. The City has already performed soil analysis up to a residential level. Further soil analysis will be performed as the site is developed.

7.2 IMPORTANCE TO ECONOMIC DEVELOPMENT

The City's economy is dependent on the oil industry. The oil economy subjects the City to “boom/bust” cycles associated with changes in local, national and international oil economies. The economic instabilities contribute to lack of investment in housing rehabilitation and new construction. A stabilizing effect can be achieved if the City could work towards diversifying job opportunities in the area. The availability of affordable income qualified and market rate housing is absolutely vital to growth and development of Taft. Housing for relocated workers and managers must be readily available, if Taft is to be competitive with other cities. To the extent that new economic development and diversification away from the oil industry can be achieved successfully, an increase in housing construction could be attained as a spin-off.

8.0 ANALYSIS OF POTENTIAL CONSTRAINTS

In order to plan for housing, constraints to housing development must be recognized. Many constraints are difficult for local government alone to overcome i.e., the condition of the national or regional economy and interest rates. The City is landlocked by unincorporated county lands. Oil companies own most of the vacant lands within the City. Other constraints that need to be addressed include market constraints, governmental constraints and public perception constraints.

8.1 GOVERNMENTAL CONSTRAINTS

8.1.1.0 Land Use Controls.

These consist of the General Plan, Zoning Ordinance, open space requirements, subdivision regulations, and similar regulatory documents. Any of these tools for regulating development activity taken to extremes could represent obstacles to the production of housing.

The Taft Zoning Ordinance is not a complex set of regulations. It is characterized as having a basic set of development standards, offering some forms of flexibility other municipal zoning ordinances do not. The treatment of substandard lots is a generous one and a practical one, given that the City was originally subdivided into 25-foot lots.

8.1.1.1 Zoning Ordinance

The Zoning Ordinance contains a PD (Planned Development) overlay zone requiring site plan review of development proposals. This gives the City a discretionary process to ensure that quality development occurs within the framework of the City's basic zoning provisions. However, the zoning code allows for such land uses as residential and family care, and group homes serving more than six people through the standards set forth in the proposed revision to the Zoning Ordinance rather than through Conditional Use Permit procedures in residentially zoned districts. Boarding houses, transient occupancy facilities, facilities used for the purpose of providing shelter for migrant agricultural workers, and other such facilities needed for emergency housing are allowed through Planning Commission approval, not requiring conditional use permits in the Residential Affordable Overlay Zone. The Zoning Ordinance is in the process of being revised to implement some of the goals and policies stated in the Housing, Land Use and Circulation Element.

8.1.1.2 Manufactured Housing

Taft Land Use controls are very favorable to affordable housing development in general. The City allows manufactured units on single-family lots. All single-family residential projects are approved at staff level, except for manufactured housing being reviewed by the Planning Commission. The City has recently approved a three-lot subdivision for three manufactured houses, of which one has been built and sold. Further, the City is actively pursuing the promotion of a manufactured housing community project for low and moderate-income persons. City staff is primarily interested in the upkeep and sustainability of a manufactured housing community.

In accordance with State Law, the City is revising its Zoning Code to eliminate Planning Commission Review (Precise Development Application) requirements on manufactured housing proposals. Architectural requirements, such as roof overhang, roofing material, siding material, age-of-structure restrictions, etc., as permitted by State Law, will be incorporated into the text of the Zoning Code by December 2009. Refer to Program 2.3.21

8.1.1.3 Second Units

Currently, the Taft Zoning Code provides for second units in the Single-Family Residential Zone. The secondary unit ordinance was adopted in 2004 and will continue with the proposed regulations to be implemented by December 2009.

Table No. 21

**TAFT ZONING ORDINANCE
RESIDENTIAL DEVELOPMENT STANDARDS**

	R-S	R-1	R-2	R-3	R-4	R-A-O
1. LOT SIZE						
Area	24,000	6,000	6,000	6,000	6,000	6,000
Width	100'	60'	60'	60'	70'	60'
Depth	---	100'	90'	90'	100'	90'
2. SETBACKS						
Front	25'	20'	15'	10'	10'	30'
Side-street	25'	10'*	10'*	10'	10'	10'
Side-interior	15'	5'	5'	5'	5'	5'
Side-substd.	---	3'	3'	3'	---	3'
Rear	25'	5'	5'	5'	5'	15'
3. COVERAGE	---	40%	50%	---	60%	45%
4. DISTANCE BETWEEN BUILDINGS						
Dwelling to Dwel.	20'	20'	15'	10'	10'	---
Dwelling to Access.	10'	10'	10'	10'	10'	---
Access. to Access.	6'	6'	6'	6'	6'	---
5. UNIT STANDARDS						
Min. Floor Area	800	800	---	---	---	---
Unit width	20'	19'	---	---	---	---
6. HEIGHT LIMIT						
Stories	2-1/2	2-1/2	2-1/2	2-1/2	6	2-1/2
Feet	35'	35'	35'	35'	75'	35'
7. DENSITY						
One unit/sq.ft.	24,000	6,000	3,000	2,000	1,000	---
Gross units/ac.	1.82	7.26	14.52	21.78	43.56	---
Net units/ac.		4.36	7.2 - 14	15 - 20	20 25	---
8. PARKING spaces/unit						
Single Family	2	2	2	2	2	2
Duplex	---	---	2	2	2	---
3&4 Unit	---	---	1-1/2	1-1/2	1-1/2	---

* Changed to 3' or 5' for interior side yards setbacks for properties in the R-1, RAO, and R-2 to encourage in-fill housing.

* Zero-lot line setbacks allowed in downtown area to encourage in-fill housing.

8.1.1.4 Building Code

The City of Taft has adopted the 2007 Uniform Building Code (UBC) that establishes minimum building standards for new construction. While the City can add standards to the UBC, it cannot reduce them. The City has additional requirements related to soil and earthwork because of poor soil conditions in certain areas. The 2007 building codes that have been enacted have not had an impact on the cost of housing because the City has not increased building fees since 1994.

In terms of development of housing for persons with disabilities, the City is requiring all rehabilitation and new construction to meet ADA standards. A program has been added to formally require such improvements for all rehabilitation and new construction activities. It is possible that some of the existing buildings may not be ADA compliant, but it is hoped that the above program will increase accessibility for disabled persons.

No Code or procedural impediments exist in providing accommodations for the disabled. Accommodation requests involving building rehabilitation for disabled persons are handled through the building department, except when variances are required per State law. Per Section 6-5-12 (D) of the zoning code the Planning Director has the discretion to allow modifications of residential development standards upon making any of the following findings:

1. Such modification is needed for safety reasons, to comply with other applicable codes, laws, ordinances, rules and regulations. Such determination may be made by means of elevations, photographs, renderings and/or site plans as the director deems necessary.
2. The proposed alteration or addition to an existing residence will be a continuation of existing architectural styles.

The Planning Commission has recently approved and recommended to the City Council a Minor Accommodations ordinance allowing a 10% variation from setbacks, lot width, etc., described in Table No. 21 through automatic approvals, without needing an approved Variance.

8.1.1.5 Subdivision Regulations

Residential off-site improvement standards originate with the requirements of the California Subdivision Map Act. The City requires full street right-of-way improvements for new subdivisions as well as all the utilities required to serve the homes. Often, the location of a site brings about site improvements that respond to some localized conditions such as drainage structures to handle storm water that traverse the site, or block walls to retain earthwork or reduce noise impact on site, or traffic control devices for the traffic generated by a residential project.

While it is difficult to estimate the cost of improvements until the site is chosen, one way to match legal requirements with affordable housing production

objectives is through the use of redevelopment funds. Often, off-site improvements are the focus of local subsidy for projects that carry out specific local objectives. The 20 percent set-aside monies can be used to reduce off-site improvement costs for residential development that maintain a certain number of low and moderate income housing in the project.

Development improvements are generally classified into two categories: (1) On-site improvements and (2) Off-site improvements. On-site improvements required are paved parking spaces, landscaping, automatic irrigation, etc. Off-site improvements are: sidewalk, curb, and gutter, paved streets, fire hydrants, provisions for utilities, etc., in conformance with the City's subdivision improvement standards, incorporated herein by reference. The minimum local street rights-of-way allowed are 50 feet. However, the City's new Land Use and Circulation elements (adopted on September 21, 2004) provides for optional designs customary to livable community standards. Where sewer facilities are not available within 300 feet of a property to be developed, septic tanks are allowed.

The City of Taft has reviewed the off-site and on-site development standards and found that the existing standards do not restrict housing production within the City. However, to promote effective use of land for sustainability, the City has incorporated an optional Smart Growth Primer (Appendix A: Taft General plan Land Use Element, Pages A-1 through A-12) in the new General plan Land Use Element adopted by the City on September 21, 2004. It addresses such issues as Land Use and Connectivity, Open Space & Farmland Preservation, Development Scale and Design, Street Widths, Street Trees, Residential Facades, Energy Conservation, etc. The General Plan recognizes these principles and the benefits of Smart Growth. The Zoning Code will be revised adding provisions to allow developers to submit Smart Growth development plans.

8.1.1.6 Permit Processing

A time-consuming element of the development process is devoted to securing permits and inspections needed for a residential project. In Taft, building permits are obtained, probably in one of the easiest and timeliest manners in the State. For instance, staff level approvals are provided for all single-family housing construction, except manufactured housing. In most ministerial cases, planning approval can usually be obtained in one day.

Pre-submittal Review. The City requires a "pre-submittal" review or conference for all two-family projects or more. This entails no more than a short conference with the City Planner to ascertain issues and requirements for the submittal.

For apartment projects with six units and more and all subdivision maps, pre-submittal of the primary exhibit or site plan is required. These pre-submittal requirements have resulted in a smoother and timely development process for the applicants.

Discretionary Applications. Residential development in Taft has required few, if any discretionary applications. Single-family building permits are issued over-the-counter, except for manufactured housing. Multi-family projects are approved through the Precise Development Review Application, reviewed and approved by the Planning Commission. The City follows the timelines permitted by the State Permit Streamlining Act and time limits governed by the California Environmental Quality Act. Although CEQA allows up to six months for the processing of projects with Negative Declarations, the average time it takes for the City to process cases is about three months.

There have only been four residential tract/maps processed in the City in the last five years. An analysis of the record indicates that the 80-lot tract map received tentative map approval in an extraordinarily short amount of time (approximately 60-90 days).

8.1.1.7 Development Fees

The City collects fees to offset the cost of providing plan review services. However, the fees currently are not set to cover all City personnel costs involved. The various planning permit fees cover the cost of mailing notices and some of the clerical time involved in creating the necessary public records and files. Plan check fees are, on the other hand, usually based on the cost of a technical person reviewing the plan. As yet, the City has not established development/fiscal impact fees.

Planning Fees - The City of Taft raised its development processing fees in December 2007:

Appeal on Site Plan Design	\$400
Certificate of Compliance	\$110
Conditional Use Permit	
CUP w/out Neg. Dec.	\$1,000
CUP w/ Neg. Dec.	\$1,565
Demolition Permit	\$110
Development Agreement	Actual Cost + 15% w/ \$1,100 min.
EIR	Actual Cost + 15% w/ \$2,000 min.
Final Map/Parcel Map	\$1,000 + \$20 / per lot
General Plan Amendment	Actual cost + 15% w/ \$1,600 min.
Initial Study Fee	\$250
Improvement Engr. Plan Ck	\$125 + \$100/Acre or portions
Lot Line Adjustment	\$390
Negative Declaration	\$500
Precise Development	Actual Cost + 15% w/ \$1,000 min.
Sewer Connection Inspection	\$47
Subdivision Imp. Inspection	\$5% for 1 st 100,000 estimate + 3 ½ % thereafter.
Subdivision Imp. Engr.	\$125 + 40/lot

Tentative Map	\$750 + \$20 per lot
Time Extension	\$250
Variance	\$900
Vesting Tentative Map	\$1000
Zone Change	\$900

Development Exactions - The City of Taft has few, if any, formal development exactions, as evidenced by the lack of conditions of approval (discussed above) and building permit fees (following). The City currently has no impact fees, except for a sewer capacity fee of \$2.85 per gallon per day based on 50 gallon per person per day. For two, three and four bedroom houses, the fee will be \$427.50, \$570, and \$712.50, respectively.

There have been very few residential projects in the last several years, other than those discussed previously and other than small unit projects and single-family residences. All of these projects experienced minimum exactions and conditions of approval and there were no extraordinary requirements, other than those required to protect and maintain the health, welfare, and safety of residents and their neighbors.

Building Permit Fees - Taft may very well have the lowest building permit fees in the State.

Table No. 22:

Total Fees Required to Pull Building Permit		
1.	Single-Family Residence --1500 sq. ft.—3 bed/2 bath – valued at \$120,000	\$ 1710
2.	Average 850 sq. ft., 2/bed 1/bath --4 unit apartments – two story units	\$ 1125

These low fees are partially the result of the fact that the Taft School District imposes no school impact fees. The Planning and Building Department sends projects for comments to the School Districts to see if school impact fees are warranted. To date, the District has not imposed any school impact fees. However, this may change depending on the financial needs of the local school district.

City fees are likely to be revised since no revisions were made since 1989. Due to local financial constraints, partly a result of the State budget woes, the City is hoping to revise its fee schedule on par with other cities and the County of Kern, in order to pay for City services required for City residents.

8.1.1.8 Land is made available for sale only when not needed for oil extraction or related uses. Until recently, release of oil company property for land sales was extremely difficult to obtain. Surrounding lands suitable for residential development are owned by Chevron/Texaco, Union Oil, Mobil Oil, other oil companies, and the United States Government.

8.1.1.9 Efforts to assemble smaller parcels (25-foot frontage) in the central part of Taft would create opportunities for high-density housing or rehabilitation. Most substandard units within the City are located in this central area (Target Area).

8.1.1.10 Many substandard housing units are not within City limits, but are located in the unincorporated areas of the Taft community: South Taft, Taft Heights, and Ford City. Development in these areas has been accomplished in conformance with County standards, which are less restrictive than the City's standards. Coordination between the City and County to achieve a common strategy in meeting housing needs has been renewed. The County has requested the City to consider incorporation of South Taft, Taft Heights, and Ford City within the next few years.

South Taft with a concentration of substandard units is under a single ownership by South Taft Properties, formerly known as the Jamison Trust. Nearly all the houses are located on land leased on a month-to-month basis. As a result, many occupants see little benefit from investing in building maintenance. Because of the lease situation the housing units do not show up in the Census Tables, as they are "personal property" and these residents do not qualify for most government assistance programs for rehabilitation. The best virtue of this situation is that it provides housing at very affordable prices. South Taft Properties is negotiating the sale of parcels to individuals who own the building, but not the land, thereby creating a title in fee.

Recently, the County did a Community Needs Study to explore possibilities to rehabilitate South Taft and, in 2007, began an assessment of the cost of needed infrastructure. An early estimate is approximately \$50 million in infrastructure improvements are necessary and, to incorporate all three unincorporated areas, the liability will likely exceed \$100 million. The City is working with the County and local elected officials to address the burgeoning problem of these areas.

8.1.2 Infrastructure and Public Services

In order to ensure adequate public facilities for future development, the City should periodically reassess its infrastructure rates to assure the development is paying for itself. The City must maintain its existing infrastructure in good repair so that the community will be in a good position to meet future infrastructure needs. The City could also require dedication fees for new schools and parks from the developer if a new need would be created; the fees would be assessed in order to offset the costs to the City.

Infrastructure is lacking in most of Taft's undeveloped land. While this is not a problem for large tracts of land, it does add significantly to the cost of new development. Finding methods to finance these improvements over a long period of time and over the largest service area possible will be the challenge to this constraint.

Requirements that the City places on the developer for the provision of necessary public improvements may prove a constraint when weighed with other construction/property costs and the return on housing investments in today's market.

WASTEWATER

The Taft Municipal Wastewater Treatment Plant is a grade 1 system. It has the capacity to treat 1.5 million gallons (MGD) of waste per day. Current usage is 1.375 MGD. The reserve capacity of the plant is 0.125 MGD. Additionally, the Federal Prison Wastewater Treatment Plant Facility has a capacity of 0.5 MGD. Current usage is 0.4 MGD. The reserve capacity of this plant is 0.1 MGD. The current treatment plants can handle present residential inflow without exceeding capacity. However, commercial and industrial ventures in and around Taft proper will need to be served by adding capacity to our current plant.

The City has identified opportunities and cost through a comprehensive Feasibility Study for the modernization and expansion of the Municipal Wastewater Treatment Plant to double its capacity. This will be done in 0.5 MGD phases until 3.0 MGD is reached. Once the expansion of 3.0 MGD is completed there will be a reserve capacity of 1.625 MGD beyond the current system demand. Similarly, the Federal Prison Wastewater Treatment Plant will double its capacity to 1.0 MGD in a single phase. The reserve capacity of this plant will be 0.6 MGD.

WATER

The West Kern Water District (WKWD) currently provides all of the City's potable water needs. The WKWD also provides water to virtually the entire west side region of Kern County. WKWD is innovative and responsive in assuring its clients of a reliable supply of excellent quality water in a planned, efficient, cost-effective, and environmentally responsible manner, while promoting public awareness of water related issues.

Existing WKWD delivery capacity is 22 million gallons of water per day. This is sufficient to satisfy current needs, but WKWD and the City are aware that future water needs have to be evaluated and planned for to accommodate future developments. The City has made initial contact with adjacent water agencies in anticipation of future agreements that will need to be made regarding Will Serve Letters well in advance of service demands.

SANDY CREEK WATERSHED

The watershed for the surrounding hills enters the City of Taft and surrounding communities in four separate areas. The City utilizes the watershed route by using the natural landscape as drainage. A recent study has provided the City with alternatives in maintaining the use of the landscape while ensuring that the City's environmental responsibilities are preserved and restructured to accommodate technological advances.

The study has presented the City with a plan that will improve urban runoff filtration, eliminate flooding (flood zones within the city), thus assisting development, and reducing flood insurance rates. The implementation of the plan will provide additional benefits to the City and surrounding community by supplying a water source that will serve further projects.

By enacting this plan, development in and around the City will benefit due to the construction of a filtration system that will trap harmful chemicals and trash due to urban runoff. In addition, the plan calls for the construction of catch basins strategically located within the watershed route before entry into the urban areas. The construction of the catch basins will eliminate flood zones within the city. The elimination of flood zones will provide a decrease of flood insurance rates and the addition of developable land that was in the past undevelopable due to uncertainty of flooding. The retained water will then be used on projects such as watering city landscape, farming, and/or the cooling of energy processing plants located in and around Taft. The project will be presented to City Council in late 2009.

RAILS TO TRAILS

The City began purchasing right-of-way property from Union Pacific Railroad Company and Sunset Railway Company in 1995. Construction of a pedestrian bicycle trail began in 2000. The paved portion of the trail is 20 feet wide, providing enough room for bicycles and walkers to pass without incident. Each side has 40 feet of landscaping. The grass and trees provide for a pleasant walk. Benches are located throughout the trail for those who would like to rest or want to visit with others. The trail system also has lights provided for security and convenience. The Rails to Trails is currently 1.1 miles long. The trail connects the downtown area with the Westside of the City.

An additional 3.5 miles of right-of-way has been purchased for the expansion of the trail system. Projects to expand and improve the trail system have been approved and are currently waiting on grant funds. Rails to Trails provide the community a way to exercise and to move about the City without using a motorized vehicle. The trail system has been such a success that additional paths have been written into the circulation element that in the future will provide over 15 miles of trail.

8.2 NON-GOVERNMENTAL CONSTRAINTS

8.2.1 LAND CONSTRAINTS

Factors associated with land (i.e., availability, suitability, environmental issues, and title issues) represent by far, the most important constraints to the development of housing in the Taft area.

8.2.1.1 Land Availability

The amount of land available for the development of housing is crucial in considering methods of meeting housing need. There must be sufficient vacant residentially zoned land or land that could be developed residentially within the City limits to meet the projected housing needs. In the central part of the City, land assembly needs to be encouraged in order to put additional multi-family housing in the place it most appropriately belongs.

The land area currently under review for possible residential development is approximately 197 acres. This land area could generate nearly 1,379 homes. A demand for 122 residential units by the year 2010 based on a low population

projection and 511 residential units based on a high population projection are being projected. This has the potential to add a minimum of 327 persons to a maximum of 7,801 persons to the City's population. There is more than sufficient acreage adjacent to existing residential neighborhoods to satisfy this need. This land has been transferred to a private developer recently.

Economic development efforts in Taft in the last several years have been largely offset by the lack of suitable land for housing. One landowner (Chevron/Texaco) controlled a large portion of land; although, this situation has changed with the sale of a 3 square mile section to West Side Economic Development to be used for development in and around the city. A good part of this land would be built into residential development.

8.2.1.2 Land Contamination

Land in and around Taft has been heavily used by oil and oil service companies, which may have resulted in some level of soil contamination. Approximately 46 acres of land located in the downtown area owned by the Sunset Railway and Union Pacific Railroad Companies may be contaminated with lead from past railroad operations. If the City identifies contaminated lands, it can require the property owners to clean up the site.

8.2.1.3 Deed Restrictions

The latest constraint of housing development in Taft is the requirement by owners that purchasers of their property "and all future assignees" completely indemnify them against any future liability that may result from the sellers past activities.

8.2.1.4 Land Prices

With so many constraints upon the availability of land, what little corporate land available is generally overpriced. This restricts the production of affordable housing. However, infill lots are moderately priced in the \$5,000 - \$10,000 range for a 5,000 sq. ft. lot.

8.2.2 MARKET CONSTRAINTS

8.2.2.1 The costs of construction - material, development fees, construction financing, land, and labor, with few exceptions, have been increasing rapidly in the past decade. These high costs pose a major constraint to the provision of housing for people of all economic segments of the community.

Marketing of new housing, as well as resale of homes, adds to the cost of housing. Real estate fees range from 3 to 6 percent on resale units. Enticing developers to decrease marketing budgets would not be successful unless an adequate local market and readily affordable financing could be demonstrated, decreasing the need for expensive regional promotion.

The rising cost of construction, approximately \$64.84 per square foot in 2002, has grown to \$86.73 in 2007. The major portion of this increase is the tripled cost of liability insurance and the significant increase in workers compensation effective 2003. This has made building of low and moderate-income housing difficult, if not impossible, without some form of financial assistance.

8.2.2.2 "Front-end" development costs such as installation of sewer, water, roadways, under grounding all utilities and project-carrying costs contribute a major portion of overall new housing costs, approximately \$8,850 per single family lot. These costs can be the same for low and moderate income housing as they are for higher priced housing. This makes building affordable single family housing more restrictive for the developer without some form of financial assistance or flexibility in City requirements.

8.2.2.3 The availability of financing affects the builder and the homebuyer. For homebuyers in Taft, the only apparent limitation is that the mortgage financing businesses are, for the most part, located in Bakersfield. Judging from the sales prices of housing in Taft, which have ranged from \$10,000 to over \$100,000, there seems to be no major gap in financing availability. An exception to this might be the South Taft area where, because these homeowners do not own their lots, they experience difficulty financing sales and home improvements.

With the subprime mortgage crisis, it is unclear how this will affect financing for the low to moderate income families. Tightening of requirements to get financing will affect many people, while escalating interest rates on the subprime ARM's is resulting in many foreclosures. Since the government has stepped in to offer financing guarantees for certain segments of the population, foreclosures may lessen. By the third quarter of 2007, one in 47 homes ended up in foreclosure in Kern County; Kern County consistently ranks in the top ten in foreclosure rates.

Builders, traditionally more constrained by the lack of land than the availability of financing, have found themselves in the opposite position. Approximately 5,000 homes have been planned for Taft, but due to the mortgage crisis, and falling real estate values, some subdivisions have been delayed.

However, the City's pursuit of a single-family housing tract funded by CalHFA will be of some assistance to the builder, at least for first-time homebuyers who may be attracted to the more affordable units. With the federal bank dropping the prime rate, financing costs may not be a problem for those with excellent credit. However, for the less fortunate creditor, the more conservative attitudes in the banking and savings and loan industries will become a more significant issue.

8.2.2.4 Insufficient household income hinders many from finding the necessary financing to improve housing units identified as needing rehabilitation. Nearly 52 percent of the total occupied households within the City earn less than the County median household income of \$40,224, based on U.S. Census 2005 data. Most homes requiring rehabilitation are occupied by low and moderate-income families and residents with fixed incomes. This income constraint also may restrict future maintenance activities directed at conserving sound housing.

8.2.2.5 Costs associated with borrowing money have trended substantially higher in 2007, but these costs can discourage many residents from actively pursuing home improvements or buying new homes. Low and moderate-income groups such as the elderly, singles, and young couples are most affected by this cost factor.

8.2.2.6 Higher energy costs for a large number of older homes in Taft add to the problem of high-energy consumption rates. Insulation of these homes could reduce energy costs significantly. Attic and wall insulation is usually lacking in older homes and weather stripping and caulking often have not been replaced over the years.

According to utility companies, energy conservation activities that focus on reducing outside air infiltration are the most effective. Outside air infiltration through windows, doors, and walls can account for 25 to 39 percent of heating costs. The second largest portion of heating costs, 27 percent, can be attributed to heat loss and gain through windows and doors because of low R-values. ("R-value" means resistance to heat flow. The higher the R value, the greater its insulating power.)

8.2.2.7 The City's economy is dependent on the oil industry. This subjects the City to "boom/bust" cycles associated with the oil industry and national economy. The economic instability represented by this situation seems to retard investment in housing, both in terms of maintenance and new construction. An important stabilizing effect can be brought to the local housing market as the City works to diversify job opportunities.

8.2.3 ENVIRONMENTAL CONSTRAINTS

Environmental Constraints impeding housing production include: Habitat for endangered species to the east of the City; flooding of Sandy Creek (in the Ford City area, primarily); poor soil compaction conditions; and a high hydrocarbon content in the local air shed caused by oil extraction.

There are a few areas within the Taft Planning Area that lie within environmentally sensitive, hydrologically or geotechnically hazardous, or steep and difficult terrain, as outlined in the Open Space and Conservation Element. These areas have been determined unsuitable for development or appropriate for rural (low-density) residential housing only.

The City has expressed interest in joining the Valley Wide Habitat Conservation Plan proposed by the County of Kern. City is evaluating other options as well.

9.0 THE 2008-2012 HOUSING PLAN: GOALS, POLICIES, OBJECTIVES, AND PROGRAMS

Appropriateness of Policies, Goals, and Objectives: The current Housing Element (2008-2012) is viewed as having an appropriate set of objectives, based on the objectives in the 2002 Housing Element, which objectives are carried forward. Housing

rehabilitation will remain an important program, which has been recognized by establishing a Housing Division within the Department of Planning and Building.

The following goals, policies and objectives are retained with renewed emphasis.

GOAL 1

PROMOTE THE DEVELOPMENT, IMPROVEMENT AND MAINTENANCE OF HOUSING IN LOCATIONS BEST SERVED BY THE COMMUNITY'S FACILITIES AND INFRASTRUCTURE, AND THAT ARE COMPATIBLE WITH SURROUNDING NEIGHBORHOODS.

POLICIES IN SUPPORT OF GOAL 1

- 1.A Assist the private sector to provide a balance of zoned land to accommodate needed residential development.
- 1.B Coordinate the City's housing and development program with other levels of government.

OBJECTIVES

- 1.1 Keep development standards and building code requirements high while encouraging the achievement of the stated housing goals.
- 1.2 Use the present housing stock to satisfy the needs of all economic segments of the community whenever possible.
- 1.3 Rehabilitate existing housing in for low and moderate-income households at a rate of 10 units per year.
- 1.4 Distribute and provide information to approximately 722 property owners concerning housing rehabilitation, home financing, permit processing and building techniques, conservation measures to help maintain the quality of the housing stock.
- 1.5 Develop housing data, including information on affordable housing needs and production.
- 1.6 Develop a mortgage financing pool to provide low interest rate mortgages for the construction of new affordable housing units and the rehabilitation of units.
- 1.7 Support the use of assessment districts for new housing development.
- 1.8 Maintain a sufficient inventory of properly zoned sites to accommodate all of the City's housing needs.

GOAL 2

CONSERVE AND MAINTAIN SOUND, VIABLE NEIGHBORHOODS THAT ARE DECENT, SAFE AND SANITARY.

POLICIES IN SUPPORT OF GOAL 2:

- 2.A Require the ultimate elimination of substandard dwelling units in the housing stock that are not fit for human habitation.
- 2.B Encourage and participate in programs designed to provide a high level of maintenance in existing neighborhoods.

OBJECTIVES

- 2.1 Use nuisance and safety sections of the Uniform Building Code to require demolition of unsafe and obsolete structures.
- 2.2 Distribute information on available mortgage and ownership assistance plans.
- 2.3 Establish a plan for the Central City area that introduces new opportunities for multiple family housing.

GOAL 3

PROVIDE EQUAL OPPORTUNITY OF HOUSING CHOICE FOR ALL RESIDENTS REGARDLESS OF RACE, CREED, NATIONAL ORIGIN, AGE, SEX, OR ETHNIC GROUP AFFILIATION.

POLICIES IN SUPPORT OF GOAL 3:

- 3.A Sponsor public/private sector partnerships to meet housing needs.
- 3.B Support Fair Housing efforts and methods to address discrimination in housing choices.

OBJECTIVES

- 3.1 Promote private housing development that meets the needs of identified special groups such as the elderly, developmentally disabled, female-headed households, farm workers, college students, and the homeless.
- 3.2 Make available to public, Fair Housing brochures and information such as phone numbers for referrals to citizens contacting the City.

GOAL 4

ENCOURAGE ENERGY CONSERVATION FOR SINGLE AND MULTIPLE FAMILY RESIDENTIAL DEVELOPMENTS

POLICIES IN SUPPORT OF GOAL 4

- 4.A The City shall support the PG&E programs to promote energy conservation.
- 4.B The City shall promote the Water Utilities Department(s) programs to promote water conservation.
- 4.C The City shall support State energy efficient requirements in new housing and encourage the installation of energy savings devices in pre-1975 housing.
- 4.D The City shall encourage and support cost-effective energy technologies with both positive economic and environmental impacts, e.g., passive solar space heating and cooling and water conservation.
- 4.E Insofar as practical, the City shall utilize its planning process to promote efficient land use and development patterns which conserve such resources as fuel, water and land.
- 4.F The City shall support and encourage high performance design standards in new construction and redevelopment to promote increased energy conservation.
- 4.G The City shall support the installation of photovoltaic/solar and solar water heating systems on new construction to promote and increase the use of renewable resources.

OBJECTIVES

- 4.1 Promote increased energy conservation for housing development projects by encouraging developers to exceed California Title 24 standards. As an incentive, plan check status for sustainable housing developments will be expedited.
- 4.2 Encourage initiatives to increase the use of renewable resources, such as photovoltaic/solar electric systems and solar heating.
- 4.3 Encourage initiatives to increase the use of solar water heating in single and multiple family developments.

9.1 HOUSING PROGRAMS

The Housing Programs that follow implement the preceding goals, objectives and policies. The housing production programs included in this section of the Housing Element are primarily directed to stimulating new housing construction at prices and rents affordable to those who cannot compete in the conventional marketplace. They are designed to address production needs created by population growth as well as to provide alternative housing choices to households experiencing the variety of current housing problems outlined above.

Since much of the existing housing stock is older and in need of repair, renovation and enlargement, not all efforts can be directed toward new housing. In this regard, it will be important for the City to preserve the existing housing stock, especially that which serve the needs of low- and moderate-income households. To this end, the City's Rehabilitation Program provided the following results as of December 2007:

Table No. 23:

Rehabs to date (December 2007)	
CDBG 93, 95, 99, 04	49
CDBG RLF	14
HOME 95, 97	29
HOME 05	4
HOME Program Income	6
Total	102

The extent of housing density appropriate in any community is a function of four factors: (1) housing unit needs; (2) community goals; (3) physical factors; and (4) availability of infrastructure. It is also necessary to implement design standards that will ensure compatibility of higher density developments. A range of densities needs to be provided to assure a mix of housing types and costs.

9.2 FINANCIAL RESOURCES

By recommending a mix of affordable housing types, it is believed that continued socio economic group integration in neighborhoods in Taft can be achieved. The City's progress toward accomplishing these objectives will be reviewed annually to measure success and to create a housing plan for the upcoming years.

In addition to providing much needed affordable housing, the provision of housing is a critical economic development strategy for the City. While the City may be successful in receiving state or federal housing grants, the City needs to assist private developers with its own resources, when possible, to provide adequate housing sites in Taft.

The three primary sources of financial resources to aid in the development of housing comes from redevelopment set-aside funds, Community Development Block (CDBG) Grant funds, and HOME Investments Partnership Program (HOME) funds. This City has also been approved by the California Housing Financing Agency (CalHFA) for our Housing Rehab and First Time Homebuyers Programs. The City plans to establish a New Construction Loan Program through CalHFA once a developer has committed to a moderate rate project.

9.2.1 REDEVELOPMENT

Table No. 24:

Redevelopment Set-Aside Funds Projection				
Year	Funds on hand at the beginning of the year	Annual Net Low/Mod Set Aside	Cumulative RDA Funds Available for Projects	Funds Expended for Housing Activities
	(\$)	(\$)	(\$)	(\$)
1995-96	575,170	(4,446)	570,724	24,676
1996-97	570,724	(86,524)	484,200	113,021
1997-98	484,200	(72,290)	411,910	52,242
1998-99	411,910	(476)	411,434	3,000
1999-00	411,434	36,322	447,756	0
2000-01	447,756	8,112	455,868	0
2001-02	455,868	(1,629)	454,239	0
2002-03	454,239	(16,733)	437,506	0
2003-04	437,506	(10,700)	426,806	0
2004-05	426,806	(1,699)	425,107	0
2005-06	425,107	6,108	431,215	0
2006-07	431,215	11,760	442,975	0
2007-08	442,975	44,476	487,451	0
2008-09	487,451	(3,240)	484,211	15,000
2009-10	484,211	(3,240)	480,971	15,000
2010-11	480,971	(3,240)	477,731	15,000
2011-12	477,731	(3,240)	474,491	15,000

Source: Taft Finance Department

The following projects were funded using the Low - Mod set aside funds mentioned above. During 1995-96, \$24,676 was used for housing projects: \$60 for senior housing project match; \$428 for in-fill new construction first-time home buyer assistance; and \$22,996 for housing rehabilitation match. During 1996-97, \$113,020.65 was spent: \$24,212 for housing rehabilitation match and \$88,808 for the senior housing project. During 1997-98, \$52,242 Low-Mod funds were used: \$35,000 for the senior housing project match, \$4,451 for in-fill new construction first-time home buyer assistance, and \$12,791 for housing rehabilitation match. During 1998-99, \$3,000 was spent for 97 HOME matching fund.

The Taft Community Development Agency's redevelopment efforts have not yielded the expected results, since the tax increment generated by the Agency is barely sufficient to pay for debt service. Most of the land within the agency is non-revenue-generating land owned by utility companies, school districts or is vacant. The City is proposing to expand the Project Area to include the downtown areas and older residential neighborhoods such that potential tax increment monies could be used to increase housing opportunities and assistance for rehabilitation of certain commercial building.

9.2.2 CDBG Funds

As a small city, Taft competes for Community Development Block Grant Funds under the State Department of Housing and Community Development's Small Cities Program.

Taft received CDBG planning funds and three (93, 95, and 99) implementation grants of \$500,000 each, for housing rehabilitation and a 61-unit affordable housing project for senior citizens. The CDBG grants ended as of December 2007. The rehabilitation and provision of affordable housing continues to be a prime economic development strategy and the major focus of Taft's efforts.

The City will continue to seek CDBG funding and to budget matching funds for affordable housing activity. In addition to maintaining the rehabilitation loan program, Taft's CDBG Program will seek specific assistance for new projects, most likely in the form of land acquisition and infrastructure assistance.

9.2.3 HOME FUNDS

Taft received \$900,000 in HOME funds in 1995, for housing rehabilitation, the 61-unit senior project, and for in-fill new construction in the Target Area for first-time homebuyers (FTHB). In 1997 Taft was awarded \$500,000 for housing rehabilitation and FTHB, with or without rehabilitation. Current CDBG and HOME guidelines allow monies to be spent in any area of the City, not just in the Target area, unlike in the past.

The City will continue to seek HOME funding and to budget matching funds for affordable housing activity. In addition to maintaining the rehabilitation loan program, the City will seek specific assistance for new projects, most likely for a 30-40 unit multi-family project.

2008-2013 PROGRAM EMPHASIS

The recommendations of the 2008 Ad Hoc Visioning Committee covered a full range of community issues of which housing was of central importance, and is the basis for this update.

SUMMARY OF RECOMMENDATIONS ON HOUSING TOPICS:

Conduct a major effort to develop housing, including senior housing, single family and multi-family units by:

- a. Rezoning the land between Main Street and the Sunset Railroad right-of-way for multi-family housing;
- b. Converting the Railroad property adjacent to the Rails to Trails, in the downtown area to provide an opportunity for new housing;
- c. Develop a mortgage financing pool to provide low interest rate mortgages;
- d. Supporting the use of assessment districts for new housing developments;
- e. Developing participation in regional multiple listing services;
- f. Creating a residential community marketing program;
- g. Annexation of 122 residential subdivision on Cedar Street.

Other aspects of the Ad Hoc Visioning Committee addressed the expansion of the commercial and industrial sectors of the City as well as overall community improvement.

9.3 PROGRAM DESCRIPTIONS

The following provides the detailed descriptions of the various programs that will be implemented during the next five-year plan.

9.3.1 HOUSING REHABILITATION

Need Served: Preserves affordable housing stock

Description: The Housing Conditions survey shows a need for home improvements in the older neighborhoods of the City. To address the needs that fall into the categories of moderate and substantial need for repair, a rehabilitation program is in place. Considering the age of this housing and the extreme temperatures in Taft, a weatherization component is included.

This rehabilitation program is aimed at assisting the low and very low-income groups, both owner-occupied and non-owner occupied housing. The program also refers to local financial institutions that offer home improvement loans. The City's funds, Program Income from five CDBG and HOME grants, are used to reduce the market interest rate on such loans and to fund the management of the program. The City will continue to apply for these grant funds to continue the program.

Exhibit VIII
CITY OF TAFT HOUSING PROGRAMS SUMMARY

HOUSING NEED SERVED	PROGRAM DESCRIPTION	QUANTITATIVE OBJECTIVE	FUNDING	RESPONSIBLE AGENCY
Preserves Affordable Housing Stock	1. Housing Rehabilitation	Continue program established 12/93. Goal 10 units/year. Expand Community Development Project Area by 09/2010.	CDBG and HOME Program Income & new CDBG Grant	Planning & Building Department & Community Development Agency
	2. Housing Rehabilitation - Public Information	Distribute program info. to property owners regarding programs and funding availability.	same as above	Planning & Building Department
	3. First-time Home Buyer	Continue the first-time home buyer program	CDBG and HOME	Planning & Building Department
Adequate Incentives	4. Zoning Ordinance Review	Complete Ordinance review by 12/09	General Fund	Planning & Building Department
Adequate Housing Sites	5. Zoning for multiple family housing sites	Zoning Code Amendment by 12/09	General Fund & Private Lenders	Planning & Building Department
	6. Multi-family Housing Project	Complete Needs Assessment 12/31/09 Completed land commitment 12/30/09 HOME & LIHTC Applications by 12/09 Complete Construction 50 Units by 06/13	CDBG & HOME PI Community Development Agency Private funds, LIHTC	Planning & Building Department
Safe & Sanitary Housing	7. Land Use Element Update	Complete Land Use Element Update by 12/09.	General Fund	Planning & Building Department
	8. Livable Community	Amend Zoning Code by 12/09.	General Funding; Kern COG	Planning & Building Department
	9. Code Enforcement	Continue program. Inspect dilapidated units and establish removal/rehab objective by 05/09.	General Fund	Planning & Building Department
Equal Housing Opportunity	10. Fair Housing Support	Establish relationship with existing services providers by 12/09.	CDBG & Community Development Agency	Administration & Planning & Building Department
	11. Information Dissemination	Obtain and/or prepare information in Spanish for distribution to the public through libraries, senior centers, civic center offices, etc., by December 2009.	Grants Coordinator Planning & Building Department	
	12. Senior Housing Project	Conducted a needs study by 12/31/08.	Community Development Agency	Administration & Planning & Building Department
Special Needs Groups	13. Homeless Services/Emergency Shelter	Work w/existing service providers and establish City role/assistance by 12/09	General Fund & Community Development Agency.	Administration & Planning & Building Department
	14. ADA Compliance	Amend the Zoning Ordinance requiring ADA compliance for all new and rehabilitation projects by 12/09.	Planning & Building Department.	
Low & Moderate Income	15. Infrastructure Assistance	Support low/mod housing with assistance on public utilities costs.	Community Development Agency, CDBG Funds.	Planning & Building Department
New Construction	16. Financing Assistance	Established Project funding from CalHFA 12/09.	CalHFA & Private Lenders.	Planning & Building Department, Finance Department
	17. Market-rate entry level homes	Encourage developers/builders for 100-200 houses by 12/2009.	CalHFA & Private Lenders.	Planning & Building Department
	18. In-fill Housing	Review zoning code by 09/12 Encourage Builders. Goal 10 units by 12/2013	General Fund.	
	19. Self-help Housing	City / Habitat for Humanity complete 10 single-family residences (for very-low income, first time homebuyers) by 2013.	HOME Program Income, Private Sponsor Donations, Volunteer labor.	Planning & Building Department

Quantitative Objective: This program was established in December 1993 and hoped to target ten (10) units per year as a reasonable objective in each year of the program's operation. The City will encourage 5 rehabilitation loans per year from 2008 to 2012.

Funding Source: The State Small Cities CDBG Program, the Home Investment Partnership Program (HOME) and Program Income and Revolving Loan Fund from HOME and CDBG, considered as funding sources in continuing the program.

Responsible Agency: Planning and Building Department and Community Development Agency.

9.3.2 HOUSING REHABILITATION -- PUBLIC INFORMATION

Need Served: Preserves affordable housing stock.

Description: Many of the housing units in the former Target Areas (older neighborhoods in the central part of the City), covered by the Housing Condition Survey, are in need of general maintenance and repair. In this regard, the City has established a communication program to encourage property and housing maintenance. This program should emphasize the values of a well maintained home and offer guidance to typical home maintenance efforts. This program should also provide information regarding assistance that is available to the public. The Planning and Building Department should become an information resource for the community.

Quantitative Objective: A housing information brochure has been prepared and is being distributed to approximately 722 property owners in the City is ongoing.

Funding Source: State CDBG & HOME funds associated with a rehabilitation program should be used.

Responsible Agency: Planning and Building Departments.

9.3.3. FIRST-TIME HOME BUYER (FTHB)

Need Served: Provide affordable housing for low-income families who are first-time home buyers or displaced homemakers who are able to qualify for a first mortgage.

Description: The City's FTHB Program allows for a percentage of the purchase price to be used for the down payment and closing cost assistance or to buy down the interest rate or buy down the loan amount, if applicant is unable to qualify for the first mortgage loan. In conjunction with CalHFA, in some instances, both closing costs and down payment can be funded through a deferred loan or grant.

The City will record a second deed of trust against the property, which must remain affordable for a minimum term of twenty years, based on the amount of funds borrowed. The loan payments may be 100% deferred, fully amortized or 50% deferred, 50% amortized, based on the borrowers debt ratio. Any amortized loan is at a 3% interest rate.

This Program can be used in conjunction with the Housing Rehab Programs in order to preserve affordable housing stock in the older sections of town. Rehab can only be done in the Target Area, whereas FTHB can be city-wide.

Quantitative Objective: The Program was established in 1997 with the goal of assisting 13 families as a reasonable objective from the 97-HOME Grant. Twelve loans were funded from the first grant and three more have been funded using HOME Program Income.

Funding Source: The State Small Cities CDBG Program and the Home Investment Partnership Program (HOME) and Program Income from HOME and CDBG Revolving Loan Fund are considered as funding sources in continuing the program.

Responsible Agency: Planning and Building Department and Community Development Agency.

9.3.4 MULTI-FAMILY HOUSING PROJECT

Need Served: Provide decent, safe, sanitary housing, with amenities, for low-and very-low income working families.

Description: The City has been working with Watts Up America to develop a 50-150 unit affordable multi-family housing project. There are very few 3 bedroom apartments and no 4 bedroom apartments in the City. The older homes in the Target Area that are used as rentals range from 578 sq. ft. to about 1200 sq. ft. and are generally only one or two bedrooms, some with porches enclosed to create extra sleeping rooms.

The City will work with Watts Up America to develop the multiple housing units to accommodate small and large families. If the plan is not successful with Watts Up America the City will send out a RFP late next year to select a developer to assist with development of affordable multi-family housing project.

Quantitative Objective: Develop at least 50 affordable multi-family housing units by 2012.

Funding Source: The State Small Cities CDBG Program, the Home Investment Partnership Program (HOME), Low Income Housing Tax Credits (LIHTC) and the Taft Community Development Agency (TCDA).

Responsible Agency: Planning and Building Department, Community Development Agency, Watts Up America.

9.3.5 ZONING ORDINANCE REVIEW

Need Served: Adequate incentives for Low/Mod housing.

Description: This program is an effort to determine if the Zoning Ordinance provides sufficient incentive to low- and moderate-income housing and other special needs housing. Specifically, the density bonus concept must be reviewed to ensure it can have a real benefit when it is allowed. The current density provisions are not viewed as a constraint to affordable housing. As an alternative to density incentives, other aspects of zoning may offer appropriate variables. Parking requirements can often be modified for senior housing and certain forms of group housing.

Substandard lots should be considered in review of the Zoning Ordinance. While consolidation of these lots is perhaps the best method to achieve efficient use of this land, a set of development standards designed to allow the use of these small lots could provide an affordable form of housing. Mixed-use projects in and around the downtown core are being encouraged.

Quantitative Objective: The Zoning Ordinance was completed on December 2004. The City plans to work with Habitat for Humanity to develop 2 affordable homes per year on substandard lots.

Funding Source: General Fund.

Responsible Agency: Planning and Building Departments

9.3.6 LAND USE ELEMENT UPDATE

Need Served: Adequate housing sites

Description: The 1986 element has been revised adopted by the City Council on September 21, 2004, in order to strengthen future opportunities for housing development. The area south of the downtown area has been designated a mixed-use zone for its potential to accommodate additional multiple family housing (approximately five multi-acre parcels consisting of approximately 46 acres, owned by the City), as well as open space along the Sunset Railroad rights-of-way.

The Land Use element has been updated concurrently with that of the Circulation Element and the Housing Element in a comprehensive manner. The City is working to update all elements (including Land Use) by December 2009. The

General Plan update will be accompanied by an Environmental Impact Report to expedite the processing of development.

Quantitative Objective: The Land Use Element was updated on September 21, 2004. The City is working to update all elements (including Land Use) by December 2009.

Funding Source: General Fund; Kern Council of Governments.

Responsible Agency: Planning and Building Departments.

9.3.7 CREATION OF “LIVABLE COMMUNITIES”

Description: The City will study the possibilities to incorporate design standards that are descriptive of “Livable Communities” which aims to control urban sprawl through efficient street designs, transportation access and easy access to downtown by walking. Specific sites may be designed for such purposes based on community support and feasibility for such projects.

Quantitative Objective: Amend General Plan and Zoning Ordinance by December 2004.

Funding Source: City of Taft; Kern COG.

9.3.8 CODE ENFORCEMENT PROGRAM

Need Served: Safe and healthful housing and preserves affordable housing stock.

Description: Continue to implement an aggressive code enforcement program.

Quantitative Objective: Establish revised demolition and rehabilitation objective by May 2009.

Funding Source: General Fund

Responsible Agency: Planning and Building Departments.

9.3.9 FAIR HOUSING SUPPORT

Need Served: Equal housing opportunity

Description: Housing discrimination is illegal in California, and cities are expected to assist in the effort to enforce this law. This program proposes that the City disseminate information on fair housing and refer fair housing complaints to the district office of the California Department of Fair Employment and Housing.

Quantitative Objective: Maintain relationships with regional fair housing services and the State and Federal district offices.

Funding Source: CDBG and Community Development Agency

Responsible Agency: Administration; Planning and Building Departments.

9.3.10 INFORMATION DISSEMINATION

Need Served: Equal housing opportunity

Description: Housing discrimination is illegal in California and cities are expected to assist in the effort to enforce this law. This program proposes that the City disseminate information on fair housing and refer fair housing complaints to the district office of the California Department of Fair Employment and Housing. The City provides the public a booklet entitled, "Fair Housing: It's Your Right," prepared by the Office of Equal Opportunity, U.S. Department of Housing and Urban Development. The booklet contains a Housing discrimination complaint form for use by aggrieved parties.

Quantitative Objective: Maintain relationships with regional fair housing services and the State and Federal district offices and continue to provide informational material to the public. Continue to distribute information on fair housing laws and provide referrals to investigative or enforcement agencies. Obtain and/or prepare information in Spanish for distribution to the public through libraries, senior centers, civic center offices, etc., by December 2010. Ensure that all new multifamily construction meets the federal and state accessibility requirements.

Funding Source: CDBG and Community Development Agency

Responsible Agency: Administration; Planning and Building Departments.

9.3.11 SENIOR HOUSING PROJECT

Need Served: Special needs group.

Description: The senior segment of Taft's population is significant and possesses special housing needs. The number of single females, 65 and over, living by themselves is sizable and will require more attention as they age. This program is an effort to study further needs of senior housing.

Quantitative Objective: A needs senior study was conducted and approved by City Council on December 2007.

Funding Source: County Housing Authority; Community Development Agency.

Responsible Agency: Administration; Planning and Building Departments

9.3.12 HOMELESS SERVICES

Need Served: Special needs groups.

Description: The City is currently served by a group of service providers who seem to have the ability to serve the current demand for emergency support and shelter. These organizations do operate on limited resources and when local levels of unemployment increase, the added demand for their services can stretch these resources to their limits.

This program effort constitutes a process of the City becoming involved with these service providers to both understand the full scope of their efforts and to determine if the City has resources that can assist in this area of public service. While complete review is warranted there appears to be needs in the area of transportation service to and from Bakersfield.

Quantitative Objective: Establish the appropriate role and/or level of service as the need may arise. Review need for transitional or supportive housing/homeless shelter.

Funding Source: General Fund; Community Development Agency.

Responsible Agency: Administration; Planning and Building Departments.

9.3.13 ADA COMPLIANCE

Need Served: Persons with disabilities.

Description: Recent census results document that over 9 million people in the United States have severe disabilities. The issue of accessible housing involves not only people with disabilities and the entire disability community, but also housing developers, landlords, owners, realtors, and all groups involved in providing housing to people with disabilities, says a housing publication of the disability community (Opening Doors, Issue 10, June 2000). While no governmental constraints have been identified in the City of Taft, the City wishes to take a proactive approach in assisting the disabled community.

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

Funding Source: City of Taft.

Responsible Agency: Planning and Building Departments.

9.3.14 INFRASTRUCTURE ASSISTANCE

Need Served: Low and moderate income housing construction.

Description: One of the most effective methods for the Community Development Agency to cause the construction of housing affordable to the low and moderate income groups is the offer of direct financial assistance to residential developers that would reduce the cost of City required infrastructure improvements. This is an eligible expenditure of the Agency's required 20 percent set aside funds, as well as the general resources of the Agency. The City will also apply for CDBG funds for infrastructure in support of low-income housing.

Quantitative Objective: Provide assistance on Public Costs to encourage in-fill development.

Funding Source: Community Development Agency 20 percent set aside fund.

Responsible Agency: Planning and Building Departments.

9.3.15 FINANCING ASSISTANCE

Need Served: New construction.

Description: The rising cost of construction, approximately \$64.84 per square foot in 2002, has grown to about \$84.00 in 2008. The major portion of this increase is the high cost of liability insurance (worker's compensation) and building construction material. The high costs have made building of low and moderate-income housing difficult, if not impossible, without some form of financial assistance.

Quantitative Objective: Establish project funding from CalHFA by December 2009.

Funding Source: CalHFA

Responsible Agency: Planning and Building Departments

9.3.16 MARKET RATE ENTRY LEVEL HOMES

Need Served: New construction.

Description: Market rate entry-level homes in the low \$100,000 range are required to satisfy demand. The City could review the zoning ordinance to allow lots with smaller area, lot width, and depth to facilitate affordable market rate homes in the Downtown areas. This could achieve the twin-objectives of a vibrant downtown resulting from increased patronage for downtown business and provision of additional housing to meet local and regional housing requirements.

Quantitative Objective: Encourage developers/builders to add 100-200 homes by December 2012.

Funding Source: City General Fund.

Responsible Agency: Planning and Building Departments

9.3.17 IN-FILL HOUSING

Need Served: Create affordable housing.

Description: Over the years some of the homes in the older downtown section have burned or been abated as substandard leaving 25 - 75 foot lots within the former Target Area. The City has also cited several more houses requiring abatement. These lots provide ideal locations for in-fill development.

Quantitative Objective: Promote 5 homes per year to be built in substandard lots that allow zero lot line developments and developments on lots less than 50 feet without requiring a variance.

Funding Source: City General Fund.

Responsible Agency: Planning and Building Departments.

9.3.18 SELF-HELP HOUSING

Need Served: Low-income households.

Description: The program is managed by Habitat for Humanity, a non-profit housing agency. Assists low-income persons to gain the pride of home ownership with financing, materials, and labor arranged through the City, volunteer contributions, and applicant sweat equity.

Quantitative Objective: Habitat for Humanity has contracted with the City to build as many single-family dwellings for very-low income and first time homebuyers by 2012.

Responsible Agency: Planning and Building Departments

9.3.19 SENATE BILL 2 COMPLIANCE (TRANSITIONAL & SUPPORTIVE HOUSING)

Need Served: Transitional and Supportive Housing

Description: Pursuant to Senate Bill 2 (Cedillo, 2007), the City will update its Zoning Ordinance to include separate definitions of transitional and supportive housing as defined in California Health and Safety Codes, Sections 50675.2 and 50675.14. Transitional and supportive housing types will be allowed as a permitted use subject only to the same restrictions as residential uses contained in the same type of structure.

Quantative Objective: To 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.

Responsible Agency: Planning Department, City Attorney.

9.3.20 SENATE BILL 2 COMPLIANCE (EMERGENCY SHELTERS)

Need Served: Homeless.

Description: Pursuant to Senate Bill 2 (Cedillo, 2007), staff will amend the City Zoning Ordinance to allow emergency shelters as a permitted use in the General Commercial Zone without a conditional use permit or other discretionary review, and include the definition per California Health and Safety Code, Section 50801 (e) by September 2009. In addition the City will be consistent with California Government Code, Section 65583 (a)(4). The standards may include such items as lighting, on-site management, maximum number of beds or persons to be served nightly by the facility, off-street parking based on demonstrated need, and security during hours that the emergency shelter is in operation.

Responsible Agency: Taft Planning Department, City Attorney.

9.3.21 AMENDING MANUFACTURED HOUSING UNITS

Need Served: Manufactured Housing

Description: Amending the Zoning Ordinance to include single-family manufactured homes into single-family dwellings, and to permit a single-family manufacture home in Residential Suburban (R-S), Single-Family Residential Zone (R-1), and Two-Family Residential Zone (R-2) by right. Also, to amend the Zoning Ordinance to permit by right the use of a mobile home park or subdivision in a high density residential zone. The zoning amendments will be conducted by December 2009 to comply with State law.

Responsible Agency: Planning Department

9.3.22 Adoption of General Plan and Zoning Code Consistency

Need Served: New Construction

Description: The City is working to update all the elements of the General Plan with an expected adoption date of October 2009. Adoption of the General Plan will include increased allowable densities within the Residential High land use designation of between 8 to 29 units per acre. Upon adoption of the general plan, the zoning ordinance will be revised to reflect the revised General Plan land use designation. As part of this update the R-3 and R-4 zoning categories will be revised to reflect the General Plan range high density categories of 8-29 units per acre. If upon adoption of the General Plan, allowable densities in the R-3 zone are less than 20 units per acre, the City will amend its housing element to rezone sufficient sites to accommodate the City's remaining RHNA for lower-income households or provide an analysis pursuant to GC Section 65583.2 to demonstrate the suitability of densities of the R-3 in encouraging and facilitating housing affordable to lower-income households.

Quantified Objective: To amend the Taft Zoning Ordinance within one year of the adoption of the General Plan.

Timing: complete GP update by October 2009. Revise zoning ordinance by October 2010.

Responsible Agency: Planning Department.

10.0 QUANTIFIED OBJECTIVES (BY INCOME GROUPS)

Beginning January 1, 1992, Housing Elements were required to establish quantified objectives for the maximum number of housing units by income category that can be constructed, rehabilitated, and conserved over a five-year time period. The objectives established below include all City planned housing activity, including private above moderate-income projects, as well as all housing activity resulting from the City's efforts.

Table No. 25:

5-Year Quantified Objectives 2008 - 2013			
Objective	New Construction	Rehabilitation	Conservation*
Very Low-Income	19	15	0
Low-Income	82	25	0
Moderate	83	10	0
Above Moderate	20	2	0

*There are no units at risk since neither the City, nor the Housing Authority County of Kern has any ownership interest in projects.

11.0 GENERAL REQUIREMENTS

11.1 PLAN CONSISTENCY

The City is working to update all elements of its General Plan by December 2009, excluding the Housing Element. The General Plan update will comply with California Government Code 65302.1, which requires cities and counties to include data, analysis, comprehensive goals, policies, and feasible implementation strategies to improve air quality within one year of the new housing element planning period (by June 30, 2009 for Kern County). The information will be included in the updated General Plan Circulation Element.

The City is also undertaking a review to amend the Zoning Ordinance and Downtown Specific Plan to be consistent with the updated General Plan elements.

12.0 CONCLUSION

Overall, the City of Taft has achieved most of its Regional Housing Need Allocation (RHNA) objectives from 2002-2007 in providing housing for various income levels of the community. The total number of units built from 2002-2008 exceeded the 2002-2007 RHNA objective by six (6) units. The City did not meet its 2002-2007 RHNA objectives for very low income and above moderate income, but it aims to exceed its 2008-2013 RHNA objectives for every income level by various City projects which are in the planning stages. It should be noted that very low and low income levels accounted for fifty-three percent (53%) of all actual units built, substantially exceeding the 2002-2007 RHNA objective of thirty-nine percent (39%).

COMPARISON OF HOUSING NEED BY INCOME DISTRIBUTION- CITY OF TAFT					
By Income Level	Very Low	Low Income	Moderate Income	Above Moderate Income	TOTAL
2002-2007 RHNA Objective	15	11	13	27	66
2002-2007 Actual Units Built	7	31	33	1	72
Difference Between Objective and Actual from 2002-2007	-8	+20	+20	-26	+6
2008-2013 RHNA Objectives	16	10	11	25	62

Source: City of Taft Planning Department and Kern Council of Governments

In June 2007, the City approved a one hundred twenty-two (122) single-family residential subdivision for the moderate income level, which is located in the jurisdiction of Kern County. The CEQA/NEPA process was completed by Sanduphor Enterprises Inc. (Developer) and the City, but the annexation process for the project was halted because the Developer has not been able to obtain a will serve letter from West Kern Water District (WKWD). A water analysis was conducted by the developer for the project as part of the process to receive the will serve letter. The results of the water analysis showed the developer had to pay more than three million dollars (\$3,000,000) in infrastructure costs, plus the cost of water supply for the project, prior to receiving the will serve letter. The first reason for the high costs in infrastructure was due to the location of the project site and the infrastructure improvements needed to accommodate the development. The second reason was due to scarce water availability in the WKWD; the Developer would have to purchase water from the “spot market”. The water purchased by the applicant would allow WKWD to serve the project. The Developer was unwilling to risk paying the high costs to receive the will serve letter because of the unstable housing market. The City plans to work with the Developer to complete the annexation process for the project and build affordable and moderate income housing. The Developer had previously received approval of another residential subdivision in October 2007, but six (6) lots have been sold and another six (6) remain unsold.

Colston Construction, a local developer, submitted a residential subdivision to construct about three hundred ninety (390) single-family residential dwellings. The local developer plans to build moderate and above moderate single-family dwellings in four (4) phases. The local developer completed the CEQA/NEPA documentation to develop Phase 1, which consists of sixty seven (67) single-family dwellings. The local developer is not developing at this time due to the downturn of the housing market. The local developer previously received approval of another residential subdivision, but only three (3) lots have been sold and another ten (10) remain unsold. The local developer does not plan on moving forward until all the lots have been sold and the housing prices have stabilized.

In January 2006, Lockwood Construction, a development company, received approval of a residential subdivision for twenty (20) lots. The project remains undeveloped, but Lockwood Construction has graded the construction site and erected retaining walls. The development company halted the project and is planning to sell the property. The site has been taken into consideration by the City for the development of affordable senior single or multi-family housing.

Kona Development, a development company, is planning to develop three thousand five-hundred (3,500) single and multi-family dwellings, with a golf course. The development company plans to construct the residential subdivision in numerous phases, which would require a specific plan due to the scope of the project. Due to the housing market downturn, the development company has postponed the project.

In December 2008, the City purchased forty-six (46) acres from Sunset Western Railway Company and Union Pacific Railroad Company. The property is located south of and adjacent to the downtown area, and the City plans to develop the site into a sustainable mixed-use development. The City envisions single and multi-family residential dwellings, public spaces, amphitheater, extension of the existing Rails to Trails path (biking/walking path), and commercial establishments. The City plans to implement sustainable development concepts into the project, such as LEED homes and commercial buildings, a walking and biking friendly environment, and renewable energy (solar installation). The City plans to require an affordable housing component in the project including senior housing.

The City will also work with non-profit organizations (e.g. Habitat for Humanity) and private developers to build affordable single and multi-family residential dwellings in vacant lots located throughout the City, with funds from Department of Housing and Community Development grants.

The City will encourage the development of LEED and other green building program standards for housing. The City will eventually mandate all affordable housing funded by HCD grants to be built to LEED or other green building standards. The City will encourage developers to exceed Title 24 development standards by fifteen percent (15%). The City will advocate residents to reduce their greenhouse gas emissions by encouraging energy efficient practices and renewable energy installations in their homes. The City will partner with PG&E to implement energy efficiency programs throughout the community and encourage residents to install solar panels or solar heaters to reduce their carbon footprint. The City aims to do its part in reducing its greenhouse gas emissions and improving the air quality.

The City will work with WKWD to ensure water availability for future housing projects, including affordable housing. The City will also work with current and future developers to make certain they have all the resources available to develop their housing projects. HCD grant funding will play a major role for the City to assist developers on their housing projects with integrating green building standards, especially in the current downturn housing market. The City expects to exceed its 2008-2013 RHNA objectives for all income levels.