

5.0 Goals, Quantified Objectives, and Policies

5.1.1 Introduction

The intent of the Housing Element is to ensure that the housing needs of all economic segments of the community will be met through the year 2021. The housing goals and policies included in the Fillmore Housing Element, as well as the actions that the City will undertake to meet its housing needs, are discussed in this Chapter. A summary of the actions, including identification of funding sources, responsible entities, and time frames for implementation, is also presented. In evaluating the prior Housing Element, the City analyzed the programs it undertook, and evaluated why implementation of some programs were more successful than others. Accordingly, the City has included in this element the actions it believes can successfully be implemented and that reflect the best use of the City's limited resources.

5.1.2 Prioritization

The lack of financial and staff resources are constraints that potentially impair the City's ability to implement the programs contained in this Housing Element. Given these constraints, each of the programs listed in Section 5.1.4 has been assigned a priority to guide the allocation of available resources. Those programs with an assigned priority of "1" are critically important to satisfying statutory requirements. Those programs with an assigned priority of "2" address the needs specific to target income households and special population segments identified in this Housing Element. Those programs with an assigned priority of "3" represent activities that are supportive, but not critical, to implementing the programs with a higher priority ranking. These rankings will guide program implementation and the commitment of required resources over the duration of the planning period for the 5th Housing Element cycle from October 1, 2013 through September 31, 2021.

5.1.3 Quantified Objectives

The City of Fillmore has designed a number of implementing programs that will focus City resources on meeting its projected housing needs. The City recognizes that there are a number of factors impacting the provision of affordable housing. Accordingly, the City of Fillmore has identified its quantified objectives for new construction, rehabilitation, and conservation. Rehabilitation of existing units will be achieved through the City's efforts to link property owners with available financial assistance programs. The City has established its quantified objectives on the basis of Southern California Association of Governments (SCAG) regional housing needs projections for the City of Fillmore for the period of 2014-2021.

Table 5.A. Quantified Objectives –2014-2021

Program	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction	80	80	112	128	294	694(RHNA)
Rehabilitation	6	10	10	10	35	71
Conservation	6	10	20	5	25	66
Total	92	100	142	143	354	831

Goals, Policies, and Implementing Programs

Goal 1

Provide a diversity of housing opportunities to enhance the City's living environment and to satisfy the shelter needs of Fillmore residents.

Policy 1.1

Provide adequate residential sites for the production of new for-sale and rental residential units of existing and future residents.

Implementing Programs

1.1.1 Biennial Evaluation Program. The Planning Department will conduct a biennial update of the inventory of available vacant or underdeveloped residential sites that could be developed to meet the projected housing needs. This inventory will be used in discussions with potential developers.

Responsible Agency: Planning Department.

Implementation Schedule: January 2015, every 2 years thereafter.

Non-Quantified Objective: Maintenance of an inventory of available sites for use in discussions with potential developers.

Funding Source: General Fund.

Assigned Priority: 3.

1.1.2 Housing Overlay Zone. The City shall establish a special purpose Housing Opportunity ("HO") Overlay Zone for the expressed purpose of accommodating its assigned share of regional housing needs that are not otherwise accomplished through the existing inventory of land suitably zoned and available for residential development. The HO Overlay Zone shall permit residential development irrespective of the underlying zone district of the property that receives an overlay designation subject to the standards set forth below.

(a) Sub-Designations. The HO Overlay Zone shall consist of two sub-designations as follows:

- (i) Central Business District "CBD" which shall permit uses allowed within the CBD Zone District in addition to the underlying zone district of the property that receives an HO-CBD sub-designation including, but not limited to, residential development up to a maximum of 50 dwelling units per acre.
- (ii) Residential Medium "RM" which shall permit uses allowed within the RM Zone District in addition to the underlying zone district of the property that receives an HO-RM sub-designation including, but not limited to, residential development up to a maximum of 11 dwelling units per acre.

(b) Development Standards. The permit process, design standards, environmental review procedures, and associated land use regulations that apply to property receiving an HO designation shall be the same as those prescribed for underlying zone district, or in the alternative, the CBD Zone District or RM Zone District, as the case may be depending upon project scope.

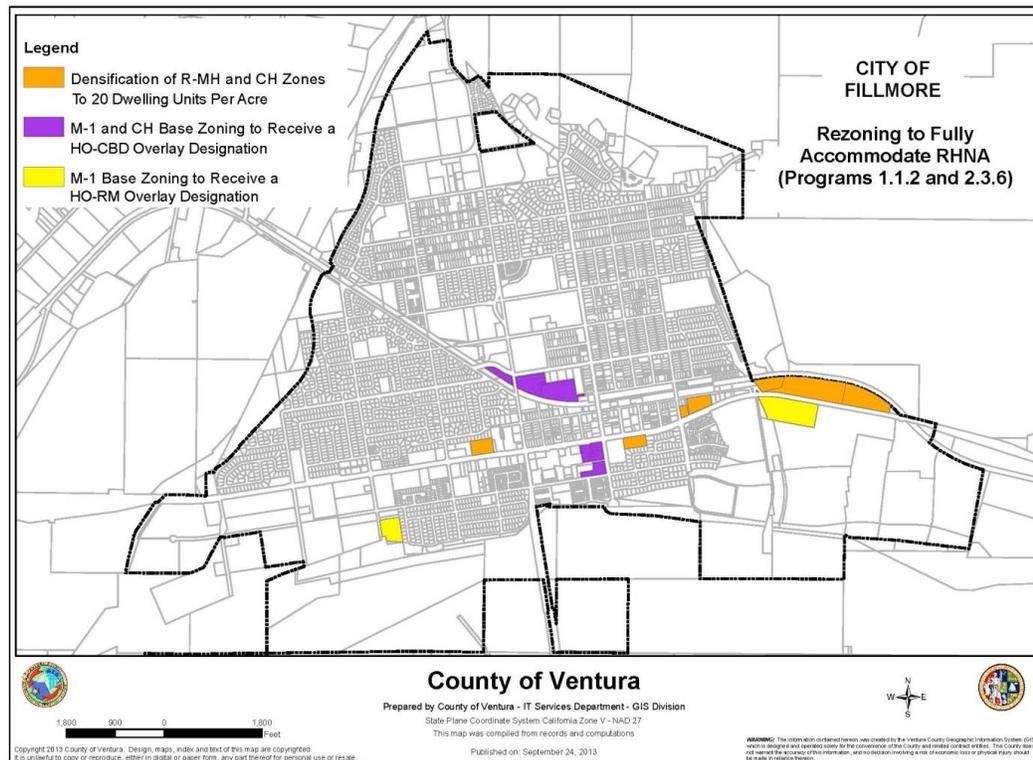
- (c) **Designated Properties.** The HO Overlay Zone, and associated sub-designations, shall apply to all property identified on the Zoning Map with the HO suffix. For purposes the planning period of 2014-2021, the HO shall be applied as shown in Table 5.B. and Figure HE-6.

Table 5.B. Housing Opportunity Overlay Zone

Assessor Parcel Nos.	Current Underlying Zone	HO Sub-Designation	Residential Unit Potential					
			E.L.	V.L.	Low	Mod	High	Total
053-006-057, 053-006-053, 052-013-202, 052-009-204	M-1 (Manufacturing/ Industrial)	CBD	110	0	0	0	0	110
053-012-010, 053-0120-11, 053-012-012, 053-012-013	CH (Commercial Highway)	CBD	37	0	0	0	0	37
041-033-002	M-1 (Manufacturing/ Industrial)	RM	4	3	62	15	0	84
052-206-150	M-1 (Manufacturing/ Industrial)	RM	1	1	23	5	0	30
Minimum Needed to Accommodate RHNA			51	51	0	0	25	127

Notes:

1. The tabulation and distribution of dwellings among Target Income Groups corresponds to the methodology summarized in Table 3.Y. and the modeling parameters contained in Appendix C.
2. The Minimum Needed to Accommodate RHNA accounts for the unit reduction resulting from Program 2.3.6.



- (d) **Sunset Provisions.** The permitted residential uses allowed within the HO Overlay Zone shall lapse at such time as the Residential Unit Potential (Table 5.B.) reaches the Minimum Needed to Accommodate RHNA (according to Target Income Groups) for properties receiving land use approval during the planning period of 2014-2021. Once the Residential Unit Potential has been reached, no further residential development shall be allowed under the HO Overlay Zone.

Responsible Agency: Planning Department.

Implementation Schedule: Establishment of a new HOOZ, designation of identified sites and amendment of the General Plan to achieve internal consistency shall be completed by July 2015.

Quantified Objective: Apply the new HO Overlay Zone to the sites identified in Table 5.B. to accommodate 127 units for residential development.

Non-Quantified Objective: Provide a sufficient supply of adequately zoned properties to fully accommodate the City's assigned share of regional housing needs.

Funding Source: General Fund.

Assigned Priority: 1.

Policy 1.2

Ensure the supply of safe, decent, and sound housing for all residents.

Implementing Programs

- 1.2.1 **Housing Rehabilitation Program.** The Planning Department will assist applicants in accessing home rehabilitation loans for low and moderate-income housing, and self-help housing projects.

Responsible Agency: Planning Department.

Implementation Schedule: Ongoing.

Quantified Objective: Adequate assistance to meet the quantified objectives contained in Table 5.A.

Funding Source: Available Local (Non-General Fund [e.g., former RDA Housing Setaside]), State and Federal Housing Assistance Programs ("Affordable Housing Funds").

Assigned Priority: 2.

- 1.2.2 **Community Education Regarding the Availability of Rehabilitation Program.** The Planning Department will provide educational information to very low and low-income households and other special needs groups regarding the availability of rehabilitation programs through neighborhood and community organizations and through the media.

Responsible Agency: Planning Department.

Implementation Schedule: Update the brochure prepared in the former housing element period by July 2015.

Non-Quantified Objective: Through public education, the public's ability to use programs will be enhanced and other specific quantified objectives will be easier to achieve.

Funding Source: Affordable Housing Funds.

Assigned Priority: 3.

- 1.2.3 **Housing Condition Survey.** The City Building Official will maintain a current housing condition survey of all housing units within the City. This survey should include the number of units in need of rehabilitation or replacement. The survey should be continually updated, with a comprehensive update one year prior to the next housing element update.

Responsible Agency: City Building Official.

Implementation Schedule: Ongoing, with a comprehensive update one year prior to the next housing element update.

Non-Quantified Objective: Maintenance of current information on housing conditions within the City to assist in targeting rehabilitation programs.

Funding Source: General Fund.

Assigned Priority: 3.

- 1.2.4 **Rental Rehabilitation Program.** The Planning Department will identify a minimum of five rental properties in poor condition and in need of rehabilitation. The City will contact the respective property owner(s) to increase awareness about the availability of the City's rental rehabilitation program. The Planning Department will provide financial assistance to owners of rental property to enable such units to remain affordable following rehabilitation. Additionally, the Planning Department will provide brochures, in both English and Spanish, to citizens regarding the availability of this rehabilitation program through neighborhood and community organizations and through the media.

Responsible Agency: Planning Department .

Implementation Schedule: Ongoing, brochures to be completed by July 2015.

Quantified Objective: Provide financial assistance to owners of five rental properties to rehabilitate substandard units.

Funding Source: Affordable Housing Funds.

Assigned Priority: 2.

- 1.2.5 **Code Enforcement Program.** The City Building Official will provide ongoing inspection services to review code violations on a survey and complaint basis. The Planning and Building Departments should work closely together to link code enforcement activities to housing rehabilitation programs.

Responsible Agency: Building Official.

Implementation Schedule: Ongoing.

Non-Quantified Objective: Eliminate code violations within Fillmore.

Funding Source: General Fund and Affordable Housing Funds.

Assigned Priority: 3.

- 1.2.6 Housing Replacement Program.** Continue the housing replacement program whereby large rehabilitation loan requests (home rehabilitation or rental rehabilitation) are automatically reviewed by the City to determine if replacement, rather than repair would be more cost effective.

Responsible Agency: Planning Department .

Implementation Schedule: Ongoing.

Quantified Objective: Replace 15 dwelling units that would have otherwise undergone costly rehabilitation.

Funding Source: Affordable Housing Funds.

Assigned Priority: 2.

- 1.2.7 Overcrowded Households Program.** In order to accommodate for overcrowded households, the City will strive to approve or construct a minimum of 25 dwellings within multi-family housing projects that are either three or four bedroom affordable units to low, very low, and/or extremely low-income households.

Responsible Agency: Planning Department.

Implementation Schedule: Ongoing. However, the market will dictate when applications for residential development are submitted.

Quantified Objective: Provide at least 25 dwellings within multi-family housing projects that are either three or four bedroom units.

Non-Quantified Objective: Facilitate the development of housing for large families, farmworkers, and overcrowded households.

Funding Source: General Fund.

Assigned Priority: 2.

- 1.2.8 Purchase of Foreclosure & Distressed Homes Program.** The City will implement a program to buy residential properties that are facing foreclosure where the owner purchased it with assistance from the former RDA under the First Time Homebuyer Program. The City will purchase and rehabilitate the foreclosed units and restrict them as affordable units. The units could then be sold to individuals who qualify for under the First Time Homebuyer Program.

Responsible Agency: Planning Department

Implementation Schedule: The Program details are still being solidified and are anticipated to be complete by July 2015. The program will be ongoing throughout the planning period.

Quantified Objective: Purchase, rehabilitate and resell a minimum of four dwelling units.

Non-Quantified Objective: Eliminate blighted areas caused by foreclosures and increase the affordable housing stock.

Funding Source: Affordable Housing Funds.

Assigned Priority: 3.

- 1.2.9 Demolition Assistance Program.** The City will formalize and expand the Demolition Program (formerly operated and funded by the RDA). The City will provide financial assistance on a first come first served basis to property owners to demolish residential structures that are deemed uninhabitable by the Building & Safety Department and/or unable to meet current building codes if they were rehabilitated instead. To qualify, the applicant's income must not exceed the moderate-income threshold.

Responsible Agency: Building & Safety Department.

Implementation Schedule: The program will be ongoing throughout the planning period.

Quantified Objective: Demolish a minimum of four dwelling units.

Non-Quantified Objective: Eliminate uninhabitable dwellings and increase the availability of land for new units to be constructed.

Funding Source: Affordable Housing Funds.

Assigned Priority: 3.

Policy 1.3

Provide incentives for energy conservation measures in new housing.

Implementing Programs

- 1.3.1 Implement a Citywide Energy Action Plan.** These are actions taken on behalf of the City and may include: training City staff to be LEED certified, providing education handouts and technical assistance to homeowners and residents how "going green" can ultimately save money and promote energy efficiency at the same time. The City may also develop energy conservation standards for street widths, landscaping, and parking lot configurations to reduce heat loss and/or provide shade within these areas.

Responsible Agency: Planning Department.

Implementation Schedule: This program will be implemented with the adoption of the housing element and will be ongoing throughout the planning period. The City will provide brochures on conservation and non-renewable energy resources to encourage green building techniques, energy efficient appliances, solar panels, and sustainable energy products within the City by January 2015.

Non-Quantified Objective: Provide training and education, and promote strategies that will assist the public to minimize energy and conserve natural resources.

Funding Source: General Fund.

Assigned Priority: 2.

1.3.2 Streamline the Permit Process. Expedite the permit process for “green” buildings.

Responsible Agency: Planning Department.

Implementation Schedule: This program will be implemented with the adoption of the Housing Element and will be ongoing throughout the planning period.

Non-Quantified Objective: Provide an additional incentive to developers and residents who wish to build “green.”

Funding Source: General Fund.

Assigned Priority: 2.

Goal 2

Provide housing that is affordable to all economic segments of the community.

Policy 2.1

Actively pursue and support the use of available County, State, and Federal housing assistance programs.

Implementing Programs

2.1.1 Affordable Housing Production. The City will explore and inventory the variety of potential financial assistance programs from both the public and private sectors to increase the stock of affordable housing units. In addition, the Planning Department shall prepare and adopt an Affordable Housing Ordinance that incorporates the following:

- (a) Inclusionary Requirements.** All new housing construction within the Fillmore Redevelopment Project area shall provide deed-restricted affordable housing in accordance with the requirements of California Redevelopment Law.
- (b) Development Standards.** All deed-restricted affordable units resulting from redevelopment inclusionary requirements, density bonus provisions, or any project assisted in whole or part with public funds shall comply with the following standards:
 - (i) The affordable units shall be comparable in number of bedrooms, exterior appearance and overall quality of construction to non-restricted units.
 - (ii) The affordable units shall be dispersed throughout the development project or, subject to City approval, may be clustered when this furthers affordable housing opportunities.
- (c) Affordable Housing Agreement.** An Affordable Housing Agreement, incorporating the provisions below, shall be made a condition of land use permit approval for all affordable housing projects and shall be recorded as a restriction on the affected parcels.
 - (i) Occupancy preferences shall be given target income households and special population segments who currently reside in the City but: (i) their housing costs exceed those deemed affordable; or (ii) living in overcrowded or substandard conditions.

- (ii) Property maintenance standards shall ensure that the project is maintained, repaired and operated in a first-quality condition, free of debris, waste and graffiti.
- (iii) Project management standards shall ensure that the property is managed and operated in accordance with a management plan prepared by project developer and approved by the City.

Responsible Agency: Planning Department.

Implementation Schedule: Preparation and adoption of an Affordable Housing Ordinance shall be completed by July 2015.

Quantified Objective: The Planning Department will specify which programs the City will apply for and pursue those programs on an annual basis.

Non-Quantified Objective: Increase the supply of affordable housing units within the City of Fillmore and provide appropriate development standards.

Funding Source: General Fund and Affordable Housing Funds.

Assigned Priority: 3.

2.1.2 Partnership Program. The Planning Department will meet regularly with non-profit, private, and other public entities to examine opportunities for cooperative efforts to expand the City's supply of affordable housing for special needs groups including: farmworkers, elderly, single-parent households, disabled, large families, and the homeless. Other programs outlined in the Housing Element (1.1.2, 2.3.5, and 2.3.6) provide adequate sites and guidance to accommodate future development of housing for special needs groups.

Responsible Agency: Planning Department.

Implementation Schedule: The Planning Department will meet twice a year with non-profit, private, and other public entities regarding cooperative efforts for additional affordable housing in the City. Subsequent action will include follow up meetings and/or workshops to examine cooperative efforts and development feasibility during the planning period.

Quantified Objective: Develop ten affordable housing units for any of the special needs groups identified.

Non-Quantified Objective: Familiarize non-profit, private, and other public entities involved in the production of affordable housing for special needs groups within the City of Fillmore to facilitate interest on the part of these entities in developing affordable housing for special needs groups in Fillmore.

Funding Source: Private Sources and Affordable Housing Funds.

Assigned Priority: 2.

2.1.3 First Time Homebuyer Program. The First Time Homebuyer Program provides financial assistance to lower income households in buying their first home (operated and funded by the former RDA). The amount of the loan is dependent on the applicant's income. The loan recipient only needs to provide 3 percent of

the price as a down payment plus closing costs, which are approximately 3 percent of the purchase price. Funds from the program are available on a first come first serve basis.

Responsible Agency: Planning Department.

Implementation Schedule: Ongoing.

Quantified Objective: Grant funding to a minimum of ten applicants.

Funding Source: Affordable Housing Funds.

Assigned Priority: 2.

Policy 2.2

Assist and cooperate with non-profit, private, and other public entities to examine opportunities to develop affordable housing.

Implementing Programs

2.2.1 Support Non-Profit Housing Sponsors. The Planning Department will support non-profit corporations and housing agencies in their efforts to make housing more affordable to extremely low, very low, low, and moderate-income households. The effort will include notification for the availability of funds, supporting grant applications, identifying available sites for housing development, and City involvement in the development of such sites.

Responsible Agency: Planning Department.

Implementation Schedule: The notification for availability of funds will be distributed by July 2015. The program will be ongoing.

Non-Quantified Objective: By supporting these entities in their efforts, increase the production of affordable housing to meet other objectives of the housing element.

Funding Source: Affordable Housing Funds.

Assigned Priority: 2.

Policy 2.3

Maintain standards that eliminate unnecessary delays and/or place constraints on housing development.

Implementing Programs

2.3.1 Maintain a Streamlined Application Process. The Planning Department, Public Works Department, and Building Official will continue efforts to streamline and improve the development review process, as well as eliminate any unnecessary delays and restrictions in the processing of development applications.

Responsible Agency: Planning Department, Public Works Department, and Building Official.

Implementation Schedule: Ongoing, review to be conducted annually.

Non-Quantified Objective: Minimize the costs of residential development within Fillmore attributable to the entitlement process.

Funding Source: General Fund.

Assigned Priority: 2.

2.3.2 Priority Building Inspections for Affordable Housing Projects. The Building Official will give priority to very low and low-income housing projects for the building inspections that are carried out during various stages of the construction process.

Responsible Agency: Building Official.

Implementation Schedule: Ongoing .

Non-Quantified Objective: Minimize the cost of providing affordable housing by reducing time waiting for inspections to be completed.

Funding Source: Building Permit Fees.

Assigned Priority: 3.

2.3.3 Density Bonus Ordinance Update. The Planning Department will grant density bonuses for the provision of affordable housing units as required by state law. In addition, the City will update the Zoning Ordinance to bring density bonus provisions into conformance with Government Code 65915 (SB1818).

Responsible Agency: Planning Department.

Implementation Schedule: Ongoing as requests are made. An update to the City's Zoning Ordinance is anticipated to be complete by July 2015.

Non-Quantified Objective: Facilitate the provision of new housing for all economic segments of the community.

Funding Source: General Fund.

Assigned Priority: 1.

2.3.4 Second Dwelling Unit Ordinance Update. To be consistent with Government Code 65852.2 (AB 1866), the City will allow Second Dwelling Units with the approval of a Development Permit. The Development Permit is a ministerial review that is subject to the approval of the Planning Director. In addition, the following provisions will be considered for removal and/or modification:

- Property owner's main residence - Property owners would have the option to reside in either the main residence or second dwelling as opposed to being restricted to the main residence only.
- Parcel size - The minimum parcel size requirement would be eliminated.
- Location and siting - Second units could be located in the front of or in the rear of the main residence as opposed to restricting them to the rear of the main residence.
- Minimum Unit Size - The minimum unit size would be reduced from 800 sq. ft. to 400 sq. ft. to be consistent with efficiency unit standards.

- Covered Parking - The requirement of two onsite covered parking spaces would be reduced to one on-site parking space, which could be uncovered.

Responsible Agency: Planning Department.

Implementation Schedule: Amend the Zoning Ordinance by July 2015.

Quantified Objective: Approve at least five second dwelling units through September 30, 2021.

Non-Quantified Objective: Achieve compliance with state law and remove any potential constraints to the maintenance, improvement, and development of affordable housing.

Funding Source: General Fund.

Assigned Priority: 1.

- 2.3.5 Farmworker Housing Ordinance Update.** To be consistent with Health & Safety Code 17000 (Sections 17021.5 and 17021.6 of the Employee Housing Act), Section 6.04.0410(1)(M) of the Zoning Ordinance will be reviewed for amendment to permit farmworker housing serving six or fewer persons by right in all residential zones and cross reference these provisions in Section 6.04.23 that discusses farmworker congregate housing. Furthermore, the Zoning Ordinance will also be reviewed for amendment to allow agriculture land uses, so that “agricultural housing complexes” meeting the state criteria of 36 beds or 12 units/spaces (maximum) are not considered different from “agriculture land uses” and therefore not subject to a conditional use permit or other zoning clearance. These provisions would be cross referenced in Section 6.04.23 of the Zoning Ordinance, in addition to amending the definition of “agriculture”.

Responsible Agency: Planning Department.

Implementation Schedule: Amend the Zoning Ordinance by July 2015.

Quantified Objective: The City will strive to build at least ten affordable units as described in Program 2.1.2. Any number of those units could potentially be developed for farmworkers.

Non-Quantified Objective: Remove any potential constraints to the maintenance, improvement, and development of farmworker housing.

Funding Source: General Fund.

Assigned Priority: 1.

- 2.3.6 Densification of Zone Districts.** In conjunction with Program 1.1.2, the City will amend its Zoning Ordinance and make complimentary changes to the General Plan by increasing residential densities as follows:

- Residential Medium-High Density Zone - Increase the density within the Residential Medium-High Zone and General Plan designation from 15 du/ac to 20 du/ac.
- Commercial Highway Zone – Allow residential uses up to 20 du/ac and clarify General Plan policies relevant to this land use classification.

Responsible Agency: Planning Department.

Implementation Schedule: Within three years after the adoption of this Housing Element.

Quantified Objective: Amendment of the Zoning Ordinance and General Plan to increase residential densities within the R-MH and CH Zone Districts.

Non-Quantified Objective: Provide a sufficient supply of adequately zoned properties to fully accommodate the City's assigned share of regional housing needs.

Funding Source: General Fund.

Assigned Priority: 1.

2.3.7 Condominium Conversion Policy. The City will update the existing Condo Conversion Ordinance 03-775 to comply with current state law. In addition, the City anticipates including standard conditions of approval on all future condo conversion projects, except for the conversion of mobile-home parks, so a percentage of the units converted would be restricted as affordable units.

Responsible Agency: Planning Department.

Implementation Schedule: Amend the Zoning Ordinance by July 2015.

Non-Quantified Objective: Increase the affordable housing stock of the City.

Funding Source: General Fund.

Policy 2.4

Facilitate the development of new housing for all economic segments of the community, including extremely low, very low, low, moderate, and above moderate-income households.

Implementing Programs

2.4.1 Community Information. The Planning Department will work with HCD to undergo an effort to prepare and provide information to the community about annual incomes for typical occupations and the equivalent buying power of these incomes in today's housing market, including the annual income ranges of very low, low, and moderate incomes; as well as examples of typical occupations that fall into these categories. Additional information will include examples of different types of affordable housing projects and how they can fit into the community. An informational brochure, in both English and Spanish, will be provided at City Hall and on the City's website for all interested parties to view.

Responsible Agency: Planning Department.

Implementation Schedule: Brochures will be completed and posted to the City's website by January 2015.

Non-Quantified Objective: Promote community understanding of affordable housing and different income groups that reside within the community, thereby reducing potential community resistance to affordable housing development.

Funding Source: General Fund.

Assigned Priority: 3.

- 2.4.2 Marketing Materials.** The Community Development will prepare marketing materials to be provided to the building industry, outlining opportunities for the development of new above moderate-income single family housing within Fillmore.

Responsible Agency: Planning Department.

Implementation Schedule: Complete marketing materials by July 2015, and update thereafter.

Non-Quantified Objective: Promote development of above moderate-income housing to meet the needs of this income group within the City.

Funding Source: General Fund.

Assigned Priority: 3.

- 2.4.3 Meet With Potential Developers.** The Planning Department and the City Manager will actively seek out and conduct an annual meeting with potential developers of downtown infill sites, as well as potential developers of above moderate-income housing as a means of generating interest on their part to undertake residential projects within the City.

Responsible Agency: Planning Department and City Manager.

Implementation Schedule: Continue annual meetings.

Non-Quantified Objective: To create interest on the part of potential developers of downtown infill sites and of above moderate-income housing as a means of facilitating achievement of quantified objectives for the development of housing for these income groups.

Funding Source: General Fund.

Assigned Priority: 3.

- 2.4.4 Housing for Existing Very Low and Low-Income Residents.** The Planning Department will utilize Affordable Housing Funds for infrastructure improvements and available federal, state, and local housing development programs to undertake development of housing projects for Fillmore's existing very low and low-income households who are living in dwellings that are in need of replacement.

Responsible Agency: Planning Department.

Implementation Schedule: Ongoing.

Quantified Objective: Provide housing assistance to 150 very low or low-income Fillmore residents.

Funding Source: Affordable Housing Funds.

Assigned Priority: 2.

Policy 2.5

Proactively encourage the development of affordable housing within the downtown area.

Implementing Programs

2.5.1 Additional Development Incentives for Mixed Use Projects within the Downtown Area. The Planning Department will use existing voluntary incentives to proactively encourage the production of housing as part of mixed-use projects. Within the downtown area, incentive packages for development along Central Avenue between Santa Clara Avenue and Highway 126 will be created for the increased production of mixed-use housing. These incentives will be provided in addition to City's density bonus incentives already in place.

Responsible Agency: Planning Department.

Implementation Schedule: Ongoing.

Quantified Objective: Achievement of the objectives detailed in Table 5.A.

Funding Source: General Fund and Affordable Housing Funds.

Assigned Priority: 2.

Goal 3

Provide equal housing opportunities for all residents of Fillmore.

Policy 3.1

Encourage and support the enforcement of laws and regulations prohibiting discrimination in lending practices and in the sale or rental of housing.

Implementing Programs

3.1.1 Cooperative Association. The Planning Department will continue to refer cases and questions to the Ventura County Fair Housing Institute and/or the Housing Rights Center for enforcement of prohibitions on discrimination in lending practices and in the sale or rental of housing. In addition, the City will provide brochures, in both English and Spanish, to increase awareness and educate the community of such programs. Brochures will be made available at the public counter and in a various public locations throughout the community.

Responsible Agency: Planning Department.

Implementation Schedule: The City will continue to refer cases to the Housing Rights Center throughout the planning period. Brochures are anticipated to be completed by July 2015.

Non-Quantified Objective: City assistance to eliminate housing discrimination within the community.

Funding Source: General Fund.

Assigned Priority: 1.

Policy 3.2

Assure the provision of housing opportunities for those residents of the City who have special housing needs, including farm workers, the elderly, disabled, large families, and the homeless.

Implementing Programs

3.2.1 Housing Opportunities for Special Needs Groups. The Planning Department will create housing opportunities to meet the special housing needs of farmworkers, elderly, disabled, large families, and the homeless by giving priority funding that can be used for land acquisition, permit processing, and/or construction of projects that include a component for special needs groups in addition to other lower income households. The City will prioritize Affordable Housing Funds annually to implement this program based on a prioritized need of the community ensuring that a variety of adequate housing types for all residents with special needs are made available. Prospective developers should meet with the City to discuss development feasibility on the sites made available through Programs 1.1.1 and 1.1.2. Once an application is filed in accordance with this program, the City will act to expedite the entitlement to minimize unnecessary delay.

Responsible Agency: Planning Department.

Implementation Schedule: The City will contact potential developers by July 2015. The program will be ongoing.

Quantified Objective: Approve and/or construct at least ten affordable units for any of the special needs groups identified above.

Non-Quantified Objective: Maximize opportunities to address the housing needs of special needs groups within the City.

Funding Source: Affordable Housing Funds.

Assigned Priority: 2.

3.2.2 Coordination with Agencies Serving the Homeless. The Planning Department will cooperate with public (Ventura County Housing Authority) and private assistance agencies to develop housing (including emergency shelters, transitional and supportive housing), family counseling, and employment programs for the homeless.

Responsible Agency: Planning Department.

Implementation Schedule: The City will pursue appropriate agencies by July 2015. The program will be ongoing

Non-Quantified Objective: Develop housing self-sufficiency for those who are currently homeless by working with appropriate agencies to implement housing and employment programs.

Funding Source: Affordable Housing Funds.

Assigned Priority: 2.

- 3.2.3 Emergency Shelters, Transitional, & Supportive Housing Ordinance.** The City will amend the Zoning Ordinance to comply with Government Code 65583 (SB 2) by allowing emergency shelters by right in all residential zones, provided the proposal does not exceed ten beds and the occupant's stay does not exceed six months. Otherwise, a Minor Conditional Use Permit (MCUP) will be required. Emergency shelters will also be allowed in the Public Facilities (PF) Zone, subject to the approval of a MCUP. The land use activity table of Section 6.04.0410 and Section 6.04.1001 (B) of the City's Zoning Ordinance will be amended to include emergency shelters.

The Zoning Ordinance will be further amended to allow transitional and supportive housing by right in all residential zones except for the R-R zone, and in the CBD, provided six or fewer persons are served. Seven or more persons being served by the facility would require approval of a Conditional Use Permit. Transitional and supportive housing will be considered as residential uses and only be subject to the same restrictions that apply to similar housing types in these zones. Since transitional and supportive housing facilities could act as a type of congregate housing, Section 6.04.22 that refers to congregate housing in the Zoning Ordinance will be cross referenced in the new ordinance.

Responsible Agency: Planning Department, Area Housing Authority of Ventura County, private assistance agencies.

Implementation Schedule: The Zoning Ordinance amendment will be completed by July 2015. The program will be ongoing

Non-Quantified Objective: Update the zoning provisions for emergency shelters, transitional housing, and supportive housing to remove any potential constraints to the development of housing for special needs groups. The development of self-sufficient housing for those who are currently homeless could ultimately end homelessness in the City through working with appropriate agencies to implement housing and employment programs.

Funding Source: General Fund and Affordable Housing Funds.

Assigned Priority: 1.

- 3.2.4 Reasonable Accommodations for Persons with Disabilities.** In furtherance of SB 520 adopted in 2001, the Planning Department will initiate amendment of the Zoning Ordinance to institute a abbreviated ministerial procedure (in place of a variance requirement), with minimal or no processing fee, expressly designed to accommodate reasonable exceptions in zoning and land-use for housing for persons with disabilities. In addition: (i) the Zoning Ordinance will be amended to clarify the definition disabled in compliance with SB 812; and (ii) information on the rights of the disabled shall be disseminated in conjunction with Program 3.1.1.

Responsible Agency: Planning Department.

Implementation Schedule: Amend the Zoning Ordinance by July 2015.

Non-Quantified Objective: Amendment of the Zoning Ordinance.

Funding Source: General Fund.

Priority: 1

Goal 4

Take Complimentary Actions Necessary to Support Implementation of the Housing Element

Policy 4.1

Adjust General Plan policies and Zoning Ordinance regulations to achieve internal consistency

- 4.1.1 Policy Consistency.** The Planning Department will initiate a General Plan Amendment as necessary to increase densities and change land use designations of sites designated in the Housing Element to meet new construction goals.

Responsible Agency: Planning Department.

Implementation Schedule: Amend the General Plan by July 2015.

Non-Quantified Objective: Alignment of General Plan Land Use Element policies with Housing Element Policies.

Funding Source: General Fund.

Priority: 1

- 4.1.2 MS-4 Permit Implementation.** The City shall actively enforce the requirements of NPDES Permit No. CAS004002, Order No. 09-0057, that implements pollution reduction and control measures for surface water discharge through Low Impact Development (“LID”) and Best Management Practices (“BMPs”). The implementation program shall entail two components: (i) development and imposition of standard conditions of approval on all discretionary land use permits; and (ii) updating locally-adopted CEQA Guidelines to incorporate review standards, impact thresholds and mitigation measures.

Responsible Agency: Planning Department.

Implementation Schedule: Amend the Zoning Ordinance and Local CEQA Guidelines by July 2015.

Non-Quantified Objective: Adoption of standard conditions and updated CEQA Guidelines.

Funding Source: General Fund.

Priority: 1.

- 4.1.3 Program Targeting.** In all new affordable housing projects, the City shall require that priority occupancy preference be given to lower-income households and special needs population segments that currently reside in Fillmore but who are presently overpaying, living in overcrowded conditions or reside in substandard housing. This requirement shall apply to all inclusionary units required by operation of California Health and Safety Code Section 33413(b), Density Bonus affordable units created under Government Code Section 65915, and all other government-assisted development (including projects receiving tax credit financing) over which the City has discretionary land use authority.

Responsible Agency: Planning Department.

Implementation Schedule: Amend the Zoning Ordinance by July 2015.

Non-Quantified Objective: Adopt and apply occupancy preferences for affordable housing.

Funding Source: General Fund.

Priority: 1

Policy 4.2

Proactively promote a balanced and sustainable community.

4.1.4 RHNA Process. The City will monitor and actively participate in the regional housing needs assessment process to promote equitable treatment and fair allocation of future growth proportionate to the community's existing size and percentage of target income households in furtherance of California Government Code Sections 65584(d)(1) and 65584(d)(4)). The City will seek alliances with other Ventura County communities which are similarly impacted and seek relief through all available means including, but not limited to, the League of California Cities.

Responsible Agency: City Manager.

Implementation Schedule: Ongoing.

Non-Quantified Objective: Equitable apportionment of RHNA goals for the 6th Housing Element Cycle.

Funding Source: General Fund.

Priority: 3.