

CITY OF MCFARLAND



2023-2031 HOUSING ELEMENT

ADOPTION DRAFT
DECEMBER 2024



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1.0 Introduction

The California legislature identifies the attainment of an acceptable home and suitable living environment for every citizen as California's main goal for housing. Recognizing the key role local government planning plays in achieving this goal, the State mandates that all cities and counties prepare and adopt a housing element as part of their comprehensive General Plans. In the housing element, State law requires local governments to adequately plan to meet the existing and projected housing needs of all economic segments of the population. Unlike the other mandatory elements, the housing element is subject to detailed statutory requirements regarding its content and must be updated every, five or eight years, according to a schedule set by the California Department of Housing and Community Development (HCD). The housing element is also subject to mandatory review and certification by HCD. The City of McFarland is on an 8-year review cycle.

This 2023 update of McFarland's Housing Element includes policies and programs to address the City's housing needs through 2031. It serves as the short-term version of the long-term vision encapsulated in the adopted 2040 McFarland General Plan which addresses comprehensive housing needs for residents of all income levels within the City through 2040 and serves as one of the bastions for allocation of land use in the future. This 2023 update provides a comprehensive analysis of McFarland's demographic, economic, and housing characteristics as required by State law. The Element also contains an evaluation of the City's progress in implementing the 2015 Housing Element. Based on the City's housing needs, available resources, constraints and opportunities for housing production and preservation, and its past performance, the 2023 update of the Housing Element establishes a strategy of goals, measurable objectives, and related policies and programs to address present and future housing needs of the City.

1.1 Community Context

The City of McFarland sits in the northern section of Kern County within California's Central Valley. The City straddles Highway 99, approximately 25 miles north of Bakersfield and approximately seven miles south of Delano. McFarland's boundaries encompass approximately three-square miles of land consisting of mostly residential, institutional, and agricultural uses. McFarland's Sphere of Influence and the surrounding area have primarily agricultural uses.

McFarland's population as of 2017 was 13,930. The distribution depicts a high concentration of younger individuals with more minors than young adults and more of the latter than middle-aged adults. The median age in McFarland was 26 years old. McFarland had higher percentages of young children and teenagers and lower percentages of older working adults and seniors than Kern County and California. McFarland's racial composition was predominantly white alone. It was also 96% Hispanic or Latino. Most of McFarland's residents therefore identified as white in terms of race and Hispanic or Latino in terms of ethnicity, according to US Census categorization.

McFarland's median household earned \$35,069 in 2017, which was 69% of Kern County's median household income and 52% of California's median household income. Because McFarland's median household income fell below 80% of the area median income, it qualifies as a Disadvantaged Community. Notably, McFarland's median family income is lower than its median household income. Typically, family income was higher than household income in Kern County and California. McFarland's percentage of residents earning less than the poverty level was over 1.5 times as large as Kern County's and more than double California's. Many of the residents below the poverty level were children. Over 50% of children under the age of 5 were below the poverty level. Almost 50% of children aged 5 to 17

were below the poverty level. The percentage below the poverty level decreases rapidly with age. Unemployment in McFarland was higher than in Kern County and California. McFarland's 2017 unemployment rate was 14.2% compared to Kern County's rate of 10.7% and California's rate of 7.0%.

McFarland's median home value was \$149,200 in 2017. This was more than \$40,000 lower than the median home value in Kern County for the same year. Census numbers from 2010 to 2017 show that home values in McFarland and Kern County decreased from 2010 to 2013, then increased after 2013 and have continued increasing. During this period, the median rent of all rental units in the City rose from \$675 in 2010 to \$876 in 2017. Overpayment of rent is a significant problem throughout California due to high housing costs. According to HUD, households spending more than 30% of their incomes on housing are considered cost burdened. 48% of all households in McFarland are cost burdened and are overpaying for housing. This indicates the need for affordable housing in McFarland.

Most housing units in the City were single-family detached units as of 2017, making up about 86% of all housing units. The next largest unit type category of multi-family of two to four units consisted of 7% of all housing units. Mobile homes made up 2% of all housing units. Approximately 39% of McFarland's existing housing units were built before 1980. There has been consistent new construction of homes from 1970 to the present. According to the land use inventory conducted in October 2019, about 73% of the housing stock in McFarland was in good condition, and about 24% was in fair condition. Only 2% of the housing stock was in poor condition.

1.2 Public Participation

1.2.1 Consolidated Outreach Activities

During the General Plan process, cities and counties in California must provide opportunities to involve residents in the community planning process to ensure that policies reflect the aspirations of the community. This housing element is a product of broad community participation by residents and stakeholders of McFarland, including City Staff, the School District, and City Council jointly with the preparation of the General Plan. Input from all segments of the community was to help assure that appropriate housing strategies were more efficiently and effectively evaluated, developed, and implemented. During preparation of the update to the Housing Element, citizen and stakeholder participation was actively sought in the following ways:

- Four community workshops (10/24/2019, 11/24/2019, 2/20/2020, and 3/11/2020), and a hearing held jointly with Council Meeting (8/26/2021) to gather input on existing housing needs, housing conditions, opportunities and constraints, and other housing issues and concerns.
- Two additional public hearings were held for the draft 6th Cycle Housing Element, one at Planning Commission Meeting (11/29/2022) and another at City Council Meeting (12/8/2022) for discussion, recommendations, and approval of the Housing Element.
- Public notices of the community workshops were posted on the City's website, in the local newspaper, and at City Hall.
- Notices were in both English and Spanish; they were also mailed out in addition to postings; and
- The following other activities took place:
 - The Draft Housing Element was reviewed by the State Department of Housing and Community Development (HCD). Comments provided by HCD are addressed in this version of the document.

- A public hearing is anticipated jointly with Council Meeting to discuss the Housing Element following revisions due to comments on this draft from HCD
- Final submission of the revised Housing Element to HCD.

Outreach to Special Needs Populations - All public meeting notices were posted for all residents. All public meeting notices asked for those in need of special accommodations to contact the City for assistance. Surveys related to the meetings and the housing element were distributed via email to individuals and organizations that support special needs populations. Respondents to the surveys included those from special needs populations.

1.2.2 Special 6th Cycle Outreach Findings

Kick-Off Workshop & Comments

The special outreach effort for the 6th Cycle Housing Element culminated in two public meetings on 11-29-2022 and 12-8-2022. A broad cross-section of residents in terms of ethnicity, income level, and occupation attended the meetings for which there were Spanish translations and versions of materials.

From previous meetings, participants identified several **strengths** of McFarland. In terms of housing, respondents liked the family-friendly neighborhoods but noted limitations on affordable housing opportunities. They therefore expressed the aspirations for greater variety and affordability in the housing stock.

Participants expressed an overwhelming level of preference for the single-family detached **type of housing development**. Mixed-use residential came in a distant second followed by single-family attached units. These preferences reflected an intrinsic aspiration for both affordability and large units to accommodate relatively large families and households.

When asked about preferences for **types of affordable housing**, participants expressed preferences for three types. At the top of the list was apartments, followed closely by mobile homes. Accessory dwelling units came in at a close third place.

When asked specifically about preferences for **special needs housing**, participants expressed preference for all types but at varying degrees as follows:

- Topping the list and more than all others combined was low-income housing.
- Following in a distant second place was seasonal farmworker housing.
- Then came three other types with equal levels of preference, which included housing for seniors, workforce, and persons with disability.
- Participants did not give any weight to homeless shelters.

The outreach meetings for the 6th Cycle Plan sought to find out whether priorities for housing have remained the same or have changed. Feedback from participants largely confirmed the issues that were most important for members of the community and the priorities, preferences, and aspirations of residents.

On **issues with housing**, The tree top items in order of importance were infrastructure maintenance, followed closely by building maintenance. Yard maintenance came in at a distant third place.

As for priorities for general **housing types**, single family units remained in first place, followed by apartments. These confirm the aspirations for units that are large enough for families but remain affordable.

Specifically on affordable housing types, multi-family housing, residential-commercial mixed-use housing, and accessory dwelling units received strong, close preferences.

Respondents continued to recognize and express the importance of all forms of special needs housing. These include farmworker and senior housing, single-parent housing, and units to suit those with disabilities.

Finally, respondents strongly favored development of future new housing in the neighborhoods designated from the General Plan development process as future growth areas. With little difference in the numbers of respondents, the priority areas for additional housing include the following:

- a. Revitalized Downtown with infill, redevelopment to increase density, and mixed-use.
- b. Westside Expansion Area with development of a mixture of multi-family and single-family housing.
- c. Whisler Road Expansion Area (to the south) with a mixture of mixed-use and mixed-density housing.

Draft Housing Element Workshops & Comments

The special outreach effort for the 6th Cycle Housing Element continued with a workshop at a Planning Commission Meeting (11/29/2022) and a hearing at City Council Meeting (12/8/2022) to receive input on the draft document, which was distributed widely for a 30-day public review to a broad cross-section of stakeholders including residents, workers, City officials, affordable housing developers, and County officials. Comments from attendees related to questions on State requirements on preparing the housing element but not on the contents of the draft document.

Subsequently, a hearing took place during the City Council Meeting where the draft was approved for submission to HCD. Speakers re-emphasized the continuing need for affordable housing but did not question policies or programs in the draft housing element.

1.2.3 Inclusion of Outreach Findings in Housing Element

Discussions and findings from all public outreach efforts served as the basis for space allocation for types of housing in the new Housing Element. Findings indicate that housing for large families is a concern. Also, the affordability of housing is of prime importance to be realized via single-family and multi-family units, mixed-use, and accessory dwelling units. Residents of McFarland also support infill development that is affordable by design in the downtown core of the City. This update of the Housing Element captures these community aspirations for housing.

1.3 Consistency with Other Elements of the General Plan

State law requires that all portions of the General Plan be internally consistent. The City of McFarland's adopted new 2040 General Plan consists of fourteen elements. These include the original mandated elements on land use, circulation, housing, conservation, open space, noise, and safety. The Plan also includes Environmental Justice and Air Quality elements as mandated by Senate Bill 100 for disadvantaged communities. For further depth, the General Plan has five optional elements including economic development, public services and facilities, community design, health, and sustainable agriculture. This Housing Element builds upon the other elements and is consistent with the policies in the General Plan. For example, the Housing Element incorporates residential development capacities established in the land Use Element and discussion of infrastructure and public services based upon information from the land Use and Public Facilities Elements. As the Housing Element is updated through time, it should maintain internal consistency with the General Plan.

As the housing element is implemented and the municipal code is amended to conform with the policies and programs of the housing element, these changes should reflect in the continual updates to the policies in the General Plan. Where site modifications require updates to the land use map, these changes should also reflect in amendments to the General Plan.

Senate Bill 1087 of 2005 requires cities to provide a copy of their Housing Elements to local water and sewer providers, and also requires that these agencies provide priority hookups for developments with lower-income housing. The City of McFarland is its own water and sewer provider; there is no separate water or sewer district. Staff members from the City Public Works Department were consulted during the preparation of the Housing Element, in compliance with this requirement. Upon adoption, a copy of the Housing Element is to be disseminated to key water and sewer service staff.

The existing housing element spans a period from 2015 to 2023. HCD requires updates to the Safety and Conservation Elements (pursuant to GC Section 65302(g)), and an Environmental Justice Element (pursuant to GC Section 56430) of the General Plan on or before the update of this 2023 Housing Element. These elements have been appropriately updated during the development of the new 2040 McFarland General Plan.

1.4 Organization of the Element

The Housing Element is organized into six chapters. This first chapter is introductory, touching on the statutory requirements of a Housing Element and background to the City. Chapter 2 provides assessment of housing needs in terms of subject matters outlined by State law. It discusses characteristics of the population, employment, household, and housing stock; special housing needs; assisted housing at-risk of conversion; and future growth according to the Kern Council of Governments. Chapter 3 describes the resources available in McFarland to achieve the City's allocation of regional housing needs, including land resources, financial and administrative resources, and energy conservation opportunities. Chapter 4 provides a discussion of both governmental and nongovernmental constraints. Chapter 5 discusses opportunities for conserving energy in residential development. Finally, Chapter 6 contains goals, measurable objectives, policies, and programs for housing in McFarland based on community input and background research. Appendices include additional details as follows: Appendix A provides a review of the 2015 Housing Element; Appendix B has detailed analysis of sites suitable for residential development. Appendix C covers the all new detailed discussion on Affirmatively Furthering Fair Housing; and Appendix D has a schedule of fees.

2.0 Housing Needs Assessment

State law requires local governments to adequately plan to meet their existing and projected housing needs, including their share of the regional housing needs. This chapter provides an assessment of housing needs based on analyses of general characteristics and trends in the population, employment, households, and housing stock. The chapter looks at characteristics of disadvantaged groups with special housing needs and whether any existing assisted housing units are at-risk of conversion to market rate housing. Finally, the chapter examines the City's projected housing needs based on the Kern Council of Governments' Regional Housing Needs Allocation (RHNA).

This Housing Needs Assessment relies on the most recent data from the US Census of Population and Housing, US Economic Census, California Department of Finance, California Employment Development Department (EDD), Kern Council of Governments (Kern COG), and other relevant sources. The discussion includes implications for the City's housing policies and programs.

2.1. Population Characteristics

2.1.1 Population Growth Trends

Population growth is a primary determinant of housing need. The City of McFarland has experienced a steady population growth since 2000. Table 2-1 shows that between 2000 and 2019, the City's population increased by 54 percent to 14,823 people, which represented 1.7 percent of the total County population. McFarland's growth equates to an annual increase of 3 percent. By comparison, Kern County's total 2019 population of 887,641 represents an annual growth of 2 percent over the same period. Although a relatively small city, McFarland has been growing approximately one and a half times as fast as the County.

Table 2-1: Population Growth Trends - McFarland City vs. Kern County, 2000-2019

Year	McFarland City	Kern County
2000	9,618	661,645
2010	12,302	815,693
2015	13,028	865,736
2017	13,930	878,744
2019	14,823	887,641
Percent change	54%	34%
Annual percent change	3%	2%

Source: U.S Census Bureau, DEC SF2, Table DP1, 2000; U.S Census Bureau, 2010 American Community Survey, Table DP05; U.S Census Bureau, 2015 American Community Survey, Table DP05; U.S Census Bureau, 2017 American Community Survey, Table DP05; U.S Census Bureau, 2019 American Community Survey, Table DP05

2.1.2 Age

Age characteristics of the population influence housing needs as different age groups have different housing needs based on lifestyles, family types, income levels, and housing preferences. Table 2 -2 compares the age distributions of the population in the City and the County in 2019. The table depicts a more youthful population in McFarland than Kern County while the County has a higher share of the senior population. For instance, in 2019, 48 percent of City residents were under the age of 25 compared to 39 percent in the County. Consistent with this distribution the median age of 26.2 years in the City contrasts with 31.6 years in the County in 2019.

Table 2-2: Age Distribution - McFarland City vs. Kern County, 2019

Age Group	McFarland City		Kern County	
	Persons	Percent	Persons	Percent
Under 18 years	5,095	34%	258,089	29%
18 to 24 years	2,047	14%	91,753	10%
25 to 44 years	4,670	32%	249,672	28%
45 to 64 years	2,356	16%	193,415	22%
65 to 74 years	486	3%	57,162	6%
75 to 84 years	134	1%	26,953	3%
85 years and over	35	0%	10,597	1%
Total Population	14,823	100%	887,641	100%
Median age (years)	26.2		31.6	

Source: U.S Census Bureau, 2019 American Community Survey 5-Year Estimates, Table S0101

2.1.3 Race and Ethnicity

Table 2-3 reveals that the City of McFarland depicts lower racial diversity than Kern County. While nine out of ten (90%) of the City’s population is white, three quarters of the County population (74%) is white. Consequently, there are clear differences in the composition of other races between the City and the County. Where the difference is most noticeable is in Hispanic origin. While 53 percent of County residents claimed Hispanic origin in 2019, nearly all of City residents or 95 percent claimed Hispanic origin.

Table 2-3: Population by Race/Ethnicity - McFarland City vs. Kern County, 2019

Race and Ethnicity	McFarland City		Kern County	
	Persons	Percent	Persons	Percent
<i>Racial Distribution</i>				
White alone	13,314	90%	660,147	74%
Black or African American alone	161	1%	48,550	6%
American Indian and Alaska Native alone	51	0%	8,969	1%
Asian alone	20	0%	42,100	5%
Native Hawaiian & Other Pacific Islander alone	0	0%	1,678	0%
Some other race alone	948	6%	95,165	11%
Two or more races	329	2%	31,032	4%
Total Population	14,823	100%	887,641	100%
<i>Hispanic Origin</i>				
Hispanic or Latino (of any race)	14,040	95%	473,374	53%
Not Hispanic or Latino	783	5%	414,267	47%
All Origins	14,823	100%	887,641	100%

Source: U.S Census Bureau, 2019 American Community Survey 5-Year Estimates, Table DP05

2.1.4 Conclusion

Population data indicates steady growth which would suggest the need for a steady supply of housing. The youthful population could indicate either the need for housing to suit large families with youthful dependents or housing for households of young adults. A subsequent section of this chapter on household characteristics further explores these potential needs.

2.2 Employment Trends

2.2.1 Current Employment

Different types of employment opportunities determine household incomes which in turn determine the types and sizes of housing that households could afford. According to the American Community Survey, both McFarland and Kern County depicted similar levels of labor force with approximately three out of five residents in the labor force in 2019. Approximately 10 percent of those in the labor force were unemployed. The latter is higher than both the state and national trends, which are around 6 percent unemployed. The next subsection and the section on household characteristics further explore the distribution of incomes by employment type and households respectively and implications for housing affordability.

Table 2-4: Labor Force and Employment Rates - McFarland City vs. Kern County, 2019

	McFarland City		Kern County	
	Persons	Percent	Persons	Percent
In Labor Force*	5,754	56%	382,691	58%
Employed	4,983	87%	345,187	90%
Unemployed	771	13%	37,504	10%
Not in Labor Force	4,467	44%	273,725	42%
All ages 16 and over	10,221		656,416	

*Ages 16 and over in labor force

Source: U.S Census Bureau, 2019 American Community Survey 5-Year Estimates, Table S2301

Table 2-5 shows the distribution of employment by occupation and median income. In 2019, the largest employment sector for McFarland residents was agriculture with two out of every five employed residents. With a median income of just over \$17,000, agriculture provided nearly \$5,000 more in annual salary than the lowest-paying sector (Food Preparation and Serving), but it provided \$70,000 lower annual salary than the highest-paying sector (Management). Close examination of the distribution suggests that working residents of McFarland fall predominantly into occupations that pay low to mid-level salaries that are below \$43,000 a year. Housing affordability would depend on the number of income earners in households and families.

Table 2-5: Distribution of Employment by Occupation and Median Income – McFarland City, 2019

Industry	Persons	Percent	Median Salary
Farming, fishing, and forestry occupations	2,121	43%	17,209
Office and administrative support occupations	565	11%	31,533
Sales and related occupations	339	7%	20,054
Production occupations	250	5%	26,475
Installation, maintenance, and repair occupations	231	5%	29,226
Material moving occupations	228	5%	19,231
Construction and extraction occupations	217	4%	68,224
Community and social service occupations	151	3%	50,547
Food preparation and serving related occupations	149	3%	12,318
Building and grounds cleaning and maintenance occupations	133	3%	14,472
Healthcare support occupations	133	3%	16,503
Transportation occupations	131	3%	40,026
Educational instruction, and library occupations	97	2%	16,392
Personal care and service occupations	96	2%	13,750
Management occupations	42	1%	86,538
Business and financial operations occupations	38	1%	-
Legal occupations	33	1%	-
Healthcare practitioners and technical occupations	31	1%	43,897
Architecture and engineering occupations	0	0%	-
Arts, design, entertainment, sports, and media occupations	0	0%	-
Computer and mathematical occupations	0	0%	-
Life, physical, and social science occupations	0	0%	-
Protective service occupations	0	0%	-
All Employed	4,985	100%	20,080

Sources: U.S Census Bureau, 2019 American Community Survey 5-Year Estimates, Table S2401; U.S Census Bureau, 2019 American Community Survey 5-Year Estimates, Table B24011

2.2.2 Projected Job Growth

The number and type of new future jobs affect future housing affordability. Table 2-6 shows projected job growth by occupation for the Bakersfield Metropolitan Statistical Area (Bakersfield MSA) over the decade from 2018 to 2028. Total employment is projected to grow by 10 percent during this period for an increase of 38,000 new jobs. This would bring the employment of Bakersfield MSA to approximately 432,700 by 2028 (California Employment Development Department, 2022). Close examination reveals that economic sectors with the most growth are largely made up of typically well-paying occupations such as Private Educational Services and Health Care, Transportation, Construction, and Professional and Business Services. Table 2-6 shows, however, that the fastest growing sector is predicted to be Private Household Workers, which is a typically lower paying occupation. This would not bode well in

terms of housing affordability for McFarland residents who are concentrated in this low-paying job sector, as without multiple income-earning persons in households, difficulties with housing affordability would remain. However, there is opportunity to move into higher paying sectors as jobs in these sectors continue to increase.

Table 2-6: Protected Job Growth by Occupation from 2018 to 2028 - Bakersfield Metropolitan Statistical Area

Occupation Title	Annual Average Employment		Employment Change	
	2018	2028	Jobs	Percent
Educational Services (Private), Health Care, and Social Assistance	38,100	46,000	7,900	21%
Trade, Transportation, and Utilities	53,300	59,200	5,900	11%
Total Farm	62,400	66,700	4,300	7%
Transportation, Warehousing, and Utilities	13,200	17,200	4,000	30%
Government	66,100	69,300	3,200	5%
Professional and Business Services	27,200	30,300	3,100	11%
Construction	15,900	18,600	2,700	17%
Leisure and Hospitality	26,700	29,300	2,600	10%
Self-Employment	19,500	20,700	1,200	6%
Retail Trade	31,800	32,900	1,100	3%
Manufacturing	13,200	13,900	700	5%
Wholesale Trade	8,300	9,000	700	8%
Financial Activities	7,600	8,000	400	5%
Private Household Workers	100	300	200	200%
Information	2,000	2,100	100	5%
Mining and Logging	9,300	9,200	-100	-1%
Total Employment	394,700	432,700	38,000	10%

Source: California Employment Development Department, 2022

2.2.3 Jobs-Housing Balance

A regional balance of jobs to housing is necessary for housing demand to match with supply. When the number of jobs significantly exceeds the housing supply, the rental and for-sale housing markets may become saturated, requiring households to pay much larger shares of their incomes for housing than would otherwise be necessary. A tight housing market can also result in overcrowding as households double up in available units or in longer commute times as workers seek more affordable housing outside the region. According to the 2013-2023 regional growth forecasts of the Kern Council of Governments (Kern COG), the relationship between jobs and housing is a very significant concern. The problem of jobs to housing imbalance has intensified in recent years and workers have increasingly crowded into the limited available housing in Kern County.

Conventional wisdom dictates that reasonable jobs to housing ratios should be within the range of 1.0 to 1.5 jobs to one housing unit. A ratio above 1.5 could indicate that there may be an insufficient supply of housing to meet the needs of the local workforce. A ratio below 1.0 could denote an insufficient supply of jobs to support the local population. Table 2-7 shows that the City of McFarland had jobs to housing ratio of approximately 1.84 compared to the County ratio of 0.99. There are nearly twice as many jobs as there are housing units; this indicates an imbalance of jobs to houses, which can cause difficulties in housing affordability and overcrowding in McFarland.

In 2019, McFarland had 6,204 jobs for 4,983 employed workers within the City. This shows an insufficiency of the labor force for the number of jobs. It also means that large numbers of the labor force are likely to commute from outlying areas for work. US Census data revealed that McFarland had very little “In-Area Employment Efficiency” for all Jobs in 2019. Only 11 percent of the jobs within the City are held by residents while 89 percent are held by those who live outside the City. Similarly, 83 percent of employed residents worked outside the City. This indicates that workers from other parts of the County continue to move to McFarland for its relative affordability, but this external demand can cause increase in the cost of housing in the City. The 2040 General Plan recommends that the City should work to maintain housing affordability and take steps to create new jobs that suit the skills of residents to reduce commute times and improve the quality of life for residents.

Table 2-7: Jobs to Housing Ratios – McFarland City vs. Kern County, 2019

	McFarland City	Kern County
Total Housing Units	3,367	298,117
Total Jobs	6,204	295,206
Jobs to Housing Ratio	1.84	0.99

Source: U.S Census Bureau, 2019 American Community Survey 5-Year Estimates, Table DP05; US Census, On-The-Map Tool of the Longitudinal Employer Household Dynamics, 2019

2.2.4 Conclusion

The employment characteristics and trends indicate a strong need for moderate-income and lower-income housing to support the housing needs of residents employed by the farming and services sectors. The demand for affordable homes and apartments is likely to remain very high as the labor force continues to grow faster than the housing supply. It is therefore important to provide adequate affordable housing, particularly for farm and service workers. The City should continue to incentivize housing growth in order to reduce the imbalance between jobs and housing. As higher paying sectors continue to grow, the City should also monitor housing prices as new units are built to ensure that a sufficient supply of low income housing units remains for farm and service workers.

2.3 Household Characteristics

2.3.1 Growth in Households

Household characteristics are important indicators of the type and size of housing needed in a city. The US Census Bureau defines a "household" as all persons occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons who share a single unit. Under this definition, the number of households in a community has the most direct effect on the quantity of housing units needed irrespective of the sizes of or amenities within the units. Table 2-8 shows trends in the growth of households in McFarland from 2000 to 2019. The City experienced

intermittent periods of growth spurts ranging from annual rates of just over 1 percent to highs of 7 percent. In 2019, there were 3,367 households in McFarland reflecting the latest period of growth spurt and an average annual rate of 1.8 percent over nearly two decades. This result is consistent with the previous finding that many people in the region choose to live in McFarland for the relative affordability of its housing even if they do not have employment within the City.

Table 2-8: Household Growth Trends – McFarland City, 2000 to 2019

Year	Households	Inter-Census Change	Annual Inter-Census Growth Rate
2000	1,990		
2010	2,693	703	7.1%
2015	2,897	204	1.5%
2017	3,086	189	1.3%
2019	3,367	281	1.8%
Average Annual Growth (2000-2019)			3%

Source: U.S Census Bureau, DEC SF2, Table DP1, 2000; U.S Census Bureau, 2010 American Community Survey, Table DP05; U.S Census Bureau, 2015 American Community Survey, Table DP05; U.S Census Bureau, 2017 American Community Survey, Table DP05; U.S Census Bureau, 2019 American Community Survey, Table DP05

2.3.2 Household Composition and Size

Table 2-9 provides a snapshot of family orientation among households in McFarland compared to Kern County. Households in the City are more family-oriented than in the County. Family households comprised approximately 88 percent of all households in the City while the County had 74 percent of family households. Similarly, family composition is much more youthful in the City with 62 percent of all households having minor children under 18 years old compared to just 38 percent of all households in the County. Consistent with these data therefore, the City has larger average household and family sizes than the County. This suggests that housing in the City should cater mostly to relatively larger family households.

Table 2-9: Household Composition – McFarland City vs. Kern County, 2019

Type	McFarland City		Kern County	
	Households	Percent	Households	Percent
Total Households	3,269	100%	270,282	100%
Family Households	2,869	88%	200,426	74%
Households w/ children under 18 years	2,031	62%	102,629	38%
Non-Family Households	400	12%	69,856	26%
Average Household Size		4.14		3.17
Average Family Size		4.47		3.69

Source: U.S Census Bureau, 2019 American Community Survey 5-Year Estimates, Table S1101

Further scrutiny of the distribution of household sizes reveals in Table 2-10 that almost two thirds of all households in McFarland had four or more persons in 2019. On the contrary, nearly two thirds of all households in the County had three or fewer persons per household. These data suggest that McFarland has a higher need for large housing units than some of the other communities in Kern County.

Table 2-10: Distribution of Household Sizes – McFarland City vs. Kern County, 2019

Persons per Household	McFarland City		Kern County	
	Households	Percent	Households	Percent
1-Person Household	393	12%	56,033	21%
2-Person Household	454	14%	74,753	28%
3-Person Household	443	14%	43,532	16%
4-Person Household	672	21%	45,917	17%
5-Person Household	824	25%	27,620	10%
6-Person Household	237	7%	13,391	5%
7-Person Household	246	8%	9,036	3%
Total Households	3,269	100%	270,282	100%
Average Household Size	4.14		3.17	

Source: U.S Census Bureau, 2019 American Community Survey 5-Year Estimates, Table B11016

2.3.3 Household Income

Household income is a primary factor in housing affordability. Table 2-11 shows the breakdown of the City’s households by income in 2019. It reveals a concentration of households in the low to lower middle-income categories with 70 percent of households earning less than \$50,000. This reinforces the need for affordable housing units in the City.

Table 2-11: Household Income – McFarland City, 2019

Income Range	Households	Percent	Cumulative Percent
Less than \$10,000	222	7%	7%
\$10,000 to \$14,999	127	4%	11%
\$15,000 to \$24,999	608	19%	29%
\$25,000 to \$34,999	654	20%	49%
\$35,000 to \$49,999	680	21%	70%
\$50,000 to \$74,999	356	11%	81%
\$75,000 to \$99,999	307	9%	90%
\$100,000 to \$149,999	180	6%	96%
\$150,000 or more	134	4%	100%
All Households	3,269	100%	

Source: U.S Census Bureau, 2019 American Community Survey 5-Year Estimates, Table S1901

Comparative median income data in Table 2-12 for 2019 further confirms the need for more affordable housing in McFarland than some other communities in the region. At \$35,000, McFarland had the lowest median income among cities in Kern County in 2019, representing nearly two thirds of the County median income. Since McFarland depicts less than 80 percent of the Area Median Income (AMI) it falls under the classification of a “disadvantaged community” under the criteria of the State of California. This provides further justification for relatively more affordable housing to adequately accommodate the lower incomes of the City’s residents.

Table 2-12: Comparative Median Household Incomes - Kern County and Cities, 2019

Jurisdiction	Median Household Income	Percent of County Median Income
State of California	75,235	141%
Kern County	53,350	100%
Bakersfield City	63,139	118%
Delano City	63,139	118%
Wasco City	39,250	74%
McFarland City	35,346	66%

Source: U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates, Table DP03

State law established household income categories for purposes of housing programs based on area median income (AMI). State law also requires quantification and analysis of housing needs for various-income groups. The criteria for the categories are as follows:

- Extremely low households earn less than 30 percent of AMI
- Very low-income households earn 31 percent to 50 percent of AMI
- Low-income households earn 51 percent to 80 percent of AMI
- Moderate income households earn 81 percent to 120 percent of AMI
- Above moderate-income households earn 121 percent of AMI and above.

Table 2-13 reveals that households in McFarland fall predominantly in the lower income categories with 60 percent in those “low” categories compared to 40 percent in the moderate-income categories. The table reflects the equivalent re-allocation (hypothetical) of McFarland’s share of total 2015 to 2023 RHNA units by the distribution of income groups in 2019. The actual allocation to McFarland was fairly comparable to the hypothetical.

Table 2-13: Median Income Distribution of Household Income Groups – McFarland City, 2019

Income Group	Definition (Percent AMI*)	2019 Income Range	2019 Households	Percent of Households	Equivalent 2015-2023 RHNA	Allocated 2015-2023 RHNA Units
Extremely low	< 30%	< \$16,005	441	13%	42	37
Very low	31-51%	\$17,000 -26,675	648	20%	62	56
Low	51% - 80%	\$27,209 - \$42,680	840	26%	80	73
Moderate	81% - 120%	\$43,214 - \$64,020	662	20%	63	66
Above Moderate	< 121%	\$64,554	678	21%	65	79
Total	-	-	3,269	100%	311	311

*For a four-person household

Sources: U.S Census Bureau, 2019 American Community Survey 5-Year Estimates, Table S1901; Kern Council of Governments, Regional Housing Needs Allocation Plan, 2015-2023

2.3.4 Conclusion

McFarland has experienced steady growth in households. This trend is anticipated to continue under the 2040 General Plan. To adequately accommodate residents, it is essential to provide adequately sized and reasonably priced housing for all types of households, but especially for large-family households. The demand for affordable homes including apartments is likely to remain high given the distribution of households by income groups.

2.4 Characteristics of the Housing Stock

2.4.1 Housing Types and Growth

The City of McFarland had 3,367 housing units in 2019. Table 2-14 reveals that the housing stock was predominantly single-family detached, which made up a little over 80 percent of the total housing stock. The next highest category of housing units, with 14 percent of the total stock, is comprised of multi-family units. Compared to the County as a whole, McFarland had a higher percentage of single-family detached units, a lower percentage of multi-family units, and a miniscule share of mobile homes. Since City residents depict higher shares of large family households than the County, it is likely mobile homes would tend to be too small to suit the housing needs of many McFarland residents although mobile homes provide an avenue for affordable units.

Table 2-14: Housing Unit Type - McFarland City vs. Kern County, 2019

Housing Type	McFarland City		Kern County	
	Number	Percent	Number	Percent
1-Unit Detached	2,807	83%	214,228	72%
1-Unit Attached	62	2%	6,999	2%
2+ Units	464	14%	54,313	18%
Mobile Home	34	1%	22,057	7%
Total Units	3,367	100%	297,597	100%

Source: U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates, Table DP04

Table 2-15 shows growth in the housing stock over nearly a century. The City began to experience relatively high growth in its housing stock in the 1940s and sustained that growth over six consecutive decades till 2010 when home building slowed. During its highest boom period between 2000 and 2010, the City produced an average of 76 housing units per year although annual average over nearly a century is approximately half of that rate at nearly 40 units per year. Since 2010, home building has slowed. The average annual increase dropped to 27 units per year after 2010, which is the second lowest annual average and a dramatic drop from the boom of the previous decade.

Table 2-15: Age Distribution and Growth of Housing Stock – McFarland City, 2019

Year Built	Housing Units	Percent of 2019 Housing Stock	Cumulative Percent	Average Annual Increase
Built 1939 or earlier	125	3.70%	4%	
Built 1940 to 1949	281	8.30%	12%	28.1
Built 1950 to 1959	185	5.50%	18%	18.5
Built 1960 to 1969	241	7.20%	25%	24.1
Built 1970 to 1979	572	17.00%	42%	57.2
Built 1980 to 1989	576	17.10%	59%	57.6
Built 1990 to 1999	348	10.30%	69%	34.8
Built 2000 to 2009	763	22.70%	92%	76.3
Built 2010 to 2013	216	6.40%	98%	54.0
Built 2014 or 2019	60	1.80%	100%	10.0
Total	3,367	100%	-	-
Built 2010-2019	276	8%	-	27.60
Built 1940 to 2019	3,242	96%	-	40.53

Source: U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates, Table DP04

2.4.2 Housing Age and Conditions

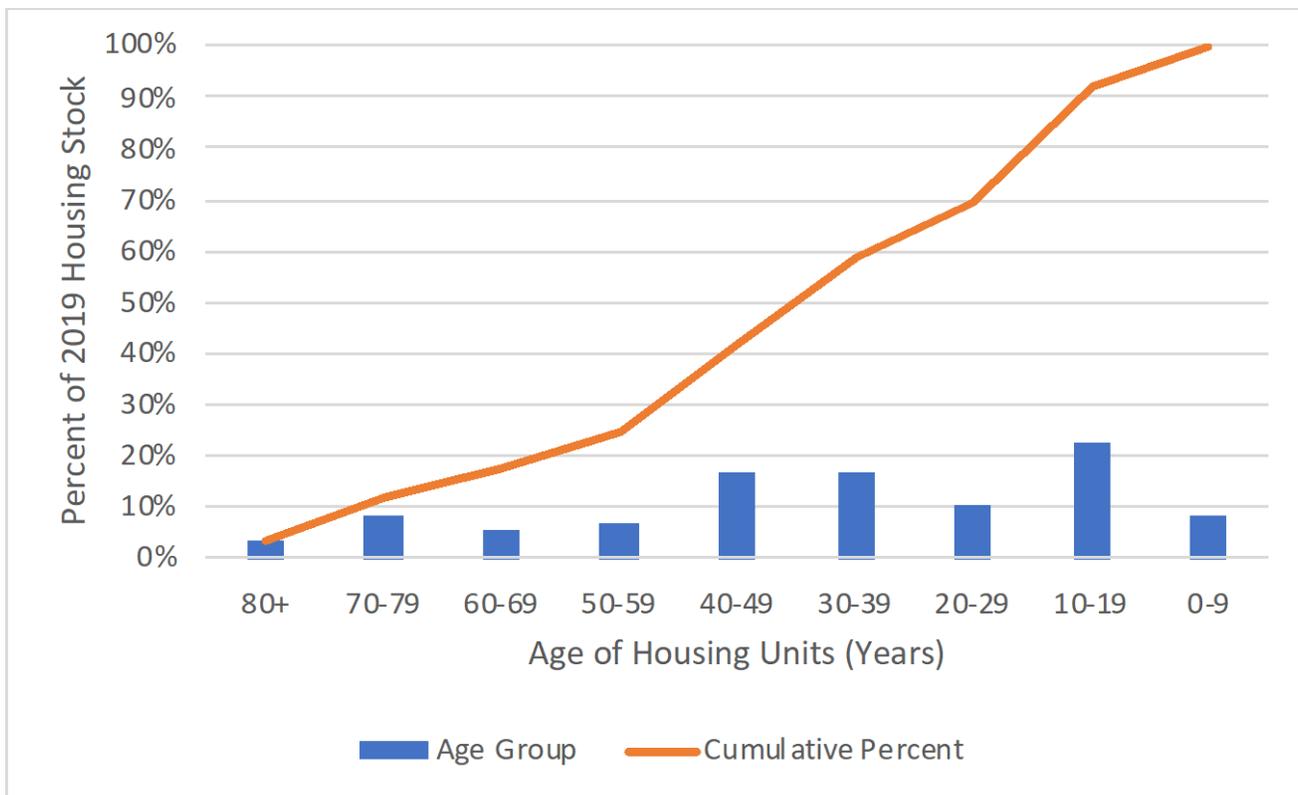
Housing age may be an important indicator of housing condition. Housing units built prior to 1978, before stringent limits on the amount of lead in paint were imposed, may have exterior or interior building components coated with lead-based paint. It is most likely that housing units of that era would also have lead-based paint in deteriorating conditions that can be hazardous and would require rehabilitation. Figure 2-1 shows the age distribution of the housing stock. In combination with Table 2-15, the data indicates that nearly half of the housing stock was constructed in the pre-1978 era or are more than 40 years old. Nearly additional 30 percent of the housing stock is over 20 years old. These findings suggest that there may be a strong need for maintenance and rehabilitation, including remediation of lead-based paint, for a large portion of the City's housing stock. The lead-based Paint Hazard Control (LHC) and the Lead Hazard Reduction (LHRD) grant programs provide opportunities to identify and control lead-based paint hazards in eligible privately-owned housing for renters or owner-occupants.

In October 2019, graduate students from the City and Regional Planning Department of the California Polytechnic State University, San Luis Obispo, conducted a citywide walking survey to identify the general structural conditions of homes in McFarland. Table 2-16 summarizes the results of this survey and others before it. The surveys categorized the conditions of the housing units as follows:

- **Good** – dwelling units in good condition required no repairs or would only need minor maintenance (such as painting or patching of roof, etc.).
- **Fair** – dwelling units in fair condition required rehabilitation in the form of one or more structural repairs.
- **Poor** – dwelling units in poor condition required the replacement of all exterior elements and were generally considered not feasible for repairs, but rather for reconstruction.

The 2019 housing survey revealed that most of the housing stock (73 percent) was in good condition. A very small proportion (2 percent) was considered dilapidated and in need of replacement. The general trend depicts an increase in overall quality of housing. This increase in quality could be partially due to newly constructed housing and partially due to rehabilitation grant programs like the Owner Occupied Rehabilitation Programs that allow homeowners to receive up to a \$50,000 loan from the City to repair their residences.

Figure 2-1: Age Distribution of Housing Stock – McFarland City, 2019



Source: U.S Census Bureau, 2019 American Community Survey 5-Year Estimates, Table DP04

Table 2-16: Trends in Housing Conditions – McFarland City, 2012 to 2019

Condition	Kern COG Housing Data Report, 2012		McFarland Housing Element, 2015		Cal Poly Land Use Inventory, 2019	
	Number	Percent	Number	Percent	Number	Percent
Good	1,007	49%	243	12%	2,262	73%
Fair	999	49%	796	39%	754	24%
Poor	40	2%	1,007	49%	70	2%
Total Housing Units	2,046	100%	2,046	100%	3,086	100%

Source: Kern COG, 2012 Kern Regional Housing Data Report, Table 20; City of McFarland, 2015 Housing Element, Table 23, City of McFarland, 2020 Background Report, Table 6-11

2.4.3 Housing Tenure

Housing tenure, or the split between owner-occupied and renter-occupied housing units, is an important indicator of the housing market. Communities need an adequate supply of units for both rental and purchase in order to accommodate a range of households with varying incomes, family sizes and composition, needs, and lifestyles. Table 2-17 shows that the share of owner-occupied housing units in McFarland has hovered consistently near 55 percent of the total housing stock since 2000. The share of renter-occupied units remained close to 40 percent over the last two decades with a small increase in 2015. Vacancy rates remained very low (from 2 to 4 percent) throughout the period reflecting the tight housing market in the region.

Table 2-17: Trends in Housing Tenure of Occupied Units – McFarland City, 2000 to 2019

Housing Type	2000		2010		2015		2017		2019	
	Number	Percent								
Occupied housing units	1,990	98%	2,573	96%	2,840	98%	3,022	98%	3,269	97%
Owner-occupied	1,158	57%	1,440	53%	1,536	53%	1,749	57%	1,902	56%
Renter-occupied	832	41%	1,133	42%	1,304	45%	1,273	41%	1,367	41%
Vacant	41	2%	120	4%	57	2%	64	2%	98	3%
Total Units	2,031	100%	2,693	100%	2,897	100%	3,086	100%	3,367	100%

Source: U.S Census Bureau, DEC SF2, Table DP1, 2000; U.S Census Bureau, DEC SF1, Table H003, 2000; U.S Census Bureau, 2010 American Community Survey 5-Year Estimates, Table DP04; U.S Census Bureau, 2015 American Community Survey 5-Year Estimates, Table DP04; U.S Census Bureau, 2017 American Community Survey 5-Year Estimates, Table DP04; U.S Census Bureau, 2019 American Community Survey 5-Year Estimates, Table DP04

2.4.4 Vacancy

The housing vacancy rate depicts the relationship between housing supply and demand. For example, if the demand for housing is greater than the available supply, then the vacancy rate would be very low, and the price of housing would most likely increase. A low overall vacancy rate that indicates high demand and short supply of housing may result in overcrowding and ultimately unsafe, unsanitary, or otherwise unsuitable accommodations. When low vacancy results in high prices of homes and rentals, the effect is most severe on lower income households, people on fixed incomes, families with children, and other special-need groups. Housing discrimination could occur when the rental vacancy rate is low.

The vacancy rate also indicates whether a community has an adequate housing supply to provide choice and mobility. The US Department of Housing and Urban Development (HUD) indicates that a

vacancy rate of 5 percent is enough to provide choice and mobility. Table 2-17 shows that the highest vacancy rate in McFarland over the previous two decades was 4 percent in 2010 in the aftermath of the housing market crash of the mid-2000s. Before and after the crash, the vacancy rate was close to 2 percent. The data reveal that the City has been typically below the recommended vacancy rate of 5 percent, which would indicate that McFarland residents have limited housing choice and mobility and could be susceptible to the adverse conditions associated with low vacancy rates.

2.4.5 Housing Cost

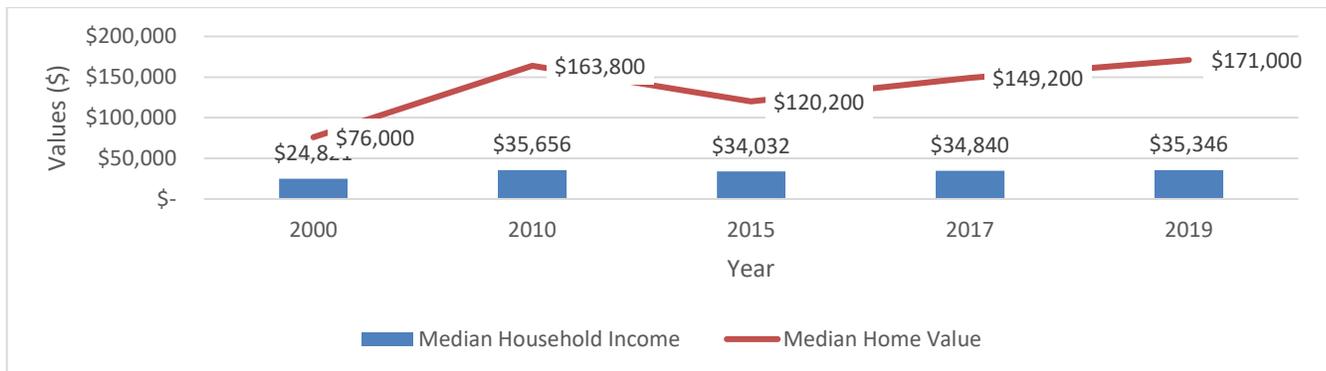
A major barrier to housing availability is the cost of housing. That is why State Law expressly requires cities to plan for a variety of housing opportunities at various prices that are suitable and affordable to various income groups in the community. Figure 2-2 shows that the median home value in McFarland more than doubled from \$76,000 in 2000 to \$163,800 in 2010. Although the median home value retreated to \$120,200 in 2015, median home prices in 2019 show an upward trend from decade to decade.

Noticeably, the median household income has only inched up slightly since 2000, with a peak in 2010 at \$35,656. Over almost two decades, home values increased at an average annual rate of 6 percent compared to 2 percent for household incomes. This implies increasing pressure of housing expenditure on households over time.

While home prices over the period increased overall, historically the median sale price in McFarland has been substantially lower than the median sales prices for the neighboring areas. Table 2-18 compares home values in McFarland with neighboring communities, the County and the State from 2000 to 2019. The data confirms that McFarland traditionally had lower housing cost than its neighbors.

The median rent in McFarland was \$903 per month for all types of rental housing in 2019. Table 2-19 shows the distribution of rental units by contract rent payments in 2019. The median rent is higher than 30 percent of the median income (\$884), meaning renting is unaffordable for most residents. This is especially true for approximately half of all households in McFarland who earn below the median income and would be even more hard pressed to afford the median rent in the City. Comparably, 30 percent of median income in the County of Kern was \$1,334 per month, but rents are much higher in the region outside McFarland.

Figure 2-2: Median Household Income vs. Median Home Value – McFarland City, 2000-2019



Source: U.S Census Bureau, DEC SF3, Table DP4, 2000; U.S Census Bureau, 2010 American Community Survey 5-Year Estimates, Table B25109; U.S Census Bureau, 2015 American Community Survey 5-Year Estimates, Table B25109; U.S Census Bureau, 2017 American Community Survey 5-Year Estimates, Table B25109; U.S Census Bureau, 2019 American Community Survey 5-Year Estimates, Table B25109

Table 2-18: Comparative Home Values – Kern County and Cities, 2000 to 2019

Jurisdiction	2000	2010	2015	2017	2019
State of California	211,500	458,500	385,500	443,400	505,000
Kern County	93,300	217,100	167,400	190,600	213,900
Bakersfield City	106,500	245,100	199,600	228,400	247,000
Delano City	86,700	184,300	147,700	167,900	182,900
Wasco City	81,700	174,000	135,400	155,800	168,500
McFarland City	76,000	163,800	120,200	149,200	171,000

Source: U.S Census Bureau, DEC SF3, Table DP4, 2000; U.S Census Bureau, 2010 American Community Survey 5-Year Estimates, Table B25109; U.S Census Bureau, 2015 American Community Survey 5-Year Estimates, Table B25109; U.S Census Bureau, 2017 American Community Survey 5-Year Estimates, Table B25109; U.S Census Bureau, 2019 American Community Survey 5-Year Estimates, Table B25109

Table 2-19: Distribution of Contract Rent Payments – McFarland City, 2019

Value	Number	Percent	Cumulative Percent
Less than \$500	184	13%	13%
\$500 to \$999	691	51%	64%
\$1,000 to \$1,499	378	28%	92%
\$1,500 to \$1,999	69	5%	97%
\$2,000 to \$2,499	14	1%	98%
\$2,500 to \$2,999	0	0%	98%
\$3,000 or more	0	0%	98%
No rent paid	31	2%	100%
Total	1,367	100%	
Total Median Gross Rent		\$903	
Total Median Contract Rent		\$737	
2-bedroom Apartment		\$878	
30% City's Median Income		\$884	

Source: U.S Census Bureau, 2019 American Community Survey 5-Year Estimates, Table DP04; U.S Census Bureau, 2019 American Community Survey 5-Year Estimates, Table B25058; U.S Census Bureau, 2019 American Community Survey 5-Year Estimates, Table B25031; U.S Census Bureau, 2019 American Community Survey 5-Year Estimates, Table B19013

2.4.6 Affordability and Overpayment

Housing is typically the largest single item of recurrent expenditure for California families. According to HCD criteria, housing is affordable when a household spends less than 30 percent of its gross income on rental or ownership. When a household spends 30 percent or more of its gross income on housing, it is classified as cost-burdened or “overpaying”.

Table 2-20 shows the distributions of households by income range, expenditure, and tenure. The data reveals that one-fifth of all owners in McFarland overpaid for housing while nearly a third of renters overpaid in 2019. In absolute numbers, nearly as many renters as owners were cost burdened. It is noteworthy that low-income households make up the majority of all renters in McFarland.

Table 2-20 Percent of Household Income Spent on Housing – McFarland City, 2019

Tenure	Household Income Range						Total	Percent of Households
	Less than \$10,000	\$10,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,999	\$75,000 or more			
<i>Owner - Occupied Units</i>								
Less than 30 percent	0	801	623	540	945	2,909	78%	
30 percent or more	56	249	361	0	39	705	19%	
Not computed	0	118	16	0	0	134	4%	
Total	56	1,168	1,000	540	984	3,748	100%	
<i>Renter - Occupied Units</i>								
Less than 30 percent	7	850	240	151	248	1,496	59%	
30 percent or more	138	478	97	23	14	750	30%	
Not computed	21	260	10	0	0	291	11%	
Total	166	1,588	347	174	262	2,537	100%	

Source: U.S Census Bureau, 2019 American Community Survey 5-Year Estimates, Table B25074; U.S Census Bureau, 2019 American Community Survey 5-Year Estimates, Table B25095

2.4.7 Overcrowding

Limited household incomes, high housing prices, and inadequate sizes of units within a community trigger overcrowding. The US Census Bureau considers a housing unit to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens. Severe overcrowding occurs when a unit has more than 1.5 occupants per room. Overcrowding can result when there are not enough adequately sized housing units within a community, or when high housing costs relative to income force too many individuals or families to share housing. Overcrowding can also accelerate deterioration of the housing stock.

Table 2-21 shows that overcrowding was more prevalent in McFarland than in Kern County as a whole. In 2019, 9 percent of owner households in the City lived under overcrowded conditions compared to 3 percent of County residents. Similarly, levels of overcrowding among renters were 9 percent in the City and 6 percent in the County. By tenure, the City had similar rates of overcrowding for renters and owners while renter units were slightly more crowded than owner units in the County. Overcrowding has significantly decreased from its high in 2015, particularly for renters, when 24 percent of households lived in overcrowded conditions. This suggests that the amount of affordable housing has increased since 2015, however the City should continue to monitor affordable housing to maintain low rates of overcrowding.

Table 2-21: Overcrowding - McFarland City vs. Kern County, 2019

Household Type	McFarland City		Kern County	
	Households	Percent	Households	Percent
<i>Owner Occupied</i>	1,902	58%	157,554	58%
Overcrowded	250	8%	6,718	2%
Severely Overcrowded	25	1%	1,778	1%
<i>Renter Occupied</i>	1,367	42%	112,728	42%
Overcrowded	227	7%	10,869	4%
Severely Overcrowded	54	2%	5,538	2%
Total Households	3,269	100%	270,282	100%

Source: U.S Census Bureau, 2019 American Community Survey 5-Year Estimates, Table B25014

Notes: *Overcrowded* is when there is more than 1 person per room

Severely overcrowded is when there is more than 1.5 persons per room

2.4.8 Conclusion

The City's housing stock is largely in good condition; however, two-thirds of the housing stock is more than 30 years old, which might require more regular maintenance and repair. Since 2000, housing prices in the City have increased at a faster pace than household incomes. As a result, approximately a quarter of all households in the City spent approximately a third or more of their incomes on housing with the cost burden more common among renters than owners. The numbers of households that can comfortably afford the median priced home in the City and the numbers that can afford the median priced apartment have declined since 2015. All these findings point to the need for more affordable housing in the future. Programs to assist moderate-income first-time buyers and lower-income renters could help narrow the affordability gap. Chapter 3 includes a list of potential funding sources and programs.

2.5 Special Housing Needs

Special circumstances make it difficult for certain groups to find decent, affordable housing. The circumstances may relate to type of employment and income, family characteristics, disability, or other limiting conditions. Those who fall into these circumstances would have “special need” for housing. Those with such specific demographic characteristics as large families with low incomes, for instance, might need housing units with three or more bedrooms that they can afford. Those in such special occupational groups as seasonal farm workers might need single-room occupancy units. Analysis of special needs housing can help a municipality identify groups with the most serious housing needs in order to develop and prioritize programs to respond to those needs. State law specifically requires analysis of the special housing needs of the elderly, large families, female-headed households, persons with disabilities, farmworkers, homeless persons and families, and extremely low-income households. Chapters 3 and 4 further discuss housing resources and constraints to housing provision.

2.5.1 Elderly

Fixed incomes, high health care costs, and physical disabilities are three typical circumstances that categorize some senior households for special housing need. Table 2-22 shows the trend in senior-headed households in McFarland from 2000 to 2019. Senior households have kept pace with other households growing from fewer than 300 in 2000 to 444 in 2019 thereby maintaining a similar, but slightly increasing share from 8 percent of all households in 2000 to 14 percent in 2019. The share of senior-headed households in McFarland was lower than Kern County, which had 58,117 senior-headed households, (or 21% of all households) in 2019.

Table 2-22: Households by Age of Householder – McFarland City, 2000 to 2019

Age of Householder	2000		2010		2015		2017		2019	
	Households	%								
Up to 64 years	1,717	53%	2,286	70%	2,510	77%	2,636	81%	2,825	86%
65 years+	259	8%	287	19%	330	10%	386	12%	444	14%
Total	3,269	60%	3,269	79%	3,269	87%	3,269	92%	3,269	100%

Source: U.S Census Bureau, DEC SF3, Table H014, 2000; U.S Census Bureau, 2010 American Community Survey 5-Year Estimates, Table B25007; U.S Census Bureau, 2015 American Community Survey 5-Year Estimates, Table B25007; U.S Census Bureau, 2017 American Community Survey 5-Year Estimates, Table B25007; U.S Census Bureau, 2019 American Community Survey 5-Year Estimates, Table B25007

Table 2-23 shows the distribution of householders by tenure in McFarland in 2019. At 4 percent, senior-headed households make up one of the smallest shares among renters; and with 21 percent, senior-headed households make up the single largest share among home owners. Because senior citizens are on fixed incomes, they particularly tend to need affordable housing, especially if homes become too costly to maintain or if rents increase. Some senior citizens who do not rent or own housing could share housing with other family members. For instance, some elderly parents could live with their adult children, or in other shared arrangements which could result in overcrowding.

Table 2-23: Householder by Tenure and Age – McFarland City, 2019

Age of Householder	Renter Occupied		Owner Occupied		All Tenure	
	Households	Percent	Households	Percent	Households	Percent
15 to 24	159	12%	0	0%	159	5%
25 to 34	401	29%	383	20%	784	24%
35 to 44	437	32%	367	19%	804	25%
45 to 54	215	16%	370	19%	585	18%
55 to 64	106	8%	387	20%	493	15%
65 and over	49	4%	395	21%	444	14%
Total	1,367	100%	1,902	100%	3,269	100%

Source: U.S Census Bureau, 2019 American Community Survey 5-Year Estimates, Table B25007

Elderly persons may also have additional physical and social needs particularly if: (a) they have no immediate family; (b) lack mobility through physical impairment; (c) or lack access to transportation alternatives. Such needs may include transportation, social service referrals, financial assistance, employment, long-term care for the homebound, and day care.

It behooves long-range planning to recognize elderly persons' needs and design programs to address them. Various organizations and programs that can assist seniors with their housing needs in McFarland include supportive services, rental subsidies, senior housing, and housing rehabilitation assistance. The Kern County Aging and Adult Services offers many programs for senior residents including in-home care and medical administrative support. The nutrition program serves lunch at community centers in nearby cities including Delano and Wasco every day and delivers meals to homebound seniors who are unable to walk or drive to a center. The County provides dial-a-ride services in McFarland.

To address elderly housing needs, the City could require developers to design housing units that are accessible to all persons, regardless of physical ability. Units should also be affordable for seniors who are on fixed incomes.

2.5.2 Large Households

The US Census Bureau defines large households as those containing five or more persons. These households may have special housing needs because there is often a limited supply of adequately sized, affordable housing units in communities. Large units generally cost more than smaller units pushing them out of the affordability range. To cover expenditure on such necessities as food and health care, it is common for lower-income households that are large to reside in smaller (more affordable) units, which frequently results in overcrowding. It is important, therefore, that there is both adequate supply and affordability of large units for large households in McFarland.

Table 2-24 shows the distribution of occupied housing units by number of rooms and tenure for 2019. It reveals that 86 percent of rental units and 88 percent of owner units have four to six rooms, which would seem to be predominantly family friendly. However, for large families not to live under overcrowded conditions, there needs to be at least as many rooms as there are persons in the household. In 2019, large units of five or more rooms made up approximately 50 percent of renter units and 90 percent of owner units. The large units were not necessarily affordable as there were nearly two times as many large owner units as renter units. This could explain the slight overcrowding noted in Table 2-21.

Table 2-25 shows the distribution of occupied housing units by number of persons and tenure for 2019. It provides further insight into the potential for overcrowding. Households with five or more persons occupied just over 40 percent of renter units and nearly 40 percent of owner units. While the share of large renter units was sufficient for the share of large households, the share of large owner units far outweighs the share of large households suggesting affordability issues with owner units for large families.

To address overcrowding and adequately supply large households with suitable housing, the City can offer incentives to facilitate the development of large housing units with four or more bedrooms. A shortage of large units can be alleviated through inclusionary zoning and community partnerships with entities such as Self-Help Enterprises, Habitat for Humanity, and other affordable housing developers that offer opportunities for affordable housing ownership. Funding sources such as the first-time homebuyer program and Community Development Block Grant program can help move renters to home ownership. Chapter 3 discusses resources for general financial assistance which may be available to large households.

Table 2-24: Number of Rooms per Occupied Housing Unit by Tenure – McFarland City, 2019

Number of Rooms	Renter Occupied		Owner Occupied		All Tenure	
	Housing Units	Percent	Housing Units	Percent	Housing Units	Percent
1 Room	18	1%	0	0%	18	1%
2 Rooms	64	5%	0	0%	64	2%
3 Rooms	67	5%	20	1%	87	3%
4 Rooms	539	39%	196	10%	735	22%
5 Rooms	483	35%	925	49%	1,408	43%
6 Rooms	158	12%	551	29%	709	22%
7 Rooms	19	1%	148	8%	167	5%
8 Rooms	19	1%	39	2%	58	2%
9 Rooms or more	0	0%	23	1%	23	1%
Total	1,367	100%	1,902	100%	3,269	100%

Source: U.S Census Bureau, 2019 American Community Survey 5-Year Estimates, Table B25020

Table 2-25 Persons per Occupied Housing Unit by Tenure – McFarland City, 2019

Number of Rooms	Renter Occupied		Owner Occupied		All Tenure	
	Housing Units	Percent	Housing Units	Percent	Housing Units	Percent
1 Person	114	8%	279	15%	393	12%
2 Persons	115	8%	339	18%	454	14%
3 Persons	282	21%	161	8%	443	14%
4 Persons	287	21%	385	20%	672	21%
5 Persons	377	28%	447	24%	824	25%
6 Persons	98	7%	139	7%	237	7%
7 Persons or more	94	7%	152	8%	246	8%
Total	1,367	100%	1,902	100%	3,269	100%

Source: U.S Census Bureau, 2019 American Community Survey 5-Year Estimates, Table B25009

2.5.3 Female Headed Households

Single-parent households, particularly female-headed households, often require special consideration and assistance with affordable housing, accessible day care, health care, and other supportive services. Because of relatively lower incomes vis-à-vis higher living expenses, female-headed households tend to have limited opportunities for affordable, decent, and safe housing. These households become particularly vulnerable as they try to balance the needs of their children with responsibilities of work.

Table 2-26 shows the distribution of household types in McFarland by tenure in 2019. Among unmarried households, there were nearly three times as many female-headed households as male-headed households. Table 2-27 reveals that the burden of single parenting fell disproportionately on women with 79 percent of these households looking after one or more persons under age 18 years. A

quarter of these unmarried female householders also had care-taking responsibilities for persons aged 60 years and over.

From the perspective of tenure, there were two times as many female-headed households in renter units as in owner units. This has implications for the incomes of female-headed households and the availability of affordable units to suit their needs. In 2019, nearly half of all female-headed households lived below the poverty level.

Table 2-26: Occupied Housing Units by Household Type by Tenure – McFarland City, 2019

Number of Rooms	Renter Occupied		Owner Occupied		All Tenure	
	Housing Units	Percent	Housing Units	Percent	Housing Units	Percent
Married Couple Family	843	62%	1,215	64%	2,058	63%
Male Householder, no spouse present	79	6%	154	8%	233	7%
Female Householder, no spouse present	331	24%	247	13%	578	18%
Nonfamily Householders	114	8%	286	15%	400	12%
Total	1,367	100%	1,902	100%	3,269	100%

Source: U.S Census Bureau, 2019 American Community Survey 5-Year Estimates, Table S2501

The Boys and Girls Club is a resource for female-headed households with children. This organization has a branch in McFarland where it offers many programs and opportunities for children and young adults.

In addition, the federal Aid for Dependent Children program (AFDC) provides support for the children in single-parent families. Depending on household income, single-parent family households may also qualify for other federal housing assistance programs, such as Section 8 vouchers which subsidize the balance of the rental cost in excess of 30 percent of the renter's gross income. The program enables the prospective tenant to use the subsidy in the private market place in search of rental housing. To further address the housing needs of female-headed households, the City should promote the development of additional multifamily housing.

Table 2-27: Comparative Characteristics of Householders – McFarland City, 2019

Household Type	One or more people under 18 years		One or more people over 60 years and over		Income in the past 12 months below poverty level	
	Housing Units	Percent	Housing Units	Percent	Housing Units	Percent
Married Couple Family	1,531	74%	352	17%	382	19%
Male Householder, no spouse	156	67%	57	25%	7	3%
Female Householder, no spouse	458	79%	132	23%	259	45%
Nonfamily Householders	0	0%	232	58%	-	-
All Household Types	2,145	66%	773	24%	648	20%

Source: U.S Census Bureau, 2019 American Community Survey 5-Year Estimates, Table S1101; U.S Census Bureau, 2019 American Community Survey 5-Year Estimates, Table B17013

2.5.4 Persons with Disabilities

A disability is a physical or mental impairment that substantially limits major life activities. Persons with disabilities tend to have special housing needs in the form of affordable housing because of low or fixed incomes, higher health costs associated with their disabilities, and special requirements for mobility. Table 2-28 shows the distribution of the disability population in McFarland among the six groups that the US Census identifies. Census data for 2019 revealed that the incidence of disability in McFarland cuts across gender and race. City-wide, 3 percent of the population had one or more of the six disability types. The two most prevalent forms of disability in 2019 were: (a) ambulatory; and (b) independent living difficulty, both of which occurred disproportionately among seniors.

The living arrangements for persons with disabilities depend on the type and severity of the disability. Many disabled persons can live at home in an independent environment with or without the help of other family members. To maintain independent living, disabled persons may require assistance, which may include special design features for the physically disabled, income support for those who are unable to work, and in-home care for persons with medical conditions. These services are available through public or private agencies.

Table 2-28: Population with Disability – McFarland City, 2019

Type of Disability	Disability Population	Percentage of Total Civilian Population
With hearing difficulty	70	0.5%
With vision difficult	38	0.3%
With a cognitive difficulty	69	0.5%
With an ambulatory difficulty	304	2.2%
With a self-care difficulty	91	0.7%
With an independent living difficulty	201	1.5%
Subtotal Disability Population	458	3.4%
Total Civilian Noninstitutionalized Population	13,565	100%

Source: U.S Census Bureau, 2019 American Community Survey 5-Year Estimates, Table S1810

In 1984, Title 24 of the State Uniform Building Code mandated that all multiple-family residential projects containing more than five units and constructed after September 15, 1985 conform to specific disabled, adaptability, and accessibility regulations. In 1988, the Federal government enacted the US Fair Housing Amendment Act with the intent to increase the number of rental units being built that would be accessible to individuals with disabilities. In July 1993, the State of California issued the "California Multifamily Access Requirements" based upon the Act. However, despite these regulatory changes, the actual increase in the number of accessible units available in the rental market has remained small. Even though Federal and State housing laws require certain design features or adaptation of housing design for physical accessibility in multifamily residential buildings, many dwelling units built before March 1991 are not subject to these accessibility requirements. There is a need therefore to adapt houses or apartments for wheelchairs and other special requirements for individuals with physical disabilities. Requiring adaptive design features in new construction, for example, does not assist such individuals as seniors who choose to remain in older housing rather than move to assisted living facilities or other newly constructed housing. A good planning consideration to suit persons with physical disabilities is to locate new housing units in proximity to services and public transportation.

Persons with mental disabilities are a critically under-served population with respect to housing. The physical modification of housing is typically not necessary to accommodate mentally disabled persons, but they generally require more services and more monetary support. The mentally disabled tend to have limited opportunities for jobs and incomes making affordable housing important for them. Many mentally disabled persons would prefer to live independently, but because of monetary circumstances, they are compelled to live with other family members or in group homes. This may cause additional stress and problems. In some cases, the need for a resident assistant to help deal with crises or challenging situations may also create special housing demand. This would suggest that there is a need for some apartment or condominium complexes that are reserved exclusively for persons requiring extra assistance in dealing with their daily routines. However, McFarland may be too small for such apartments, which are typically found in larger cities. Because many mentally handicapped persons are unable to drive, access to public transportation for these residents is also important. There are a limited number of day treatment facilities and programs in McFarland, which include drop-in socialization centers to serve persons with mental disabilities. These individuals do not have regional centers as do the persons with physical disabilities and there is no respite care for families who provide round-the-clock care for relatives with mental disabilities.

Aiming for Independence, Maturity, Equality, & Success (AIMES) is a non-profit organization that provides supportive care for adults with developmental disabilities living independently as well as homes with 24-hour care for developmentally disabled individuals. AIMES Homes is located in Bakersfield, but the organization provides such services throughout Kern County as money management, homemaking and community integration.

2.5.5 Farmworkers

The definition of “farmworker” is a person who earns primary income through permanent or seasonal agricultural labor. Permanent farm laborers work year-round in the fields, processing plants, or supporting activities. When workload increases during harvest periods, seasonal workers supplement the labor force often through a labor contractor. For some crops, farms may hire migrant workers, that is, those whose travels prevent them from returning to their primary residence every evening.

It has been problematic estimating the size of the agricultural labor force as the US Census and other data sources undercounted or mis-classified farmworkers. For instance, the government agencies that track farm labor are not consistent in the definitions of related terms. *Farm labor* sometimes includes only field laborers and other times includes workers in plants that process farm produce. Length of employment sometimes includes only permanent workers and other times includes seasonal workers. *Place of work* sometimes refers to the location of the business, but other times refers to the field.

In another instance, the Migrant and Seasonal Farmworker Enumeration Profiles Study conducted in 2000 by the Migrant Health Program of the US Department of Health and Human Services used several approaches to count farmworkers at the county level. One approach first estimated the crop acreage and then the labor required for growing and harvesting. Another approach used the unemployment insurance reports of employers like what the Employment Development Department tabulated. Another estimate used the amount of area devoted to greenhouses to determine nursery and greenhouse workers. The results of this study showed that the Migrant Seasonal Farm Workers for Kern County was approximately 71,823.

The U.S. Census of Agriculture (Ag Census) estimates that 34,501 laborers were hired in 2012 across 1,004 farms and ranches in Kern County. However, according to the Ag Census, the number of farms dropped by 16 percent to 845 in 2017 with only 20,469 hired workers. As a result, the average number

of workers per farm dropped by about 10 workers in 5 years. The decrease could be partially attributed to immigration policy changes during this period that affected the amount of available labor. Table 2-29 shows the top ten agricultural products by rank in Kern County.

Table 2-29: Top 10 Agricultural Products by Rank - Kern County, 2018 & 2019

Crop	Value	2018 Rank	2019 Rank
Almonds, including by-products	\$1,643,241,000	2	1
Grapes, all	\$1,425,247,000	1	2
Citrus, Fresh and Processing	\$997,785,000	4	3
Pistachios	\$886,702,000	3	4
Milk, Market, and Manufacturing	\$570,405,000	5	5
Carrots, Fresh and Processing	\$336,151,000	6	6
Cattle and Calves	\$269,644,000	7	7
Alfalfa	\$140,721,000	8	8
Pomegranates, Fresh and Processing	\$122,102,000	14	9
Apiary	\$107,233,000	9	10

Sources: Kern County, Agricultural Production Report, 2019; http://www.kernag.com/caap/crop-reports/crop10_19/crop2019.pdf

Table 2-30 shows the distribution of the total employed population by sector in McFarland and Kern County in 2019. The Agriculture Industry was the single largest employer of McFarland residents making up 46 percent of the employed in the City and 16 percent of the employed in the County. This reflects the importance of farm workers in the City. Using the 2017 US Census of Agriculture for the County and applying the share of those employed in Agriculture would yield an upper estimate of 863 farmworkers in McFarland. According to 2020 ACS estimates, the median earning per worker across all economic sectors in McFarland was \$24,325 in a year, which was one fourth lower than the similar median earning in Kern County of \$32,040. What was most notable was the fact that the agriculture sector was among the bottom five earning sectors in Kern County with a median earning of \$21,534, which was about a third lower than the median across all sectors. The economic disadvantage of agricultural workers in McFarland was reflected in its lower median earning of \$20,039 per farmworker per year, which was 7 percent lower than the comparatively low earnings in Kern County. With this income per farmworker per year in McFarland, most farmworkers in the City are likely to fall into the lowest income categories.

The scale and type of agricultural production in the County and the sector's importance to both the local and State economies suggest the need for decent and sanitary housing options for farmworkers. Seasonal and migrant farmworkers tend to save as much of their earnings as possible for repatriation to their countries of origin to support families. This often leads migrant farmworkers to seek the lowest-cost alternatives for housing during their stay. This further exacerbates the need for housing that is affordable to farm workers. Given the importance of agriculture and its labor force, the provision of adequate farmworker housing is a critical issue for McFarland as many of these workers are believed to live in poor housing conditions and face the problems of overpayment or overcrowding.

An effective means to address the housing needs of the City's farmworker population is to facilitate development of new rental housing that is affordable to low, very low, and extremely-low-income

households. This should include both single and multiple room units. The City approved the Milestone Housing affordable housing project, which included 80 extremely low, very low, and low-income rental housing units. The City also has several programs in place to increase affordable housing. Examples of such programs include density bonuses for subdivisions that include affordable housing components and ongoing pursuit of state and federal funds to assist in the development of affordable housing.

Table 2-30: Estimates of Employed Populations by Sector – McFarland City vs. Kern County, 2019

Industry	Kern County		McFarland City	
	Kern County	Percent of County	McFarland City	Percent of City
<i>Agriculture, forestry, fishing and hunting, and mining</i>	54,356	16%	2,292	46%
Construction	24,066	7%	224	5%
Manufacturing	18,237	5%	171	3%
Wholesale trade	9,696	3%	65	1%
Retail trade	35,855	10%	523	11%
Transportation and warehousing, and utilities	20,163	6%	335	7%
Information	3,585	1%	19	0%
Finance and insurance, and real estate and rental and leasing	12,045	4%	15	0%
Professional, scientific, and management, and administrative and waste management services	27,821	8%	129	3%
Educational services, and health care and social assistance	69,087	20%	541	11%
Arts, entertainment, and recreation, and accommodation and food services	29,584	9%	290	6%
Other services, except public administration	15,966	5%	111	2%
Public administration	22,984	7%	270	5%
Civilian Employed Population 16 Years and Over	343,445	100%	4,985	100%
2017 U.S Census of Agriculture Farm Workers	20,469		863*	
Percent of County Employed in Agriculture	100%		4.2%	
Agriculture as Share of Ag. Forestry ... Mining	38%		38%	

*Note: McFarland estimate = Kern 2017 Farmworkers total of 20,469 x 0.042

Sources: U.S Census Bureau, 2019 American Community Survey 5-Year Estimates, Table DP03; U.S Census of Agriculture, 2017 Census Volume 1, Chapter 2: County Level Data, Table 7

2.5.6 Homeless

Homeless persons are individuals who lack regular nighttime residence possibly due to limited or lack of regular income. Some of them need short-term, temporary or emergency shelter probably due to immediate crisis while others have long-term or chronic needs. The homeless represent a broad spectrum of the population including single men and women, couples, families, displaced youth without parents, and seniors. They can include individuals who are victims of economic dislocation, the physically disabled, teen parents with children, veterans, those discharged from hospital or jail, alcohol and drug abusers, survivors of domestic violence, persons with AIDS, immigrants, refugees, and farmworkers.

According to the McFarland Police Department, there were rarely any homeless persons in the City. A 2022 Point in Time Report by the Bakersfield/Kern Regional Homeless Collaborative did not conduct a count in McFarland but counted 36 unsheltered persons in Delano and 14 unsheltered persons in Wasco. In the past, homeless persons have been transient farmworkers who did not yet find a place to live, but they did not remain unsheltered over extended periods of time. Most transient workers were able to afford some form of shelter when they gained employment, but often under overcrowded or otherwise inadequate conditions.

The rare occurrence of homelessness in McFarland does not call for an emergency shelter or transitional housing facility, however, such a facility is permitted by right in areas zoned C-2 for commercial uses. [Chapter 4](#) further discusses this issue under constraints to housing development. There are social services and year-round shelters for the homeless at locations in Bakersfield and throughout the county. The Kern County Housing Authority has an office location in McFarland to provide public housing assistance. The City also meets and coordinates with other government agencies and community groups to address homelessness.

2.5.7 Extremely Low-Income Households

The California Department of Housing and Community Development (HCD) defines “extremely low-income” households as those earning up to 30 percent of area median income (AMI). In 2019, Kern County had a median income of \$53,350. Households earning up to \$16,005 would therefore fall into the classification of extremely low-income households. Table 2-13 reveals that households in McFarland fall predominantly in the lower income categories with 60 percent in those “low” categories compared to 40 percent in the moderate-income categories. Nearly 411 households or 13 percent of total households in McFarland fell into the extremely low-income category. These households (among others) depict a variety of housing situations and needs when they face overpayment, overcrowding, and substandard housing conditions. Other families and individuals receiving public assistance in the form of social security insurance (SSI) or disability insurance tend to fall into the category of extremely low-income households.

The economic base of the City historically relied on the agricultural sector, an area where wages are traditionally low. The City, therefore, worked diligently in the production of a variety of housing types for those in the extremely low income category. Nevertheless, the City needs to continue to work closely with non-profit producers of lower income housing as well as new proposers of large development projects to produce more housing for its residents in the extremely low and other lower income groups. To keep down costs in the expansion of housing for those in the extremely low-income category, cost-effective opportunities include (a) the City could partner with non-profit developers to develop permanent lower income housing on City-owned properties; (b) conversion of downtown properties to residential/commercial mixed-use areas at higher than current densities; (c) promotion

and facilitation of accessory dwelling units; and (d) facilitating the development of single and multiple room rental housing, as well as supportive rental housing linked to a range of support services. Supportive housing can help residents to maintain stable housing and lead productive lives. Services may include childcare, after-school tutoring, and career counseling, among others. The Solinas Village affordable housing development in McFarland offers supportive services to residents.

2.5.8 Persons with Developmental Disabilities

The presence of developmental disability is mild, but nevertheless present among the population of McFarland and its two neighboring cities to the north (Delano) and south Wasco). As of December 2021, the Department of Developmental Services recorded 155 cases in McFarland, 518 cases in Delano, and 273 cases in Wasco, which equated to a rate of approximately ten per thousand population. Among the cases, three out of every five were minors below age 18 while the remainder were adults of 18 years old or above. Table 2-31 has details for the three cities. As far as type of care, persons with developmental disability receive care overwhelmingly (80% or more) from the homes of parents, family, or guardians. Therefore, issues of housing availability and choice relate primarily to care-givers rather than the subjects. Thus, housings need of persons with developmental disabilities are for the most part not a significant, additional housing need. And this is consistent in the region.

Available resources include HUD Section 811 Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities. The special needs housing resources in the City include accommodations for persons with disabilities for whom there are day programs for the youth and a senior center for the elderly.

Table 2-31: Distribution of Persons with Developmental Disabilities – McFarland Region, 2021

Developmental Disability by Type of Care	McFarland			Delano			Wasco		
	Count	Percent of Cases	Percent of Population	Count	Percent of Cases	Percent of Population	Count	Percent of Cases	Percent of Population
Home of Parent /Family /Guardian	137	88%	0.97%	406	78%	0.78%	236	86%	0.87%
Independent /Supported Living	<11	1%	0.01%	25	5%	0.05%	20	7%	0.07%
Community Care Facility	<11	1%	0.00%	20	4%	0.04%	<11	1%	0.01%
Intermediate Care Facility	12	8%	0.09%	51	10%	0.10%	<11	2%	0.02%
Foster /Family Home	<11	1%	0.00%	12	2%	0.02%	<11	1%	0.01%
Other	0	0%	0.00%	<11	1%	0.01%	<11	1%	0.01%
Total Residents	>149	100%	1.07%	>514	100%	0.99%	>256	100%	1.01%
Developmental Disability by Age Group									
Minors (00-17 years old)	98	63%	0.70%	253	49%	0.48%	154	56%	0.57%
Adults (18+ years old)	57	37%	0.40%	265	51%	0.51%	119	44%	0.44%
Total All Ages	155	100%	1.10%	518	100%	0.99%	273	100%	1.01%
Rate of developmental Disability (per 1000 population)	11			10			10		
Total Population of City, 2021	14,085		100%	52,206		100%	27,047		100%

Source: Department of Developmental Services. (December, 2021). <https://www.dds.ca.gov/transparency/facts-stats/>.

2.6 Assisted Housing At-Risk of Conversion

This section identifies all residential projects in McFarland that are under an affordability covenant, along with those housing projects that are at-risk of losing their low-income affordability restrictions within the eight-year period from 2023 to 2031. This information is used to establish quantified objectives for units that can be conserved during this planning period. The inventory includes all units assisted under any federal, state, or local program.

2.6.1 Inventory of Potential At-Risk Units

Table 2-32 is an inventory of developments within McFarland which participate in federal, state, or local programs that provide some form of assistance either through financial subsidy or control. The earliest date of likely expiration of any assisted unit is 2048, which is after two future cycles of the housing element. For the next one and a half decades, there are no at-risk units.

Table 2-32: Inventory of Assisted Affordable Housing Developments – McFarland City, 2022

Project Name	Address	Year	Number of Units	Authority	Program	Covenant Expires
Daybreak Apartments	799 Fifth Street	2005	61	Winn Residential	LIHTC	2060
McFarland Family Apartments	1030 Kendrea Avenue	2001	80		LIHTC, HUD, Federal Home Loan Bank of San Francisco	2066
Milagro del Valle Apartments	106 11th Street	2003	46		LIHTC, HUD	2058
Solinas Village Apartments	711 5th Street	1993	52	AWI Management Corporation	LIHTC	2048
La Fiesta Apartments	510 San Juan St	1970s	72	Michaels Organization	Section 515 Rural Rental Housing, Section 521 USDA Rental Assistance	None
Kendrea Place	1020 Kendrea Place	2020	68		LIHTC, Section 515 Rural Rental Housing, Federal Home Loan Bank of San Francisco	2068
Kendrea Place	1050 Kendrea Place	2013	48		LIHTC, Section 515 Rural Rental Housing, Federal Home Loan Bank of San Francisco	2068
Milestone Housing*	780 W Sherwood Ave	2022	80		Family rental housing	NA
Kern County	Parcel Number 201-010-33		52	Kern County	HOME Investment Partnerships Program	NA

*Broke ground in 2022, expected completion in 2022

Source: Kern Housing Authority, 2020; Affordable Housing Online, 2022

2.6.2 Risk of Conversion

According to the Kern County Housing Authority and City data, there are no units at risk of converting to market rate during the 2023-2031 time period. However, it is prudent to begin thinking now about making assisted units permanently affordable. This is because comparative construction cost data in the State suggest that the purchase and dedication of deed-restricted units (which were restricted to the average increase in median income in the respective County) to make them permanent assisted units is bound to cost far less than building new replacement units. The following analysis illustrates this assertion. The primary factors used to analyze the cost of preserving low-income housing include:

1. Acquisition costs depend on size, location, and current sale prices. However, if assisted units were deed-restricted to the average increase in median income in the County, then the purchase price of the units would only go up by that percentage, which is likely lower than recent rates of increase in the price of market rate housing.
2. New construction costs depend on size of unit, quality and cost of construction materials, financing costs, as well as off-site and on-site improvement costs. However, most of the assisted units McFarland completed construction by 2015 when construction costs were approximately a third of today's costs for similar affordable units.
3. Rental assistance depends on the income of the household and Fair Market rents. Estimates of current average rent in McFarland for a unit to serve a family of 4 is approximately \$2,300. Based on state income limits, a very-low-income household of four persons could afford to pay \$1,601 per month (including a utility allowance) for housing. This would require a monthly rental subsidy of \$699, or \$8,388 per year for an average unit. Therefore, if affordability covenants were to expire on the assisted units, a total cost of approximately \$8,400 per year would be required to provide rental subsidies for each assisted unit.

Replacement through new construction would be very difficult due to the high cost of buildable land. New construction is bound to be approximately three times as high as the original costs of the at-risk units while acquisition cost would be under 25 percent higher than the original costs of the at-risk units. Besides, the rental subsidies could shoot up to \$8,400 per year if affordability covenants were to expire on any at-risk units. It is therefore more prudent and far less costly for Kern Housing Authority to acquire the assisted units at the deed-restricted prices and make them permanently affordable.

2.7 Future Growth Needs

In accordance with State law, this section provides a quantification of McFarland's share of the regional housing need as established in the Regional Housing Needs Allocation (RHNA) prepared by the Kern Council of Governments (Kern COG).

2.7.1 Overview of the Regional Housing Needs Allocation

The Regional Housing Needs Allocation process is a key planning tool for local governments to anticipate and prepare for future housing need. RHNA quantifies the anticipated need for housing within each jurisdiction based on regional population forecasts of the California Department of Finance. Communities within specific regions determine collaboratively how to share the need and address it in updates to the housing elements of general plans.

Kern COG has the responsibility of preparing the RHNA for the incorporated and unincorporated communities within Kern County, which includes the City of McFarland. The most recent RHNA was adopted in July 2022 and covers a period from June 2023 through December 2031. Kern COG applied the following methodology to allocate housing units to each jurisdiction:

- Kern COG estimated the future population within each jurisdiction based upon State Department of Finance projections and knowledge of circumstances particular to the County.
- Kern COG converted the change in population into housing units necessary to accommodate increases in population. The estimate included a vacancy rate that reflects a "healthy" housing market that would enable movement of households among units and replacement of existing units that may become demolished.
- Kern COG divided the estimate of housing needs into four groups based on income categories labelled as very low, low, moderate, and above moderate income. This step is to target enough quantity of housing for all income groups in the community.
- The "very low" category is subdivided in this document to show the "extremely low" (ELI) as a fifth category. HCD recommends that the projected housing need for ELI households be calculated either by using available census data to determine the number of very low-income households that qualify as ELI households or by presuming that 50 percent of the regional housing need allocation (RHNA) for very low-income households qualify as ELI households.
- The process first allocates housing needs for each jurisdiction based on the percentage of households that falls into each category. For instance, if 15 percent of households fall under the low-income category, then 15 percent of future housing needs should be affordable to households within that income category.
- The process then adjusted allocations according to such factors that may be particular to each jurisdiction as disproportionate housing types, number of renters, number of persons receiving public assistance, employment patterns, commuting patterns, and avoidance of over-impaction of low-income households.

Senate Bill 375 (5B 375) (Steinberg, 2008) and Senate Bill 575 (Steinberg, 2009) affect the RHNA process and this 6th Cycle Housing Element in several ways. The main changes since the 5th Cycle include: (a) the integration of the RHNA process with the Regional Transportation Plan (RTP) and the Sustainable Communities Strategy (SCS); (b) requirement for coordination and consistency of the housing element with the RTP and SCS; and (c) the length of the housing element cycle. The 6th Cycle for the Kern County region covers an eight-year planning horizon (June 2023 to December 2031).

Table 2-32 compares the shares of households in five income categories in 2019 with the adjusted shares of Kern COG's RHNA allocations for the 2023-2031 period. While the RHNA allocation indicates a split of one-third of future units going to the three lowest income groups, the shares of households suggest that a higher proportion of RHNA allocation (nearly 60 percent) should go to the three lowest income categories. Table 2-13 and Table 2-32 show what would be equivalent (hypothetical) allocations based solely on shares of households in various income categories as is the practice with many RHNA processes. At any rate, McFarland needs to plan for a substantial proportion (or about three quarters more of allocated housing in the lower income groups) of affordable housing to meet the needs of lower income households.

Table 2-32: Household Shares vs. 6th Cycle RHNA Allocations by Income Groups, McFarland 2022

Income Group	2019 Shares of Households by Income Group			Equivalent 2023-2031 RHNA Units		Allocated 2023-2031 RHNA Units	
	Income Range	Households	Percent of Households	Units	Percent of RHNA	Units	Percent of RHNA
Extremely low	< \$16,005	441	13%	32	13%	20	8%
Very low	\$17,000 - 26,675	648	20%	49	20%	30	12%
Low	\$27,209 - \$42,680	840	26%	63	26%	32	13%
Moderate	\$43,214 - \$64,020	662	20%	49	20%	45	18%
Above Moderate	\$64,554	678	21%	51	21%	117	48%
Civilian Employed Population 16 Years+	-	3,269	100%	244	100%	244	100%

Sources: U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates, Table S1901; Kern Council of Governments, 2022 Regional Housing Needs Allocation Plan, 2023-2031

Kern COG projects a total need of 244 new housing units in McFarland across various income categories over the eight-year planning period. The 6th Cycle RHNA suggests McFarland needs to tilt the balance between ranges of affordable and market rate housing in favor of the latter. However, the City needs to work closely with non-profit producers of lower income housing as well as proposers of large development projects to produce more housing for its residents in the lower income groups while its RHNA also focuses on meeting the regional need in the above moderate category. To keep down cost, the City could partner with non-profit developers to develop permanent lower income housing on City-owned properties. Other cost-effective opportunities for the expansion of housing for the lower income groups include (a) conversion of downtown properties to residential/commercial mixed-use areas at higher than current densities; and (b) promotion and facilitation of accessory dwelling units.

2.7.2 Estimate of Future Housing Production

Over the 5th Cycle, McFarland produced 26 percent more housing overall than allocated. Production for the lower-income categories met targets generally while production for the higher income categories doubled the target. Going by trends in permit activities, it is likely that the City would produce above its allocation for the 6th Cycle and the production will favor the moderate to above moderate income categories, consistent with its RHNA allocation for the new cycle.

3.0 Resources for Residential Development

3.01 Introduction

This chapter discusses opportunities and resources for housing development in McFarland. A summary of additional information in subsequent sections of this document indicates that the City has sufficient sites with the appropriate zoning to meet the City's Regional Housing Needs Allocation (RHNA) for the eight-year planning period of the 6th Cycle. Many of the available opportunity sites are vacant while others have structures for conversion to combinations of commercial and residential mixed-uses.

The Kern Council of Governments (Kern COG) made an allocation of housing units to McFarland for the new 6th Cycle. The prior (5th Cycle) Housing Element identified opportunities for new housing units of which most of the small sites are still available to be carried forward. While there are new requirements to account for the successful use of sites identified in the previous cycle, many more opportunities for housing emerged from the updated 2040 General Plan, which increased the capacity for housing substantially beyond the City's allocation for the 6th Cycle.

Guidelines require the analysis of housing sites to be comprehensive and realistic and to include both properties zoned for residential uses as well as those that are zoned to allow the combination of residential and commercial uses. Sites, therefore, include those that are vacant, non-vacant but underutilized, or non-vacant but convertible to mixed uses. Then there are assumptions for accessory dwelling units (ADUs), which are essential in achieving the supply of affordable housing vis-à-vis an acute shortage of affordable housing in the State. It is noteworthy that the Housing Element does not rely on non-vacant space to accommodate the RHNA. Any use of non-vacant space for housing would be over and above the capacity of vacant sites.

The identification of suitable sites followed guidelines of the California Department of Housing and Community Development (HCD) with input from City officials in the planning, building, and development areas of the local government. Typical factors for consideration are: such physical features as slope, hazards, and type of vegetation; availability of transportation infrastructure and accessibility; lot size, use, ownership, and zoning; proximity to services and transit; and the value and extent of improvements on each site. The inventory from the 5th Cycle provided an initial dataset for update with new construction activity and new opportunities for residential space.

3.02 State Requirements for the Site Inventory

The State has guidelines for identifying housing opportunity sites. Some of the guidelines were in effect for the 5th Cycle, but many are new for the 6th Cycle. The following subsections highlight the guidelines.

3.02.1 Default Densities

In accordance with AB 2348, sites deemed suitable for lower income households must be zoned at densities of at least 30 units per acre. This is referred to as the "default density." Despite trying to maintain its "small-town" character, McFarland needs to revise its zoning (17.78.050 - Development intensity—Development standards) to expressly allow housing densities up to 30 dwelling units per acre in mixed-use areas (Program 1.3).

3.02.2 Realistic Capacity

Guidelines require jurisdictions to estimate the number of housing units according to a “realistic” capacity rather than a “theoretical capacity” of the site. For instance, a site zoned for 40 units per acre, may not be able to accommodate all 40 units on an acre due to such topographical and physical features as steep slopes, wetlands, and creeks. There may also be limitations on lot coverage, height and other attributes of development that could make it difficult to achieve the maximum density zoned for the area. Guidelines also require that cities may not count the potential for density bonuses in the estimation of realistic capacities even if it is routine that projects are awarded such bonuses.

Development potential of sites depends generally on the residential density standards of the City. Consideration of whether site constraints and land use controls can achieve the permitted densities help in refining the estimates of housing capacities. The process involves the following steps:

1. In general, the acreage of the parcel was first multiplied by the allowable density, unlike the more restrictive minimum lot area per unit set forth in the Zoning Code.
2. Any fractional component on the number of units allowed under the density standards was dropped.
3. The application of density bonuses was not included in the calculation of allowable units; rather, the allowable base land use density was used.
4. The conduct of a parcel by parcel evaluation of any unusual site characteristics or land use controls led to further downward adjustments to the allowable number of residential units if additional constraints to development existed. Constraints that in some cases resulted in lower residential development potential included right-of-way for road access, irregular lot shapes, difficulty in meeting minimum roadway frontage requirements, and existence of wetlands or drainage courses on the parcel. Such constraints typically had enough of an effect to result in reduced residential capacity on some of the available lots.
5. Adherence to this methodology provided a conservative residential capacity that took into consideration any special or unusual circumstances and therefore is more realistic than a simple multiplication of lot size and density.

Instead of “theoretical capacity”, recent development activity can provide data for the estimation of “realistic capacity”. Such information can also demonstrate the feasibility of relatively small lots in accommodating housing units. In McFarland, information on recent development activity indicates that many recently approved and constructed projects are close to the theoretical zoned densities.

3.02.3 Carry-Over Sites

Assembly Bill (AB) 1397 of 2017 introduced new requirements for re-counting housing sites that were identified in previous Housing Elements. This was in response to concerns that cities were simply carrying the same sites forward from cycle to cycle without either creating incentives for development or providing evidence on feasibility of the sites for housing development. The new requirements intend to promote incentives that would encourage the development of the sites identified in specific cycles.

Under State law, “carry-over” sites must be zoned no less than three years into the planning period, which is December 31, 2026 for jurisdictions in Kern County, with a designation that allows “by right” approval for projects in which at least 20 percent of the units are affordable to lower income households. “By right” approval means that the City cannot require permits for Planned Unit Development, Conditional Use Permit, or other forms of local discretionary review. The City may require design review with public hearings as long as adopted standards are objective. The City of McFarland needs to establish “by-right” approval provisions in its zoning for

multi-family districts particularly when accommodating groups with the special housing needs described in Chapter 2. Additionally, it is noteworthy that multi-housing planned unit developments during previous cycles, including the 5th Cycle, dominated housing production in the City of McFarland so that most of the previous vacant small sites scattered within the central city remained undeveloped. However, the larger parcels outside downtown can accommodate additional housing need within the 6th Cycle and beyond. Excluding the small, scattered carry-over sites downtown, the relatively larger parcels outside downtown have the potential to accommodate approximately 450 dwelling units, which is nearly two times the City's RHNA. Sections 3.1 and 7.2.1 further elaborate on availability of vacant land.

3.02.4 Special Requirements for Sites Designated to meet Lower-Income Needs

Since 2015, additional legislation and guidelines from HCD have established further requirements for sites designated as suitable to meet a city's housing needs for those in the lower income groups. More specifically, Government Code 65583.2(h) requires that each site designated for lower-income housing has the capacity for at least 16 units. This emanates from the realization that development of affordable housing usually requires large numbers of units per project to be economically feasible.

The State has also established that sites smaller than 0.5 acres or larger than 10 acres are typically not feasible for lower-income housing. These limitations do not prohibit the designation of such sites in a city's inventory, but they do require jurisdictions to prove that the sites can be developed for affordable housing based on past trends and actual projects. Historically in McFarland, very low-income and extremely low-income apartments are typically at multi-unit sites with 40 to 80 units per location (Table 2-32) and tend to be on parcels within the efficiency range of acreages. Under the 6th Cycle, lower-income housing would continue to develop as larger parcels in R-4 zones outside downtown are developed. Additionally, ADU and mixed-use sites (zoned C-0 and C-1) can also offer additional units for lower income households although these options are not counted toward the City's RHNA.

3.02.5 Non-Vacant Sites and the "Substantial Evidence" Requirement

Cities that rely on non-vacant sites to meet 50% or more of their lower income RHNA are subject to a requirement to provide "substantial evidence" that the sites are realistic and developable. Examples of substantial evidence include expiring leases, buildings in poor condition, uses with extremely low improvement values (such as parking lots), and property owners who are interested in developing the parcels. Another aspect of substantial evidence is whether nearby parcels with the same physical characteristics have recently been developed (or approved for development) at the presumed densities.

McFarland is not subject to the "substantial evidence" requirement since it is able to meet the assigned lower-income allocations without development of non-vacant sites. However, the City has potential for additional lower-income housing units in its downtown mixed-use area beyond the 6th Cycle.

When it becomes necessary to count the units in the non-vacant sites downtown for future cycles, the City should include findings in the resolution adopting the Housing Element that existing uses do not impede additional residential development as required by Government Code § 65583.2(g)(2). The City plans to offer incentives, like fast-tracking of development applications, to property owners and developers for eventual development of non-vacant sites downtown.

3.02.6 Reporting of Sites by Income Category

Guidelines require cities to identify sites by income category. For reporting purposes, low- and very low-income sites may be added together and described as “lower-income” sites. Individual sites can accommodate housing for multiple income categories. For instance, large sites that are subject to the City’s inclusionary housing ordinance would serve a mixture of low, moderate, and above moderate income groups by including “above moderate income” units, while some of the units would serve “lower” income needs. Similarly, certain high density housing for market-rate rentals could also be “affordable by design” to accommodate moderate income households, for instance, in the form of studio apartments. Tables in Appendix B identify affordability levels of housing on various sites.

3.02.7 Buffer and No Net Loss Requirements

Senate Bill (SB) 166 requires that cities include a “buffer” of additional sites in case some of the sites listed in the Housing Element become unavailable before 2031. HCD requires the buffer to be at least 15 percent and encourages even higher buffers. In general, the more a community relies on non-vacant sites to meet its RHNA, the higher the buffer should be. Based on the 2040 General Plan, McFarland has designated sufficient space to accommodate 485 units on vacant parcels in its central urbanized area which equates to approximately double its RHNA of 244 units across all income groups. However, Program 1.1 requires the City to ensure that sufficient sites will be maintained throughout the planning period to accommodate the RHNA and to avoid triggering No Net Loss provisions of SB 166.

Including vacant land in the City’s extremities and potential annexation areas would increase the capacity for housing to ten times what is in the central urbanized area. For instance, an active development proposal in annexation #19 area alone is likely to produce a total of 396 single family units; 20 multi-family structures at three locations within the development, which would be more than a 100 percent buffer over total housing needs in the 6th cycle. The potential for ADUs are additional to this buffer.

SB 166 also includes a requirement for “no net loss” under which cities must demonstrate that they have adequate sites to meet RHNA units at all times during the planning period. If a project on a housing site proposes a smaller number of lower income units than was presumed in the Housing Element, the City must determine that it has adequate capacity on the remaining opportunity sites to meet its RHNA. If the City is no longer able to meet its RHNA, it must identify a developable “replacement” site to make up the lost capacity. In some cities, this could require rezoning. The risk of a net loss of sites is extremely low in McFarland given the abundance of land and its historic mix and trajectory of housing development.

3.02.8 Affirmatively Furthering Fair Housing Requirements

The inventory of sites is subject to the requirements of AB 686 on Affirmatively Furthering Fair Housing (AFFH). Guidelines require the geographical distribution of sites for lower-income housing to foster integration and create affordable housing opportunities throughout high resource areas. The entire City of McFarland falls within a low resource zone while the community is economically disadvantaged. In meeting requirements for AFFH, lower-income sites must not cluster away from sites for other income groups. The historical distribution of housing in the City depicts spreading of multiple income types across the community. The Housing Element acknowledges this phenomenon and encourages the distribution of affordable housing throughout various neighborhoods in the City. Encouragements include allowing Accessory Dwellings in single family neighborhoods and promoting duplexes, SB 9 lot splits, or lot consolidations elsewhere to enable construction of multi-family units.

3.02.9 SB 9 Lot Split and Duplex Requirements

Senate Bill (SB) 9, *The California Housing Opportunity and More Efficiency (HOME) Act*, became State law in 2021 to facilitate small-scale, multiple housing development in single-family residential zones. The law allows a homeowner with a single family lot to divide the lot into two smaller lots. Each of the two small lots can accommodate two housing units (or a duplex) for a total of four units on the original lot. The law allows ministerial approval which enables staff to approve the lot split or additional unit thereby bypassing the regular review process through the Planning Commission, as long as the change complies with objective design and development standards. Conditions for approval include the following:

- a maximum of four units on a single-family residential parcel;
- does not include historic and landmark districts;
- retains local control since homeowners must comply with local zoning requirements for height, floor area ratios, lot coverage, etc. that do not physically preclude lot splits or duplexes;
- allows locals to require a percolation test for any duplex proposed to be on septic tanks;
- the lot must be in a jurisdiction that is part of an urbanized area or urban cluster as designated by the US Census in order to promote strategic infill growth;
- does not include lots in very high fire hazard severity zones, prime agriculture lands, hazardous waste sites, earthquake zones, floodplains that do not have adequate mitigation, and similar other lands with restrictions.

The City's code on subdivision requires a letter of intent followed by a conference with City officials. Historically, developers have requested lot consolidations or the subdivision of large parcels but not the splitting of individual building lots. Program 1.9 addresses the need to update the code to reflect the requirements under SB 9 to further foster the production of affordable housing.

3.1 Land Availability

Government Code Section 65583(a)(3) requires the Housing Element to contain "an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites." Appendix B contains a detailed analysis of vacant land and potential opportunities for development. The following paragraphs summarize the results of this analysis.

The most recent Regional Housing Needs Allocation (RHNA) for Kern County covers the eight-year planning horizon from 2023 to 2031. Consistent with this length of planning horizon, this 2023-2031 housing element for McFarland adopts the City's share of the regional housing need of 244 units. Consistent with the City's 2040 General Plan, the housing element focuses on the development potential of vacant land zoned for residential uses (including infill sites), mixed use development in the City's downtown, and developing a variety of housing options. Mixed-density housing is most appropriate for accommodating the need for affordable housing. R-3, Multiple Dwelling (high density), would allow up to 15 dwelling units per acre and are located closest to Downtown, while new R-1, single family homes, are further from Downtown. Extending City limits allows for more vacant land for housing, particularly in the West expansion area and the Whisler Road Neighborhood to the south.

Development potential depends on the residential density standards of the City. Consideration of whether site constraints and land use controls can achieve the permitted densities help in refining the estimates of housing capacities. In general, the acreage of the parcel was first multiplied by the

allowable density, unlike the more restrictive minimum lot area per unit set forth in the Zoning Code. Any fractional component on the number of units allowed under the density standards was dropped. The application of density bonuses was not included in the calculation of allowable units; rather, the allowable base land use density was used. The conduct of a parcel-by-parcel evaluation of any unusual site characteristics or land use controls led to further downward adjustments to the allowable number of residential units if additional constraints to development existed. Constraints that in some cases resulted in lower residential development potential included right-of-way for road access, irregular lot shapes, difficulty in meeting minimum roadway frontage requirements, and existence of wetlands or drainage courses on the parcel. Adherence to this methodology provided a conservative residential capacity that took into consideration any special or unusual circumstances.

Although, in many cases, lot consolidation could result in a larger percentage of buildable area and a higher number of housing units, this methodology to calculate development potential did not take this possibility into account. It should be noted, however, that there are opportunities for lot consolidation, particularly in the City's Downtown Core.

3.1.1 Vacant Residential Parcels

The California Polytechnic State University in San Luis Obispo conducted a Land Use Inventory in 2019 as part of the update to the General Plan and Land Use Element. As of October 20, 2019, the City had 77 acres of vacant land. Based on the residential densities in the Zoning Code and Land Use Element, and as further evaluated for site and planning constraints in Appendix B, Table 3-1 indicates that the 77 acres of vacant residential land can conservatively accommodate approximately 485 units, which is approximately double the 244 units in the 6th Cycle Regional Housing Needs Allocation to McFarland for the June 2023 through December 2031 period. Beyond 2031, McFarland has plenty more space allocation for housing development including affordable units.

Table 3-1: Capacity of Vacant Residential Lands – McFarland City, 2022

Residential Land Use	Vacant Land (acres)	Allowable Density (units per acre)	Historic Density (built units per acre)	Realistic Capacity (housing units)
Vacant Land in Central Built-up Area				
Single Family	73	8	6	439
Apartment	4	24	12	46
Mobile Home	0	8	5	0
Subtotal in built-up area of central McFarland	77			485
Vacant Land in General Plan Including Annexation Areas				
General Plan Residential: Low-Density	1072	8	6	4,704
General Plan Residential: Medium-Density	471	6	8	3,829
General Plan Residential: High-Density	258	24	12	4,041
General Plan Residential with ADU Opportunities				1,219
Grand total residential capacity				13,793
Subtotal Affordable Potential (high density & ADU)				5,260

Source: City of McFarland, 2040 General Plan, General Plan Map

3.1.2 Mixed Use Development

Historically, McFarland did not deploy much mixed use development, however, the updated 2040 General Plan designates new mixed use areas that are to provide additional housing opportunities including those for lower income residents. Proximity between housing and commercial development within mixed-use zones makes for location-efficient sites that can promote the use of alternative modes, reduce vehicle miles of travel, and lower pollution. The General Plan has designated two relatively large parcels in the central area of the City that have potential for **223** housing units at the two mixed-use centers. Appendix B has further details including an inventory of parcels.

3.1.3 Accessory Dwelling Unit Potential

Residential lots with potential to comfortably develop affordable accessory dwelling units (ADU) have the potential to generate **117** such units in the downtown area. Appendix B has further details including an inventory of parcels. The potential ADU units do not count towards the City’s RHNA.

3.2 Financial Resources

Financing is available for infrastructure and housing improvements through Federal, State, and local programs. The following subsections identify certain programs.

3.2.1 Federal and State Resources

Community Development Block Grant (CDBG) Program – Federal funding for housing is available through the Department of Housing and Urban Development (HUD). The CDBG program is flexible allowing use of funds for a wide range of activities. The eligible activities include, but are not limited to, acquisition or disposition of real estate or property, public facilities and improvements, relocation, rehabilitation and construction of housing with certain limitations, homeownership assistance, and clearance activities. The City continues to apply for CDBG funds toward rehabilitation of public facilities.

Low-Income Housing Tax Credit Program – The Tax Reform Act of 1986 created the low-income Housing Tax Credit Program to provide an alternate method of funding low-income and moderate-income housing. Each state receives a tax credit based on population to fund housing that meets program guidelines. The tax credits typically leverage private capital into new construction or acquisition and rehabilitation of affordable housing. Limitations on projects funded under the Tax Credit programs include requirements that rent is restricted by median income on certain minimum percentages of units.

Other Federal and State Resources – Table 3-2 summarizes additional funding sources that can assist extremely low, very low, low, and moderate-income households or developers of affordable housing. Many of these funding sources are typically eligible for specific types of projects and may not be secure. However, they do offer opportunities to facilitate affordable and adequate housing.

Table 3-2: Additional Federal, State, and Private Financial Resources

Program	Description	Eligible Activities
<i>Federal Resources</i>		
HUD Section 202	Forgivable loans to non-profit developers of supportive housing for the elderly	Site acquisitions, rehabilitation, new construction
HUD Section 203(k)	Long-term, low interest loans at fixed rate to finance acquisition and rehabilitation of single-family homes	Site acquisitions, rehabilitation, new construction

Program	Description	Eligible Activities
HUD Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities	Site acquisitions, rehabilitation, new construction, rental assistance
U.S Department of Agriculture (USDA), Rural Development Service's Section 514 Farm Labor Housing Program	Below market-rate loans for farmworker rental housing	Site acquisitions, rehabilitation, new construction
U.S Department of Agriculture (USDA), Rural Development Service's Section 514 Rural Rental Housing Program	Below market-rate loans for low and very low-income rental housing	Rental assistance
USDA Rural Development Section 504 Housing Repair and Rehabilitation Program	Loans and grants to repair and rehabilitate the homes for low-income families and seniors	Rehabilitation
USDA Rural Development Section 533 Housing Preservation Grant (HGP) Program	Grants to nonprofit and government agencies to fund housing rehabilitation programs for low-income households	Rehabilitation
Section 8	Rental assistance program which provides a subsidy to very low-income families, individuals, seniors, and the disabled. Participants pay a percentage of their adjusted income toward rent	Rental assistance
HOME	Grant program intended to expand the supply of decent and safe affordable housing. HOME is designed as a partnership program between the federal, state, local governments, non-profit and for-profit housing entities to finance build/rehabilitate, and manage housing for lower income owners and renters	Rehabilitation, administration
ACCESS and National Homebuyers Fund (NHF) Gold Programs	ACCESS and NHF are second loan programs for down payments assistance. Allows low and moderate-income homebuyers to pay for down payment and closing costs up to 7% of the sales price	Down payment assistance
233(f) Mortgage Insurance for Purchase/Refinance	Mortgage insurance for purchase or refinance of existing multifamily projects	New rental housing operation, administration, acquisition
241(a) Rehabilitation Loans for Multifamily Projects	Provides mortgage insurance for improvements repairs, or additions to multi-family projects	Rehab of apartments, energy conservation
Congregate Housing Services Program	Provides grants to public agency or private non-profit to provide meal services and other supportive services to frail, elderly, and disables residents in	Grants

Program	Description	Eligible Activities
	federally assisted housing. Also supports remodeling to meet physical needs	
HOPE 3- Homeownership of Single-Family Homes	Program provides grants to State and local governments and non-profit organizations to assist low-income, first time homebuyers in becoming homeowners by utilizing government owned or finances single-family properties	Grants
HOPE 6- Revitalization of Severely Distressed Public Housing	Provides funds for revitalization, demolition and disposition of severely distressed public housing for Section 8 tenant-based assistance	Grants, rent subsidies
HOPE II- Homeownership for Multifamily Housing	Provides grants to develop programs allowing mostly low-income families to purchase units in multifamily housing projects owned, finances or insured by HU or other federal, state, or local public agencies	Grants
Sec. 202 Supportive Housing for Elderly	Provides capital grants and operation subsidies for supportive housing for elderly	Rent subsidies, construction, rehabilitation
<i>State Resources</i>		
CaliHome	Provides grants to local governments and non-profit agencies for owner occupied rehabilitation programs and new home development projects	Site acquisition, rehabilitation
CalHFA Rental Housing Programs	Provides below market rate financing offered to builders and developers of multifamily and elderly rental housing. Tax exempt bonds provide below-market mortgages	Site acquisitions, rehabilitation, new construction
Self-help Builder Assistance Program (SHBAP)	State lower interest rate CalHFA loans to owner-builders who participate in self-help housing projects sponsored by non-profit housing developers	Site acquisitions, rehabilitation, new construction, home buyers' assistance
Multifamily Housing Program (MHP)	State deferred-payment loans	Rehabilitation, new construction, rental housing, supportive housing for disabled
Multifamily Housing Program (MHP) Supportive Housing Allocation	MHP loans for supportive housing for special needs populations	Supportive housing
Joe Serna Jr. Farmworker Housing Grant Program (JSPWHG)	Provides grants and loans to local governments and nonprofit housing developers for farmworker housing	New construction, acquisition, migrant housing, housing with related health services
Weatherization Assistance Program	Grants from California Department of Community Services and Development to improve the energy efficiency of homes occupied by low-income households to reduce their heating and cooling costs	Improvements
Mobile Home Park Resident Ownership Programs (MPROP)	Loans from California Department of Housing and Community Development for the purchase of mobile home parks by local governments, nonprofit corporations, or residents	Mobile homes

Program	Description	Eligible Activities
California Self-Help Housing Program (CSHHP)	Grants from the California Department of Housing and Community Development for the administrative costs of self-help or owner-builder housing projects	Administration, new construction
Predevelopment Loan Program (PDLP)	Short-term loans from the California Department of Housing and Community Development for the construction, rehabilitation, conversion, or preservation of affordable housing projects	Rehabilitation of apartments, acquisition, preservation of affordable housing, new rental housing
Special Needs Affordable Housing Lending Program	All multifamily projects that serve at-risk tenants in need of special services	Rehabilitation of apartments, acquisition, new rental housing
<i>Private Resources</i>		
Federal Home Loan Bank (FHLB) Affordable Housing Program	Provides competitive grants and subsidized loans to create affordable rental and homeownership opportunities	New construction, new rental housing
Access to Housing and Economic Assistance for Development (AHEAD) Program	Recoverable grants from the Federal Home Loan Bank of San Francisco to support housing projects during the conception and early stages of development	New construction, new rental housing
Community Investment Program (CIP)	Funds from the Federal Home Loan Bank of San Francisco to finance first-time homebuyer programs, create and maintain affordable housing, and support other community economic development activities	Homebuyer assistance
Federal National Mortgage Association (Fannie Mae)	A variety of homebuyer assistance, rehab assistance, and minority homeownership assistance	Homebuyer assistance, rehabilitation, minority homeownership assistance
California Community Reinvestment Corporation (CCRC)	Nonprofit mortgage banking consortium that pools resources to reduce lender risk in finance of affordable housing. Provides long term debt financing for affordable multifamily rental housing	New construction, rehabilitation, acquisition
Community Reinvestment Act Loan Program	Provides real estate construction financing, small business loans, and consumer loans	Acquisition loans, business loans, predevelopment or interim finance, construction or rehabilitation loans
Vision Forward	To provide affordable housing to low-income residents throughout the U.S	Acquisition loans, construction or rehabilitation loans, down payment assistance
Affordable Housing Programs	Provides grants or subsidies interest rate loans for purchase, construction, or rehabilitation of owner-occupied housing by or for very low-, low-, and moderate-income households or to finance the purchase, construction or rehabilitation of rental housing	Construction or rehabilitation loans, grants, long-term loans, technical assistance

3.2.2 Local Resources

McFarland Redevelopment Agency (RDA) – As of January 1, 2011, the statewide dissolution of all Redevelopment Agencies ceased this local resource for funding affordable housing and redevelopment projects in McFarland. However, the concept of redeveloping sparsely built or disused parts of a community remains relevant especially in promoting compact mixed-use development to meet State goals for VMT reduction.

Housing Authority of the County of Kern (HACK)– The Housing Authority provides rental housing and supportive services to eligible persons with limited incomes through a variety of programs. The agency develops and manages housing for low-income households; it administers federal Section 8 rental housing assistance programs in the private rental market; and it offers a HUD-certified comprehensive counseling agency that serves homeowners and renters.

Self-Help Enterprises – Self-Help Enterprises is a non-profit community development organization based in the San Joaquin Valley. The organization helps to build low-income homes for families and provides resources and educational classes to low-income families. Self-Help Enterprises built Solinas Village, a 52 unit multi-family community. The project includes two-, three-, and four-bedroom units, all of which are affordable. There is also a community center, outdoor common space with grills and a playground. For residents, Self-Help Enterprises offers educational classes.

4.0 Constraints

The Government Code prescribes that the Housing Element addresses constraints to housing production and availability (Gov. Code §65583(a)(5) and (6)). Governmental constraints impact housing costs and supply as well as certainty with the housing market via controls on use of land, codes and enforcement, requirements for on-site and off-site improvements, fees and exactions, processing and permit procedures, and guidelines for housing production to suit persons with disabilities.

Non-governmental constraints are primarily market-driven and generally outside direct government control, but jurisdictions can influence and offset the negative impact of nongovernmental constraints through responsive programs and policies. This group of constraints includes land prices, construction costs, and availability of financing. The following sections analyze various constraints to housing.

4.1 Governmental Constraints

Governmental regulations intend to control development for the health, safety, and welfare of the community, but can also unintentionally increase the costs of development and consequently the cost of housing. The following subsections describe potential governmental constraints, which could affect the supply and cost of housing in McFarland.

4.1.0 Transparency of Zoning, Development Standards, and Fees

In compliance with new transparency requirements for the posting of all zoning, development standards, and fees, the City's website contains all of these items for easy public access. Table D-1 under Appendix D, for instance, shows the full list of the schedule of fees, which is accessible online.

Further, all development standards, contained within the zoning ordinance, are available within the City's website. To ease access, the links to the development standards occur in multiple locations as users browse for various topics.

4.1.1 Land Use Controls

4.1.1.1 General Plan

State law requires each city and county in California to prepare a long-term, comprehensive plan to guide its growth and future development. The Land Use Element of the General Plan establishes the basic land uses and density of development within the various areas of the City. Under State law, the elements of the General Plan must be internally consistent, and the City's zoning must be consistent with the General Plan. The Land Use Element must therefore provide suitable locations and densities to implement the policies of the Housing Element. In compliance with new transparency requirements for posting all zoning, development standards and fees on the City's website, the City's zoning code, development standards, and fees are publicly accessible via the City's website.

The City adopted the 2040 General Plan in 2021. The 2040 McFarland General Plan covers a comprehensive set of required and optional elements. Table 4-1 shows the residential land use designations in the Land Use Element, which include low density, medium density, and high-density housing. Mixed-use is another category for compatible residential and commercial uses to intermix with each other. Additionally, individual residential land use categories can accommodate a variety of housing types and styles and can assure a diversity and mixture of housing types throughout the City. Secondary dwelling units are allowed in all residential zones.

A designation termed Planned Residential Development is an overlay district that allows increased flexibility in design with relaxed development standards for efficient use of certain housing sites.

Specific allowances include deviation from standard setback requirements, removal of minimum or maximum lot size standards, and reduced parking requirements. Development sites seeking this overlay designation must demonstrate to the City Council that the project meets one or more of the following criteria:

- It provides facilities or amenities suited to such special needs groups as the elderly or families with children.
- It transfers allowable development within a site from areas of greater to areas of lower environmental sensitivity or hazard.
- It provides a wider range of housing types and costs than would be possible with development of uniform dwellings throughout the project site or neighborhood.
- Features of the design meet or exceed tenets of conventional standards related to privacy, usable open spaces, adequate parking, compatibility with neighborhood character, and others.
- It incorporates features which can result in lower consumption of materials, energy, or water than conventional development.

Table 4-1: McFarland General Plan Residential Land Use Designations

Land Use Designation	Density	Housing Type
Residential: High-Density	24 units per acre	Duplexes, triplexes, and apartments
Residential: Medium-Density	15 units per acre	Town houses
Residential: Low-Density	8 units per acre	Single Family houses
Mixed-Use	8 units per acre	Vertical or lateral juxtaposition of such compatible uses as housing (typically in the form of flats), office, and retail

Source: City of McFarland, 2020 Background Report, Pages 34 and 35

4.1.1.2 Zoning Designations

The City regulates the type, location, density, and scale of residential development through the Zoning Code. Zoning regulations are tools to implement the General Plan and are designed to protect and promote the health, safety, and general welfare of residents. The Zoning Code also helps to preserve the character and integrity of existing neighborhoods. The Zoning Code sets forth residential development standards for each zoning district. Table 4-2 shows the four zones that allow residential development by right in McFarland.

In addition to the residential zones, three commercial zones permit varying levels of mixed-use and multiple-family residential development as either allowed or conditionally permitted uses. Table 4-2 also shows the commercial zones.

Table 4-2: Residential & Commercial Zoning – McFarland City, 2019

Zoning Code	Definition
<i>Residential</i>	
R-S, E, R-1, R-1C	One-Family Residential District
R-2	Two-Family Dwelling Zone
R-3	Limited Multiple-Family Dwelling Zone
R-4	Multiple-Family Dwelling Zone
<i>Commercial (permitting mixed-use with multi-family residential)</i>	
C-O	Professional Office Zone
C-1	Neighborhood Commercial Zone
C-2	Commercial Zone

Source: City of McFarland, Zoning Ordinance, Title 17, Chapter 17.08.010

Table 4-3 summarizes the development standards in the City’s zoning regulations. With the adoption of the 2040 General Plan, it is expected that the zoning regulations would be updated to synchronize with the densities in the Plan where necessary. Notwithstanding, the zoning regulations as they stand are largely compatible with the new General Plan.

Table 4-4 provides a summary of the residential uses permitted under the City's zoning regulations. It is possible to accommodate low-income housing and special needs housing in multiple zones in McFarland, provided they meet site-specific development standards.

Table 4-3: Development Standards in McFarland Zoning Code

Zoning Designation	Minimum Lot Size (Sq. Ft.)	Density (units per acre) or FAR*	Setback Requirements (Feet)			Height Limit**
			Front	Rear	Side	
R-S	6,000	0-2	25	5	5	35
E	10,000	2-4	25	5	5	35
R-1	6,000	5-8	25	5	5	35
R-1C	6,000	5-8	25	5	5	35
R-2	6,000	9-15	25	5	5	35
R-3	6,000	9-15	15	5	5	35
R-4	6,000	16-24	10	5	5	45
C-O	6,000	<i>Allowing 16-24 du</i>	10	20	0	45
C-1	6,000	< 1,500 FAR <i>Allowing 16-24 du</i>	45	20	0	55
C-2	-	<i>Allowing 16-24 du</i>	40	20	0	75

Source: City of McFarland, Zoning Ordinance, Title 17, Chapter 17.08 - 17.80

Notes:

- *FAR is ratio of building floor area (sq ft) to land area (sq ft); “du” is allowable dwelling units per acre in commercial zone.
- **Program 6.9 requires an amendment to the municipal code to drop the “two-story” restriction and enable development of three-story structures within the 35-foot height limit in R-1, R-2, and R-3 districts

Table 4-4: Allowed Residential Development by Zone – McFarland City, 2019

Housing Types	R-S	R-1	R-1C	R-2	R-3	R-4	C-O	C-1	C-2
Single Family Attached	P	P	P	P	P	P			
Single Family Detached	P	P	P	P	P	P			
Duplexes to Fourplexes					P	P			
Multifamily (5+ Units per Structure)						P			
Manufactured Homes (Mobile Homes)	P	P	P	P	P	P			
Secondary Units	C	C	C						
Farmworker Housing						P			
Care Facilities	P	P	P	P	P	P			P
Emergency Shelters									P
Single Room Occupancy	P	P	P	P	P	P			C
Transitional/Supportive Housing	P	P	P	P	P	P			

P = Permitted; C = Conditional Use Permit;

Source: City of McFarland, Zoning Ordinance, Title 17; City of McFarland, 2015 Housing Element Update, Table 32

Note: Permitted uses are to be allowed in all residential zone districts and shall be subject only to those restrictions that apply to other dwellings of the same type in the same zone

4.1.1.3 Zoning for a Variety of Housing Types

4.1.1.3.1 Emergency Shelters, Transitional Housing, and Supportive Housing

In 2007, the State Legislature adopted Senate Bill 2 (SB 2), which requires local governments to identify one or more zoning districts that permit emergency shelters by right in their zoning codes. That means the shelters would not require conditional use permits, which could pose constraints. The law requires jurisdictions to amend zoning codes to allow by right in all residential zoning districts "transitional housing" and "supportive housing" (as defined by the Health and Safety Code Sections 50675.2(h) and 50675.14(b)). SB 2 also specifies that "emergency shelters" (as defined in the Health and Safety Code Section 50801(e) may only be subject to those development and management standards that apply to residential development within the same zone except that a local government may apply written, objective standards that include all the following:

- The maximum number of beds or persons permitted to be served nightly by the facility.
- Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.
- The size and location of exterior and interior onsite client waiting and client intake areas.
- The provision of onsite management.
- The proximity to other emergency shelters provided emergency shelters are not required to be more than 300 feet apart.
- The length of stay.
- Lighting.
- Security during hours that the emergency shelter is in operation.

Similarly, AB 2339 went into effect in 2023 and requires modification of emergency shelter planning as follows:

- Zones identified as appropriate for emergency shelters should also allow residential or other suitable uses for housing based on their physical attributes and proximity to transit and other services.
- Standards for emergency shelters must be objective.
- Local governments should maintain the capacity to meet the need for shelters throughout the eight-year cycle of the housing element.

Title 17 of the McFarland Municipal Code addresses emergency shelters in multiple sections. Section 17.04.282 - Emergency shelters - of the Code states generally that:

“Emergency shelter (per Health and Safety Code 50801): housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.”

Then Chapter 17.134 covers “Development Standards” in general. Close examination of this chapter of the Code reveals the following:

1. Section 17.134.010 on “Purpose and Application” identifies a list of circumstances to which the design standards apply. The list does not expressly include emergency shelters but refers generally to *“all multifamily development in the medium density residential (R-2), high density residential (R-3), residential professional (RP), professional office (C-O), neighborhood commercial (C-1), commercial (C-2), limited manufacturing (M-1) light manufacturing (M-2) and general manufacturing (M-3) zone districts, and precise development (P-D) district except as otherwise provided in this chapter.”*
2. Section 17.134.042 on “Development Standards—Emergency Shelters” details standards specific to emergency shelters. These conform with SB 2 and AB 2339 in as far as the City’s code addresses issues related to the following:
 - *Occupancy* ~ no more than twenty beds and no more than twenty people per night.
 - *Parking* ~ one vehicle parking space for every five beds.
 - *Lighting* ~ adequate exterior lighting to assure security, confining direct rays onto the premises and away from adjacent structures, and being of intensity that is compatible with the neighborhood.
 - *Waiting and Intake Area* ~ a minimum of ten square feet per bed and should be screened from the public right-of-way by an opaque wall or fence.
 - *Support Facilities* ~ common facilities for the exclusive use of the residents for cooking, dining, recreation, laundry facilities, counseling or referral services
 - *On-site Staff* ~ at least one manager during all hours of operation of the facility who does not use the shelter's beds or other services and who resides off-site.
 - *Concentration of Uses* ~ no more than one emergency shelter shall be permitted within a radius of three hundred feet from another emergency shelter.
 - *Length of Stay* ~ a shelter resident shall stay no more than ninety days (cumulative not consecutive) in a three hundred sixty-five-day period. Extensions up to a total of one hundred eighty days in a three hundred sixty-five-day period may be provided if no alternative housing is available.

Table 4-4 reveals that the City's Zoning Code lists Emergency Shelters as a permitted use by right within the C-2 zone, however supportive housing is allowed by right in all residential zones. “By right” means the shelters would not require conditional use permits. Program 1.6 in the Housing Element requires

the City to modify the zoning code to permit emergency shelters in zones where other residential uses are permitted in order to meet SB 2 and AB 2339 requirements.

There are two shelter Listings near McFarland. Both are in Bakersfield, approximately 25 miles to the south. The Shelter Plus Care (S+C) and the Transitional Housing Center provide rental assistance for hard-to-serve homeless persons with disabilities in connection with supportive services or temporary housing to help families stabilize and obtain permanent housing.

4.1.1.3.2 Low-Barrier Navigation Centers (LBNC)

A Low-Barrier Navigation Center (LBNC) is a temporary, service-enriched shelter that helps homeless individuals and families to quickly obtain permanent housing with little or no barriers to entry. In that respect it projects a "Housing First," attitude to help persons and families in distress in advance of resolving the mitigating circumstances. There is no designated location for **emergency shelter during natural disasters**. Close examination of the Municipal Code confirms that McFarland has not faced the need for emergency shelters for individuals in the past given that it has hardly any homeless population. However, the Code needs to make provisions for such other low-barrier circumstances that might need **emergency shelters for victims of spousal abuse, child abuse, and sudden, catastrophic economic situations**.

The City's Municipal Code allows, supports, and encourages a diverse range of housing types. While this analysis did not identify constraints to LBNCs, zoning regulations should define LBCNs as a permitted use in districts that permit housing to comply with AB 101. This housing element adds programs to allow emergency shelters in all zones that permit housing without requirements for design review permits and discretionary actions as the design review decision-making criteria.

4.1.1.3.3 Permanent Supportive Housing: Residential Care Facilities and Group Homes

Residential care facilities include any family home, group home, or rehabilitation facility that provides non-medical care to persons in need of such personal services that are essential for daily living as protection, supervision, assistance, guidance, or training. State law (Health and Safety Code Sections 1267.8, 1566.3, and 1568.08) requires local governments to treat licensed group homes and residential care facilities with six or fewer residents the same as single-family uses. Furthermore, local governments must allow licensed residential care facilities in any area zoned for residential use and may not require licensed residential care facilities of six or fewer persons to obtain conditional use permits or variances that are not required of other family dwellings. Supportive housing is permitted in all residential zones by right as well as in C-2 zones.

Although group homes operating as single-family residences that provide licensable services to more than six residents may be subject to conditional use or other discretionary approval processes, the State recommends that local governments provide flexible and efficient reasonable accommodations in these permitting processes. This means that some requests for exceptions to permitting processes should be resolved through reasonable accommodation procedures instead of conditional use procedures. In addition, any substantive requirements for these group homes must still comply with the local government's obligations to remove constraints on housing for persons with disabilities, affirmatively support it, and prevent discrimination against it.

The Municipal Code requires group homes of seven or more persons to receive a conditional use permit (CUP) and be treated like "employee housing". According to Table 4-4, employee housing (including farmworker housing) is permitted in R-4 districts. Thus, housing for group homes of seven or more people in a unit is treated as any other multifamily housing unit in the City. Although group homes

operating as single-family residences that provide licensable services to more than six residents may be subject to conditional use or other discretionary approval processes, the State recommends that local governments provide flexible and efficient reasonable accommodations in these permitting processes. This means that some requests for exceptions to permitting processes should be resolved through reasonable accommodation procedures instead of conditional use procedures. In addition, any substantive requirements for these group homes must still comply with the local government's obligations to remove constraints on housing for persons with disabilities, affirmatively support it, and prevent discrimination against it. Program 1.2 is modified to address group homes of 7 or more people. Program 4.7 requires the City to offer reasonable accommodations in its permitting processes for group homes of 7 or more people.

This housing element adds programs (e.g., Prg-4.5) to allow supportive housing in all other zones that permit housing without requirements for design review permits and discretionary actions as the design review decision-making criteria.

4.1.1.3.4 Farmworker and Employee Housing

Similar to the requirement for transitional and supportive housing, the Health and Safety Code (Section 17021.5) requires that local jurisdictions treat employee housing for six persons or fewer the same as other housing types permitted in each zoning district. The City complies with the Employee Housing Act (Government Code Sections 17021.5). While the City's zoning regulations do not explicitly refer to employee housing, they neither restrict unrelated individuals from sharing a home nor specify occupancy standards that apply specifically to unrelated adults. Section 17.96.020 identifies "housing for agricultural workers" as a permitted use in agricultural zones. Farmworker housing is also allowed by right in all R-4 zones. They may be constructed to the standards of multifamily housing units, single-rate occupancy units, or dormitories as needed in McFarland. Farmworker (or employee) housing for six or fewer employees should be treated as single-family housing and should be allowed by right in all zones. Housing for seven or more employees in a unit should be treated as any other multifamily housing unit in McFarland. The Housing Element includes Programs (e.g., Prg-4.6) to facilitate the development of multi-family housing in McFarland to serve employees working in the agricultural and other sectors.

Also, Section 17021.6 and Section 17021.8 of the Health and Safety Code have statutory requirements for employee housing as follows:

- Section 17021.6 of the Code requires that employee housing consisting of no more than 12 units or 36 beds are permitted in the same manner as other agricultural uses (not multifamily) in zones that allow agricultural uses.
- Section 17021.8 of the Code requires that eligible agricultural employee housing development be subject to a streamlined, ministerial approval process and not be subject to a conditional use permit (CUP).

Program 4.8 requires the City to update its municipal code by 2025 to address and comply with these two additional key statutory requirements in Section 17021.6 and Section 17021.8.

4.1.1.3.5 Housing for Persons with Disabilities

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations in the form of modifications or exceptions in zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. The

Building Code adopted by the City of McFarland incorporates accessibility standards contained in Title 24 of the California Administrative Code.

Adherence to zoning and development standards in the City's Zoning Code can present a potential constraint on the development, maintenance, and improvement of housing for persons with disabilities. Such standards do not pose a major constraint for new construction or redevelopment on large parcels because there is typically ample design flexibility to include accommodations for persons with disabilities. However, for redevelopment or retrofitting of existing buildings on smaller lots, setback requirements may conflict with the provision of accommodations for persons with disabilities. Programs in the Housing Element call for modification of zoning standards short of a variance to provide for accommodations for persons with disabilities.

Notwithstanding constraints related to zoning and development standards, the City strives to provide reasonable accommodations for persons with disabilities in the enforcement of building codes and issuance of building permits. The City takes special needs into consideration and allows for adjustment of specification if requested. The City may accept changes due to practical difficulties or unnecessary hardship in enforcing the Code. In addition, the zoning code (17.158.020 et seq) makes provisions to reasonably accommodate accessibility needs. The code states the following:

"It is the city's policies to provide individuals with disabilities reasonable regulations and procedures to ensure equal access to housing and to facilitate the development of housing for individuals with disabilities."

And continues to define reasonable accommodation as follows:

"Reasonable accommodation" means any request by, or on behalf of, a disabled person for a reasonable deviation from the city's strict application of its land use or building regulations as set forth in this code, in order for such disabled person to use and enjoy a dwelling.

As part of these provisions, the City provides information to all interested parties regarding accommodations in zoning, permit processes, and application of building codes for persons with disabilities.

Compliance with accessibility standards contained in the Building Code could increase the cost of housing production and can also impact viability in the rehabilitation of older properties that need to be brought up to code. However, these regulations provide minimum standards that require compliance to assure the development of safe and accessible housing. In addition to providing disabled access in new construction projects, McFarland also provides funding for retrofitting existing rental and owner-occupied housing for ADA access under the City's Occupied Housing Rehabilitation Program.

4.1.1.3.6 Single Room Occupancy

A single room occupancy facility (SRO) is defined in the Zoning Ordinance as *"a cluster of seven or more units of weekly or longer tenancy providing sleeping or living facilities, in which sanitary facilities may be provided within the units, and cooking facilities may be shared."* This use requires a conditional use permit in the C-2 zones. It is only subject to those development and management standards that apply to residential development within the same zone. The Housing Element includes programs to facilitate the development of single room occupancy units in McFarland.

4.1.1.3.7 Mobile and Manufactured Homes

Pursuant to Government Code Section 65852.3, the location and permit process for manufactured housing should be regulated in the same manner as a conventional or stick-built structure. Specifically, Government Code Section 65852.3(a) requires that except for architectural requirements, a local government should only subject manufactured homes (also called mobile homes) to the same development standards as a conventional single-family residential dwelling on the same lot including, but not limited to, requirements for building setback, side and rear yard, enclosures, access, vehicle parking, aesthetics, and minimum square footage. Mobile and manufactured homes are conditionally permitted uses in all residential zones in McFarland as well as Mobile Home One Family zones (M-H), Mobile Home Subdivision zones (M-S), and Mobile Park zones (M-P). It is noteworthy that individual manufactured homes should be permitted in all residential zone districts, however, groups of new manufactured homes (referred to as mobile home parks) require the same approval and conditional use permits as groups of stick-built homes in a conventional PUD. Additionally, groups of manufactured homes are limited to M-H, M-S, and M-P zones. Program 1.11 requires the City to amend the zoning ordinance to remove constraint on development of manufactured housing.

4.1.1.4 Standard Parking and Street Requirements

4.1.1.4.1 Parking Standards

Excessive parking standards can pose a significant constraint to housing development by increasing development costs and reducing the potential land availability for project amenities or additional units. Many parking standards do not reflect actual parking demand. Table 4-5 lists the parking standards in the McFarland Zoning Code. These requirements are generally not a development constraint and are comparable to those in jurisdictions throughout the State of California.

Table 4-5: Parking Space & Street Width Standards

Type of Use	Requirement
R-S	2
E	2
R-1	2
R-1C	2
R-2	2
R-3	1.5
R-4	1.5

**Parking requirement may be reduced as part of Planned Residential Development*

Source: City of McFarland, Zoning Ordinance, Title 17; City of McFarland, 2015 Housing Element Update, Table 35

Parking requirements may be reduced in a Planned Residential Development. There are no other formal provisions for parking reductions in areas where extra parking is unnecessary and uneconomical. The Housing Element includes programs to reduce parking requirements for mixed use commercial and residential units downtown and where parking is seen as onerous.

4.1.1.4.2 Street Standards

The City also applies street standards that compare to those in jurisdictions throughout the state. These requirements are generally not a development constraint.

4.1.1.4.3 Curbs, Gutters, and Sidewalks

The City's police power and the California Subdivision Map Act (Section 66410 et seq.) give it authority to require public improvements in tandem with housing development activities. The City of McFarland therefore requires for new subdivisions such improvements as full street rights-of-way (including curbs, gutters, and sidewalks) as well as extension of utilities to serve the homes. Depending on circumstances at a site, additional site improvements may include drainage structures to manage storm water, retaining walls, sound walls to reduce noise impacts, or traffic control devices.

Requirements for site improvements fall generally into the two categories termed "on-site" and "off-site" improvements. On-site improvements refer to those within the project site or parcel and may include paving, parking spaces, landscaping, automatic irrigation, etc. Off-site improvements refer to those that occur outside the project site but have direct bearing on site activities and may include sidewalks, curbs and gutters, paved streets, fire hydrants, extensions of utilities, and so on in conformity with the City's subdivision improvement standards. The City's ordinance states the following:

"Standards shall be those standards adopted by the city council, and any amendments to those standards as may be adopted from time to time. The city clerk shall make these standards available to the public. Copies of these standards may be obtained at City Hall, 401 Kern Avenue, during normal business hours." (Ord. 170 §§ 5.00, 5.01, 1978)

Specifications for the design and installation of curbs, gutters, and sidewalks aim at assuring consistency and safety throughout the City. The specifications are generally not development constraints, and compare to those in jurisdictions throughout the State, and typically include the following:

- Construct curbs and gutters separately from sidewalks.
- Use Weakened Plane Joints for all joints, except expansion joints shall be placed in curbs, gutters, and sidewalks at BCR and ECR and around utility poles located in sidewalk areas.
- Construct Weakened Plane Joints at regular intervals, up to 10 feet for walks and up to 20 feet for gutters.
- Align sidewalk and curb joints.
- Curb and gutter widths are generally 24 inches.
- Sidewalk widths should be 4 to 6 feet.
- Curbs and gutters can be constructed of Portland Cement Concrete or of Asphalt Concrete.
- Anchor curbs with dowels or epoxy.
- Measure the grade line at the curb line at top of curb; round all exposed corners on PCC curbs and gutters by half an inch and make gutters integral with the curb unless otherwise specified.

4.1.1.5 Other Potential Governmental Constraints

Policies and programs in the City's General Plan and Housing Element have maintained the collection of affordable housing development fees for large developments. This Housing Element will continue to retain the pertinent policy and associated programs which require large new housing projects that received an increase in allowable density through a general plan amendment, rezoning, or specific plan

to pay a fee as determined by City Council into an affordable housing trust fund. The City Council may waive the fee if it has determined that the project provides enough lower income housing units commensurate with that which the collection of the fee would generate. The applicant seeking a waiver would request this in the development approval process and present the rationale for how the subject project meets the criteria for the waiver. Additionally housing developments of 15 or more units are required to provide 15 percent to 20 percent affordable units. The affordable housing and fee requirements are not expected to present a significant constraint on projects since the economic benefit of increased units would be larger than the cost of complying with the policy. Furthermore, for projects with affordable housing components that would equal or exceed the value of the calculated fee, the City Council could waive the fee.

4.1.1.5.1 Building Codes

For the sake of continuity, McFarland adopts the same building code as used by Kern County Building Department. Both are based on the California Building Code (CBC), which determines the minimum residential construction requirements for all of California. There are no local amendments to the State Building Code. The 2022 CBC promotes safe housing and is not considered a significant constraint to housing production as it is the minimum necessary to protect public health, safety, and welfare. The City's code (15.04.060) states:

“Ordinance No. G-8670 of the board of supervisors of the county of Kern, state of California which amends Chapters 17.04, 17.06, 17.08, 17.10, 17.12, 17.16, 17.20, 17.24, 17.26, 17.28, 17.32, 17.34, 17.36, 17.40, 17.44, 17.48, and 17.56 of the Ordinance Code of the county of Kern adopting the following uniform codes (or portions of same) is hereby incorporated by this reference into the building code of the City of McFarland: Building Regulations—General, Residential Code, Building Code, Green Building Standards Code, Mechanical Code, Housing Code, Plumbing Code, Electrical Code, Existing Building Code, Grading Code, Fire Code, Wildland-Urban Interface Code, Dangerous Buildings Code, Building Relocation Code, Mobile Home and Accessory Structures, Floodplain Management Code, and Energy Code. All amendments and repealers of the foregoing chapters by the board of supervisors of the County of Kern hereinafter adopted by the board of supervisors shall be automatically incorporated herein without further action of the city council.”

McFarland is like most cities, which largely respond to code enforcement problems after receipt of complaints. The usual process begins with a field investigation following a complaint. The investigator assesses if the complaint is valid. The City responds through letters, phone calls, or site visits to serious violations that have implications for health and safety. The City encourages voluntary compliance. If compliance is not forthcoming, the City may take more aggressive action through the legal process. The City's philosophy is to mitigate serious health or safety problems, but to allow the property owners reasonable time and flexibility to comply. The City attempts to balance the need to ensure safe housing against the potential loss of affordable housing that might result from overly strict enforcement. There is no indication that code enforcement actions have unnecessarily restricted the use of older buildings or inhibited rehabilitation.

4.1.1.5.2 Building Heights

Chapter 17 of the Municipal Code states that buildings in R-1, R-2, and R-3 districts are not to exceed two- and one-half stories or 35 feet. Buildings in R-4 zones are not to exceed four stories or 45 feet.

The 2040 General Plan recommends mixed-use development near the downtown core and the increase in intensity of development for a more efficient way to develop the City. Consistent with the General Plan, this Housing Element includes Program 6-4 for an amendment to the zoning code to enable development of three-story and four-story structures in areas designated for multi-family housing as an avenue to produce more housing for the available acreage, reduce cost per unit, and make these types of units even more affordable. This is possible under the existing code under conditional use permits, but the amendment can make development of affordable units more attractive to developers especially where lot sizes are limited.

Building heights do vary depending on the design of the building and the use of the space. For residential structures, it is conceivable that a 35-foot height limit would easily allow for a two-story building but could also allow for a three-story building under careful customization. The following illustrations explain:

- *Two-story scenario* – The height of each story in a building is based on ceiling height, floor thickness, and building materials and averages about 14 feet. Therefore, a 35-foot height limit on buildings in a district would traditionally allow for up to a two-story building plus up to a 7-foot ridge height of its roof structure.
- *Three-story scenario* – However, the standards from the California Residential Code allow for ceiling heights as low as 7 feet while the California Building Code allows for ceiling heights as low as 7.5 feet. Assuming a floor thickness of 1.5 feet would peg the height of one story at 8.5 to 9 feet plus the height of the roof structure. This is consistent with the rule of thumb that the slab-to-slab height in residential buildings is typically in the range of 8 to 10 feet (or 2.4 to 3 meters). Therefore, a 35-foot height limit on a building could allow for up to a three-story building plus up to a 5-foot ridge height of its roof structure.

This Housing Element includes Program 6.9 for an amendment to the municipal code to drop the “2.5-story” restriction and enable development of three-story structures within the 35-foot height limit in R-1, R-2, and R-3 districts. The height limit is necessary to accommodate the capabilities of the equipment available to the City’s first responders during fire or other safety emergencies.

4.1.1.5.3 Code Enforcement Activities

Prior to 2021, the City did not establish the ability to track code enforcement complaints electronically. From 2015 through 2018, the City sent a total of 139 paper copies of letters on code enforcement to residents. The Code Enforcement Division was reactive during those years and remained so in 2019 and 2020 due to COVID-19. In 2017, the City employed a full-time code enforcer to make enforcement activities proactive. Electronic records dating from March 2021 through March 2023 indicate a total of 420 enforcement activities within two year, at approximately 210 enforcement activities per calendar year. Table 4-6 is a summary of frequency of code enforcement activities by type.

By far the single most frequent set of complaints related to nuisance. At nearly 60 percent of the cases, the nuisances referred to such property maintenance issues as overgrown trees, shrubs, or lawns, disused vehicles or appliances in alley ways, and weed abatement. It is noteworthy that building code violations were minimal at approximately 1.5 percent of all cases. Similarly, zoning related cases were relatively infrequent, at 10 percent of all cases.

All indications are that McFarland’s proactive code enforcement efforts have fostered compliance among the population. And it has resulted in the maintenance and improvements to housing and neighborhoods.

Table 4-6: Summary of Code Enforcement Activities – McFarland City, 2021-2023

Type of Code Enforcement	Total Cases	Percent of Cases
Animal Regulations	3	0.7%
Business licenses	3	0.7%
Graffiti	49	11.7%
Not Specified	2	0.5%
Property Maintenance - Nuisances	246	58.6%
Public Nuisance	22	5.2%
Signs	3	0.7%
Substandard Housing	7	1.7%
Uniform Building Code Violations	3	0.7%
Water Violations	2	0.5%
Weed Abatement	37	8.8%
Zoning	43	10.2%
Grand Total	420	100.0%

Source: City of McFarland Building Department, 2023

4.1.2 Residential Development Processing and Permit Procedures

The time that processing and permit procedures add to the development process can be a constraint to the production and improvement of housing. Multiple levels of reviews and discretionary review requirements as well as costly conditions of approval can create uncertainty in the development process, increase the overall financial risk assumed by the developer, and increase the final cost of housing. In recognition of this potential drawback, the City has streamlined its procedures to simplify the application process and remove obstacles to housing development. For instance, the City has posted most information and moved many service functions on-line to make it easier for applicants to access information, submit applications and plans, track the progress of applications remotely, and receive approvals online.

The time required to review, process, and permit applications and ultimately the level required and cost involved depend on the scope of the project and the type of application. Staff can review and approve small projects without a public hearing. Large projects, like planned unit developments or major multi-family housing developments, would typically require hearings at the design review board and Planning Commission. Recent changes to State law limit the City’s ability to require such hearings as well as the City’s discretion in denying projects that are consistent with adopted plans and standards.

4.1.2.1 Permit Types

The Municipal Code identifies the procedures, components for review, as well as findings required for approval. The City’s guidelines indicate to applicants the City’s expectations for new projects while providing standards for staff, review boards, and the Planning Commission in evaluating projects. The main permit types are the following:

Administrative Design Review permits – These obtain approval from the Community Development Director or designated staff. These permits generally do not require a public hearing, although the Community Development Director may refer an application to the Design Review Board for recommendations if deemed necessary. Typical projects requiring such referrals are single-story new homes on flag lots, conversion of single family residences to duplexes, and additions that include a bedroom or are over 500 square feet in hillside areas.

Minor Design Review permits – These obtain zoning approval following a public hearing. The Community Development Director may refer an application to the Design Review Board following findings from the zoning review. Example projects include large multi-family and second story additions, new two-story homes and duplexes, and additions of over 500 square feet in hillside areas.

Major Design Review permits – These obtain approval from the Planning Commission in a public hearing, typically following a recommendation from the Design Review Board. The applicant can appeal the action of the Commission to the City Council. Hillside development, new residences near ridgelines, and large multi-family structures typically require a Major Design Review.

Applications for **design review permits** obtain approval upon the determination that the project design meets the following conditions:

- It is consistent with the general plan and zoning code;
- It is consistent with all applicable site, architecture and landscaping design criteria and guidelines for the district in which the site is located;
- It minimizes adverse environmental impacts; and
- It will not be detrimental to the public health, safety or welfare, nor materially injurious to properties or improvements in the vicinity.

4.1.2.2 Permit Process

Planning permits for development generally require the completion of an application form, payment of fees, preparation of a written statement or narrative that describes the project with photographs, a site plan, project data, floor plans, roof plans, landscape plans, and elevations or sections as the case may be. Depending on location and scope, a large project may also require grading plans, boundary surveys, historic resource evaluations, geotechnical and soils reports, arborist reports, and local traffic assessments. Prior to receiving a building permit, projects to build new housing units would typically require an environmental and design review permit.

4.1.2.3 Levels of Review

There are various levels of review and processing of residential development applications, depending on the size and complexity of the development. The Planning Commission is involved in making decisions about all large, discretionary development projects. City staff process small projects that do not include rezoning or general plan amendment, subdivision of land, conditional use permit, or a variance via “over the counter” zoning clearance. The City also has a design review process, which may be required for residential developments, depending on the scope and location of the proposed development.

City staff review all planning permit applications for completeness. Discretionary actions (such as rezoning, tract maps, and conditional use permits) undergo environmental review pursuant to the California Environmental Quality Act (CEQA). Once the application is deemed complete, staff review zoning clearances for conformity with the Zoning Code and General Plan. If the project is in conformity with the Zoning Code and General Plan, staff issues zoning clearance, and the applicant can apply for

and obtain a building permit. In practice, most Planning applications undergo concurrent Planning Department review and Building Department plan check, such that the applicant is often able to obtain a building permit with the zoning clearance.

4.1.2.4 Processing Time and Requests for Lesser Densities

The time it takes to get through the entitlement and permitting process could pose a potential constraint, but City staff strive to assist applicants during the process. The City's permit processing for both discretionary permits and ministerial permits is efficient with no backlog of cases. Table 4-7 lists typical permit processing times. As noted, a typical single-family residential unit takes on average about 2 business days to process. A typical multi-family residential development requires a building plan review and engineering review as well as CEQA review and has an average processing time of 1 to 2 months. Therefore, development processing procedures in McFarland do not present a significant constraint to housing production. The 2040 General Plan and this Housing Element include programs (e.g., Programs 1.3, 4.5, and 4.6) to streamline the permitting process in order to speed up housing development and delivery.

Overall, the processing and permitting timeline between planning and building departments can vary and sometimes takes days, or weeks, or months depending on the complexity and dimension of the project. A rough compilation of related data revealed that the biggest factor in the total turnaround time was the applicant's promptness in responding to comments. Recent data revealed the following:

The general processing timeline for a single-family residential project between 2021-2024: On average, the total time from applicant's submittal to the City notifying the applicant of permit readiness, was 60 days. Of those 60 days, up to 2 days were allotted to the Planning Department to complete a zoning check-off and plan check. 10 of the 60 days was allotted to the Building Department to complete plan check. The majority of time consumed was the turn-around time the applicant took to make corrections.

The discretionary timeline between 2021-2024: On average, the date the application was deemed approved ranged from 90 days to 120 days. This included the time for the Planning Department to perform plan check, Building Department and Engineers (if necessary) to review, and for Planning Commission or City Council to review and approve. A majority of the residential permitting processes are handled in-house and only go through Planning and Building Department for review. Reviews such as rezoning, tract maps, and conditional use permits, require discretionary action, but turn-around time is quite fast as special hearings, if necessary, may be scheduled to ensure that the residential project is not delayed.

During the 5th Cycle, there were no requests from project applicants to develop at densities below those zoned or identified in the sites inventory. Recent development activity reflects the opposite tendency whereby developers (e.g., the Milicic property) in pre-zoning for proposed development areas deliberately request for a combination of single and multi-family units within areas originally designated for low-density.

Table 4-7: Typical Permit Processing Time Requirements – McFarland City, 2019

Type of Approval or Permit	Single Family (Subdivision)	Single Family and Multi-Family (Less than 5 units - Infill)	Multi-Family (5 or more units)	Subdivision
Site Plan Review	X	X		
Building Plan and Review and Approval		X	X	
Engineering Review and Approval		X	X	
Zoning Consistency Approval				
CEQA Review and Public Comment			X	X
Pre-Development Meeting				X
Planning Commission Approval				
Approval			Planning Commission Approval	City Council Approval
Time Estimate	2 days	2-3 weeks	1-2 months	3-6 months

Source: City of McFarland, 2015 Housing Element Update, Table 33

4.1.2.5 SB 35 Affordable Housing Streamlined Approval Procedures

SB 35 was signed into law in 2017 and became effective on January 1, 2018. The bill amends Government Code Section 65913.4 to require local entities to streamline the approval of certain housing projects by providing a ministerial approval process, removing the requirement for CEQA analysis, and removing the requirement for discretionary entitlements. It allows qualifying development projects with certain minimum affordable housing guarantees and permanent supportive housing and navigation centers to move quickly through the local government review process and restricts the ability of local governments to reject such proposals.

The bill created a streamlined approval process for infill developments in localities that have failed to meet their regional housing needs allocation (RHNA). SB 35 requires that local jurisdictions that have not met their RHNA goals have a “by right” process for qualifying residential development near major transit stops. Eligible projects must include two or more dwelling units, provide certain levels of affordable housing, and pay prevailing wages for construction. SB 35 applications are also eligible for streamlined processing and are not subject to CEQA review or a public hearing with a review board. To qualify for SB 35 approval, a project must set aside ten percent or more of its units for lower income households.

The City has streamlined its procedures to simplify the application process and remove obstacles to housing development in general. For instance, when processing a request to retrofit homes for accessibility, the procedure is the same as for any home improvement and its handling depends on the scope of the change. The City does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility and for meeting **ADA requirements**. Instead, the City has a reasonable accommodation procedure that allows a disabled person, or a representative of a disabled person to request relief from the strict application of the land use or building regulations as set forth in the Code, in order for such disabled person to use a dwelling. City officials are not aware of any instances in which an applicant experienced delays or rejection of a retrofit proposal for

accessibility to persons with disabilities. Program 1.10 of this housing element requires the City to modify the zoning code to expressly address requirements of SB 35.

4.1.2.6 SB 330 The Housing Crisis Act (HCA) Procedures

The Housing Crisis Act of 2019 (HCA), commonly known as Senate Bill 330 (SB 330) became State law in October 2019 to respond to the California housing crisis. SB 330 is based on the notion that jurisdictions have in place the planning for much of the housing need. However, so much of the housing is not being built and developers assert the lack of housing production is due to growing regulatory requirements, permit processing delays, and excessive impact and service fees.

SB 330 prohibits local jurisdictions from enacting new laws that would effectively (a) reduce the legal limit on new housing within their borders and (b) delay new housing via administrative or other regulatory barriers. Through its expiration in 2030, SB 330 is to achieve the following:

- Prevent local governments from downzoning unless they upzone an equivalent amount elsewhere within their boundaries
- Suspend the enactment of local downzoning and housing construction moratoriums
- Require timely processing of housing permits that follow zoning rules
- Ensure the demolition of housing does not result in a net loss of units
- Postpone requirements for voter approval of zoning and general plan changes
- Require resettlement benefits and first right of refusal in new units or compensation for rehousing for renters who may be displaced.

Ultimately therefore, the HCA aims to achieve the following:

1. Increase residential unit development;
2. Protect existing housing inventory; and
3. Expedite permit processing.

The HCA does not apply to housing development projects located within a very high fire hazard severity zone. Projects that meet the following criteria are eligible for benefits under SB 330 [Gov. Code Section 65589.5(h)(2)]:

- Residential projects (excluding hotels, assisted living, or other commercial dwelling units). Single-family, Accessory and/or Junior Accessory Dwelling Units are excluded from dwelling unit count;
- Mixed-use development consisting of residential and nonresidential uses with at least two-thirds of the square footage of the project designated for residential use (not including hotels, assisted living, or other commercial dwelling units);
- Transitional Housing or Supportive Housing projects.

Program 1.10 of this housing element requires the City to modify the zoning code to expressly address the streamline and other requirements of SB 35 and SB 330.

4.1.2.7 Environmental Clearance

The City complies with requirements of the California Environmental Quality Act (CEQA) for state and local government agencies to inform decision makers and the public about the potential environmental impacts of proposed projects and to reduce those environmental impacts to the extent feasible. Thus CEQA requirements could pose constraints to housing projects under certain circumstances since environmental review can affect the duration of project approval and its cost. When applicable, environmental clearance is required to assess the project's impact and establish whether public services and facilities are adequate to accommodate increases in demand before any development permit is granted. Staff make the determination early in the process whether the project is exempt from CEQA or requires preparation of a Negative Declaration (ND), a Mitigated Negative Declaration (MND), or an Environmental Impact Report (EIR). CEQA determinations are made concurrently with initial processing once an application is deemed complete, so they can be reviewed by the approval authority concurrently with project entitlement. All CEQA determinations and required noticing is done within the timelines required by State law and in a manner consistent with the Permit Streamlining Act.

Many smaller projects are categorically exempt from CEQA, which means no environmental review is necessary. Mitigated Negative Declarations (MNDs) and Environmental Impact Reports (EIRs) are most commonly associated with projects on sites that require rezoning or General Plan Amendments, or that are located on hillside sites, in wetland or riparian areas, near important historic and/or archaeological resources, or in areas where natural hazards such as flooding and wildfire are present. CEQA mitigation requirements, such as special requirements for construction to avoid impacts to special status species, may add time and cost to the development process. Fees for the preparation of environmental impact reports also may be substantial, as they cover the City's costs for contracting out the service.

Since 2015, many infill projects in McFarland fell under the CEQA CLASS 32 exemptions for infill projects. After adoption of the 2040 General Plan together with its program EIR, most project proposals which were not exempt tiered their environmental documentation off the General Plan EIR in the form of Negative Declarations (ND). For example, the Milicic development proposal took approximately three months to approve including a 30-day circulation period for the ND. Therefore, environmental clearance has not historically posed constraints to housing development in the City.

4.1.3 Development Fees

4.1.3.1 Assessment Fees

State law limits the charging of fees to process development permits to a reasonable cost of providing the service. The City and other public agencies charge various fees and assessments to cover the costs of processing permit applications and providing services and facilities such as schools, parks, and infrastructure. Assessment of many of the fees depends on the magnitude of the project's impact or on the extent of the benefits to be derived. The three main types of development and permitting fees are:

- 1) Building fees
- 2) Planning fees
- 3) Land development engineering and encroachment permit fees

The City updated user and regulatory fees in August 2021. The intent of this revision was to better ensure that the City collects enough funds to cover the staff costs of processing the applications. Many

of the City's discretionary permit application fees are actual costs based on deposits collected at time of application submittal. Most ministerial permits are one-time flat fees. Larger development projects may require a tract map or a conditional use permit, and some projects require rezoning or are planned residential developments. Table 4-8 includes the most common planning fees and Appendix D includes the complete schedule of fees. The City's fees are not excessive and are lower than or equal to those levied in surrounding cities and thus do not present a significant obstacle to production or affordability of housing.

The City also requires *development impact fees*, which include all County and regional impact fees for infrastructure improvements. Table 4-8 lists possible impact fees for a single family development; larger projects may require additional impact fees.

The actual total fee per unit derives from all fees that are required for the project. Some fees may not be applicable to certain projects. Some fees are based on sliding scale for size of unit or number of units in multi-family projects. Typical fees range from \$6,000 and up for a single-family unit to \$22,000 for a multi-family project of seven units or more. The total fee depends on how many units are being built and if plan check fees for grading or other activities apply.

4.1.3.2 On-Site and Off-Site Improvements

In order to provide a safe and suitable environment for residential development, the City requires that certain public improvements be made. Each dwelling unit must connect to the City's water and sewer systems and project sites must properly capture and discharge runoff water into detention basins or storm drain systems. The City also requires that curbs, gutters, and sidewalks be placed along the frontage of every lot on which new construction or significant alteration is done. Table 4-8 lists water, sewer, and traffic impact fees. These and other site improvement costs are typical of all cities in California and do not impose a significant constraint on the development of housing in McFarland. The City does not impose any unusual requirements as conditions of approval for new development. City regulations generally intend to facilitate private development and new construction.

Table 4-8: Fees that Affect Housing Production – McFarland City, 2021

Type of Approval or Permit	Minimum fee	Initial deposit	Fixed Fee or Deposit for Cost-Based Fee
Zoning Clearance - Alterations/Additions (Residential)	\$65	-	Fixed
Zoning Clearance - New Construction (Single Family Residential)	\$130	-	Fixed
Zoning Clearance - New Construction (2-4 Residential Units)	\$195	-	Fixed
Zoning Clearance - New Construction (5+ Residential Units)	\$520	-	Fixed
Zoning Clearance - New Construction (Non-Residential)	\$260	-	Fixed
Zoning Clearance - Alterations/Additions (Non-Residential)	\$130	-	Fixed
CUP minor - within residential and open space zones	\$520	\$520	Deposit
CUP major - within all other zones	\$1,560	\$4,680	Deposit

Type of Approval or Permit	Minimum fee	Initial deposit	Fixed Fee or Deposit for Cost-Based Fee
CUP minor - Amendment	\$520	\$520	Deposit
CUP major - Amendment	\$780	\$1,560	Deposit
Pre-Application Review	\$520	\$520	Deposit
New Specific Plan/Master Plan/Development Plan	-	\$9,750	Deposit
Amendment Specific Plan/Master Plan/Development Plan	\$3,900	\$3,900	Deposit
Annexation and Pre-zoning	\$6,500	\$9,750	Deposit
Development Agreement/Amendment/Annual Review	-	\$3,900	Deposit
Environmental Review - Categorical Exemption	\$200	-	Fixed
Environmental Review - Negative Declaration/Initial Study	\$1,300	\$5,460	Deposit
Environmental Review - Mitigated Negative Declaration/Initial Study	\$4,160	\$7,410	Deposit
Environmental Review - EIR/Amendment/Addendum	\$5,200	\$8,775	Deposit
Façade Change Review	\$195	-	Fixed
General Plan Text/Map Amendment	\$4,500	\$5,200	Deposit
Home Occupation Permit	\$65	-	Fixed
Land Use Contracts - Create Preserve/New Contract	\$1,040	\$2,000	Deposit
Land Use Contracts - Cancellation	\$1,560	\$2,000	Deposit
Land Use Contracts - Non-Renewal	\$250	-	Fixed
Tentative Parcel Map	\$3,120	\$3,500	Deposit
Tentative Tract Map	\$4,160	\$4,500	Deposit
Final Parcel Map	\$2,080	\$2,500	Deposit
Final Tract Map	\$2,600	\$3,000	Deposit
Technology Fee	5%	-	Fixed
Training Fee	5%	-	Fixed
Second Dwelling Unit Review	\$390	\$390	Deposit
Encroachment Permit	\$200	-	Fixed
Plan Review	75%	-	-
Grading Permit	T&M, plus 15% admin fee	\$1,500	Deposit
<i>Development Impact*</i>			
Law Enforcement	\$545	-	-
Park Development	\$2,218	-	-
Government	\$1,706	-	-
Sewer	\$4398 - \$5334 (depending on location)	-	-

Type of Approval or Permit	Minimum fee	Initial deposit	Fixed Fee or Deposit for Cost-Based Fee
Water	\$3,920	-	-
Traffic**	\$8,194	-	-

*For single family dwelling

**A traffic study may be prepared for large residential projects

Source: City of McFarland, User and Regulatory Fee Schedule, 2021; City of McFarland, 2015 Housing Element Update, Table 37

4.1.4 Regional Constraints

Regional constraints can result from policies of external jurisdictions that affect a community. In McFarland, regional constraints are possible from policies of Kern County or the Kern County Local Agency Formation Commission (LAFCO) if the City must follow those policies. The Kern LAFCO is a supra-local planning agency that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities. McFarland is in the process of expanding City limits to accommodate future growth, a process which requires approval from its LAFCO. The 2040 General Plan accounts for this additional land to accommodate growth to 2040 and beyond. The inability to annex this land would pose a significant regional constraint in the long term. Chapter 3 has additional details on availability of land in McFarland for housing.

4.1.5 Accessory Dwelling Units

The old Section 17.12.090 of the McFarland Municipal Code titled “Secondary Units”, which included regulations on Accessory Dwelling Units (ADUs), is replaced with a new ADU ordinance of February 2024. The language has now been updated to the more modern term, “Accessory Dwelling Units” as utilized in State law (Government Code Section 65852.2). This update is consistent with the 2040 General Plan requiring the adoption of an updated Accessory Dwelling Unit ordinance as permitted by State law (Government Code Section 65852.2) which grants local agencies the ability to allow ADUs in single and multi-family zones. The new ordinance expands the zones that allow ADUs from just R-1 previously to all parcels that (a) are zoned to allow single-family residential, multi-family residential, or mixed uses; and (b) include an existing or proposed primary dwelling.

The 2024 update allows accessory dwelling units (ADU) and Junior ADUs (JADU) through ministerial review in all residential districts, subject to certain requirements and standards, which include:

- An attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as a primary dwelling unit.
- An ADU may be an efficiency unit (as defined in Section 17958.1 of Health and Safety Code), a manufactured home (as defined in Section 18007 of the Health and Safety Code Rev: 01-28-2019), or a multi-room permanent structure.
- The minimum total square footage of the accessory dwelling unit shall be 150 square feet (suitable for an efficiency unit) and the maximum size shall be no more than 1,200 square feet.
- “Junior ADU” means a unit which is no more than 500 square feet.

- ADU implementation involves such usual requirements for new housing as filing an application with the planning department for ministerial approval, providing site plan, floor plans, elevations, and cross sections that are drawn to scale, and payment of application fees in the City's most current schedule of fees.
- ADUs are required to pay any applicable growth mitigation fees in effect at the time a zoning clearance and building permit are requested.
- All lots that are zoned for a single-family dwelling (R-1, R-1C, R-S, E) and have one single family dwelling unit or are vacant with approved plans for the construction of a single-family dwelling unit can have one (1) JADU together with either one (1) attached ADU or one (1) detached ADU.
- All lots that are zoned for multi-family dwellings (R-2, R-3, R-4) and include existing or proposed plan for multi-family dwellings can have (a) at least one (1) ADU within portions of existing multi-family structures from the conversion of non-livable areas so long as it does not exceed 25 percent of the total number of existing dwelling units; or (b) not more than two (2) detached ADUs from conversion of existing accessory structures and/or new construction.
- Besides the required parking for the primary dwelling unit, there should be one parking space per ADU except that tandem parking is allowed for ADUs as stated in Government Code Section 65852.2(a)(l)(D)(x) if the driveway is sufficiently long to accommodate vehicles without any encroachment on a sidewalk or street.
- The code allows rental of ADUs for a minimum of 30 days.
- The unit may not be sold separately from the primary dwelling unit.

Certain provisions of the Code promote affordability thereby reducing governmental constraints and ultimately cost on the implementation of ADUs. These include fees related to utility connections and access as well as reduced parking requirements as follows:

- ADUs are not new residential uses for the purpose of calculating utility connection fees or capacity charges for water and sewer service. ADUs within existing residence (e.g., basement) or an existing accessory structure (e.g., converted garage) do not need to install new or separate utility connections or pay related connection fees or capacity charges.
- New attached and detached accessory dwelling units, however, may pay connection fees or capacity charges that are proportionate to the burden of the unit on the water or sewer system based on the size of the unit or the number of plumbing fixtures.
- Two-story detached ADUs are allowed but must limit the major access to stairs, decks, entry doors, and windows to the interior of the lot or an alley.
- Only one (1) curb cut is permitted per parcel and no additional driveways or access points should be created to accommodate the accessory or main dwelling unit.
- Access to a first story ADU or ADA accessible ramp may be permitted in the front of the primary dwelling.

ADU parking is not required in instances where the ADU is: (a) located within one-half mile of public transit; (b) located within an architecturally or historically significant district that may be in existence at the time a zoning clearance or building permit for an ADU is requested; (c) part of the existing single

family residence, or an existing accessory structure; (d) where on-street parking permits are required but not offered to the occupant(s) of the ADU; and (e) where a car share vehicle is available within one (1) block of the ADU.

Recent updates to ADU requirements in the Municipal Code have not posed constraints to ADU production. ADU activity in McFarland during the 5th Cycle was tepid with five completed units. For this reason, ADU production is not included in the projection of housing to meet the City's RHNA. However, the anticipation is for the updated ADU ordinance to open up opportunities for its production to serve households of multiple income groups.

4.2 Non-Governmental Constraints

Non-governmental constraints are primarily market-driven and generally outside direct government control. However, local governments can influence and offset negative impacts of non-governmental constraints through responsive programs and policies. Analyzing specific housing cost components including the availability of financing, cost of land, and construction costs assists a local government in developing and implementing housing and land-use programs that respond to prevailing conditions. Factors that influence the cost of new housing may be beyond a locality's control, yet municipalities can create such essential preconditions as favorable zoning and development standards as well as fast-track permit processing among others to facilitate development of a variety of housing types at affordable levels. For instance, Ordinance. No. 030-2013, § 1, 4-11-13 17.04.290 expanded the definition of "Family" as follows:

"Family" means an individual, or two or more persons related by blood or marriage or legal adoption living together in a dwelling unit or six or fewer related or unrelated persons living together."

This has facilitated the qualification of non-family households to obtain affordable and assisted housing. This is particularly helpful when persons with disabilities need to join others who they may not relate to by blood in shared living arrangements. However, this definition still limits the number of unrelated persons living together. To conform with State requirements, a new program 4.9 is added to modify the definition of "family" in the municipal code to "one or more persons living together as a single housekeeping unit in a dwelling unit."

4.2.1 Fiscal Constraints

Many of the constraints to new (and especially affordable) housing production stem from insufficient funding, which is a common problem throughout the State, but particularly in McFarland. Proposition 13 limits the increase of property assessments to two percent per year, unless the property is sold, in which case it is reassessed at its selling price. Property taxes comprise approximately 42 percent of the City's total tax revenue while in other California cities this percentage is as low as 25 percent. Furthermore, the City reported a decrease in both sales and property tax in the past fiscal year. As a result of this level of dependency on property taxes, the City admits having a difficult time maintaining needed services. This makes the City less able to use direct fiscal means to promote housing production.

4.2.1.1 Availability of Financing

The availability of financing affects a household's ability to purchase a home or improve it. For example, in McFarland, it can be difficult for very low, low, and moderate-income first-time homebuyers to acquire enough savings and income to pay for down payment, closing costs, monthly mortgage, and

tax and insurance premiums. It can also be challenging for households in these income groups to rehabilitate their homes. However, City programs to assist first-time homebuyers and homeowners looking to rehabilitate their homes as well as a few private financing and government assistance programs are available to the community as discussed in Chapter 3 on Resources.

4.2.1.2 Cost of Land

The cost of land varies and influences the cost of housing production. Cost factors include location, the market value of land as reflected in its unit price per square foot, the intended use (whether residential or commercial) reflected in its zoning designation, the number of proposed units or density of development permitted on the site, and the size of the parcel. Land that is conveniently located in a desirable area that is zoned for residential or commercial uses will likely tend to be more valuable and thus more expensive than a remote piece of land that is zoned for agricultural uses.

There have not been many recent land sales in the McFarland area so it is hard to determine the cost of vacant land with no entitlements and vacant land with entitlements. Therefore, the City is utilizing land costs in the northwest Bakersfield area. The average cost of vacant land without entitlements in 2015 was \$40,091 with a maximum of \$55,082 per acre and a minimum of \$25,499 per acre. The cost for vacant land with entitlements in 2015 was considerably higher with an average cost of \$94,741 per acre with a maximum of \$118,256 per acre and a minimum of \$69,961 per acre. There was 1 active subdivision in McFarland that had lots priced an average of \$30,000 while in the northwest Bakersfield area the average lot price was \$32,476 in 2015. Despite price volatility in the real estate market in recent years, it is anticipated that the price of land would remain in the same ballpark when adjusted to 2015 dollars.

4.2.1.3 Site Improvement Costs

Non-governmental site improvement costs may include the cost of providing access to the site, clearing the site, and grading building pad areas. In the case of a subdivision, such costs may also include major improvements like building roads and installing new infrastructure. As with land costs, multiple factors such as site topography and proximity to established roads, sewer lines, and water lines can affect site improvement costs. Site improvement costs typically also include engineering and other technical assistance costs to assure construction of the development according to established codes and standards. Site costs have not been extraordinary in the City compared to its neighbors.

4.2.1.4 Cost of Construction

Construction costs do vary widely depending on the environmental conditions and scale of development. Important determinants of construction costs include the amenities built into the unit, materials used, the prevailing labor rate, and any unusual project site conditions that require special construction measures. The unit construction cost for multiple family residences such as apartments is generally lower than single-family residences. The average construction cost of a good quality multifamily apartment averaged approximately \$65 to \$75 per square foot in 2015. The 81 units of new affordable apartments at the Sherwood Avenue Family Apartments cost a total of \$28,021,180. This converts to averages of \$345,940 per unit and \$301 per square foot. For a total of 93,094 square feet of development, assuming 50% of the itemized “construction cost” of \$20.1 million were the cost of labor, then the cost of labor would be \$108 per square foot in 2023. Comparatively, a 1400 square-foot, 20-year old, single family home on Zillow costs \$370,000 or \$265 per square foot in McFarland. A new construction is bound to cost more.

4.2.1.5 Prevailing Wages

State and federal laws require that when government funds assist affordable housing projects, the units must be constructed using the prevailing wages adopted by the State Department of Industrial Relations or the Federal Department of Labor. Wages typically add 25 to 30 percent to the cost of construction. Given McFarland's proximity to large population centers, there is no issue with finding the requisite labor at prevailing wages.

4.2.2 Citizen Behavior

Housing preferences have evolved over the past half century. From the inception of track home construction of 900 to 1200 square feet, consumers have opted for predominantly large, detached houses of two to three times the typical sizes of the past. The expectation to live in large homes is not compatible with affordable housing in California and has contributed to the high cost of living in the State. Bias towards single-family residences can become a constraint when neighbors oppose the location of denser, more affordable housing in their neighborhoods.

Auto dependency causes housing expansion to increase road traffic volumes, congestion, and noise. Community disdain for these types of problems sometimes lead to opposition to all types of development whether residential, commercial, or industrial. Community opposition can delay housing production, increase costs, and impair a city's ability to meet its housing and economic goals. While the community wants to maintain the small-town feel of McFarland, community opposition to single-family or multi-family development is typically not a factor and therefore does not pose a constraint to housing development in the City.

4.2.3 Environmental Constraints

4.2.3.1 Environmental Factors

The environmental factors that have the potential to constrain residential development include City boundaries and limits, protected agricultural land, floodable areas, and seismic faults. Figures 4-1, 4-2, and 4-3 identify the key environmental constraints in and around McFarland. In addition to the Williamson Act lands, habitat areas fall mostly outside City boundaries and thus do not pose constraints to housing development. Much of the eastern half of McFarland falls within the 100 year flood zone. This would be a constraint to housing development, however the 2040 General Plan has taken flooding into considerations and determined there is sufficient space for housing outside of the 100 year flood zone to meet housing need. There is high habitat suitability for the Swainson's Hawk and the Burrowing Owl, but the Tricolored Blackbird has low habitat suitability in McFarland. Therefore, landscape development within the suitability locations should include vegetation that expands the foraging, breeding, and nesting capabilities of these species.

Figure 4-1: Environmental Constraints Map–Prime Agricultural Lands under Williamson Act Contract

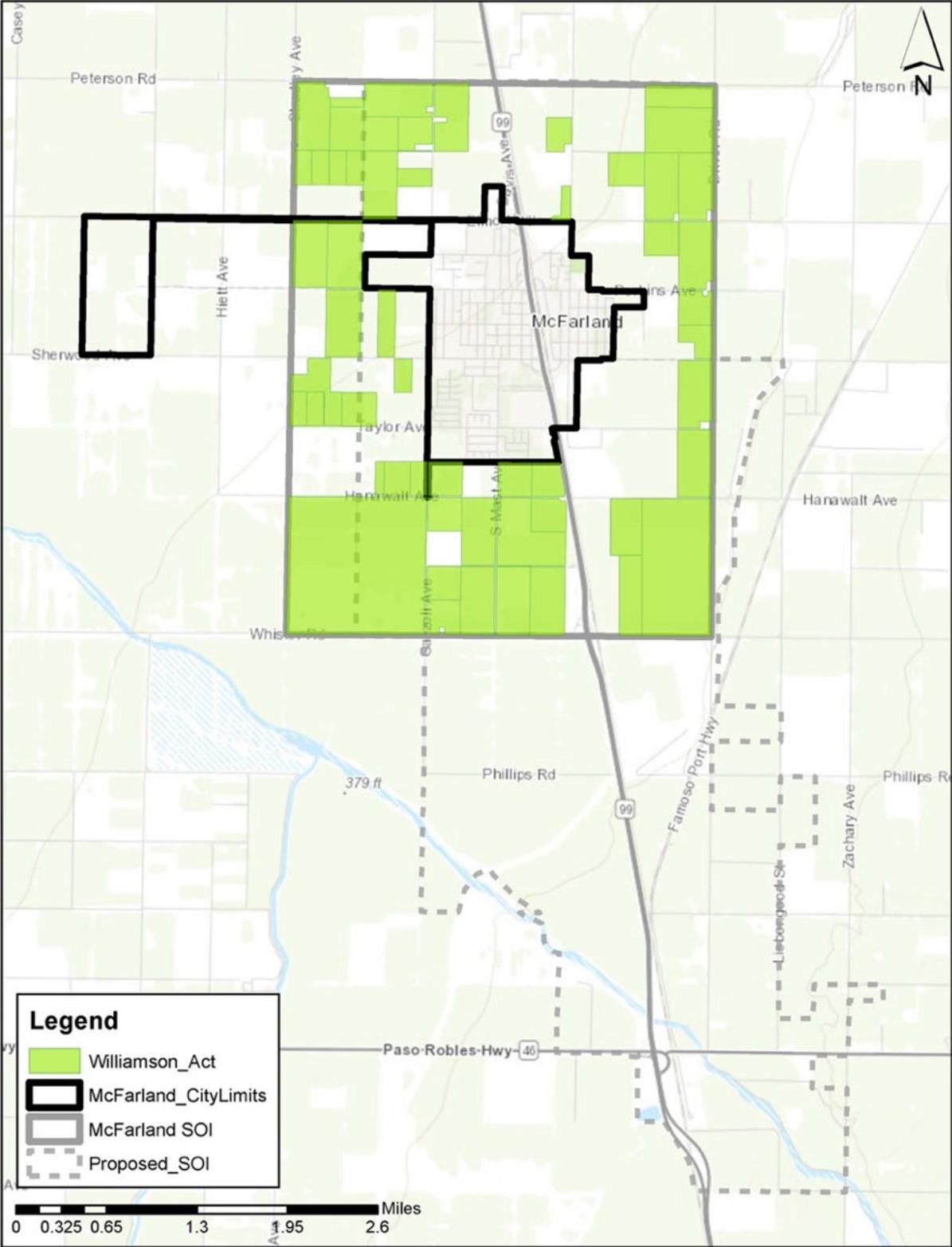


Figure 4-2: Environmental Constraints Map–Floodable Areas

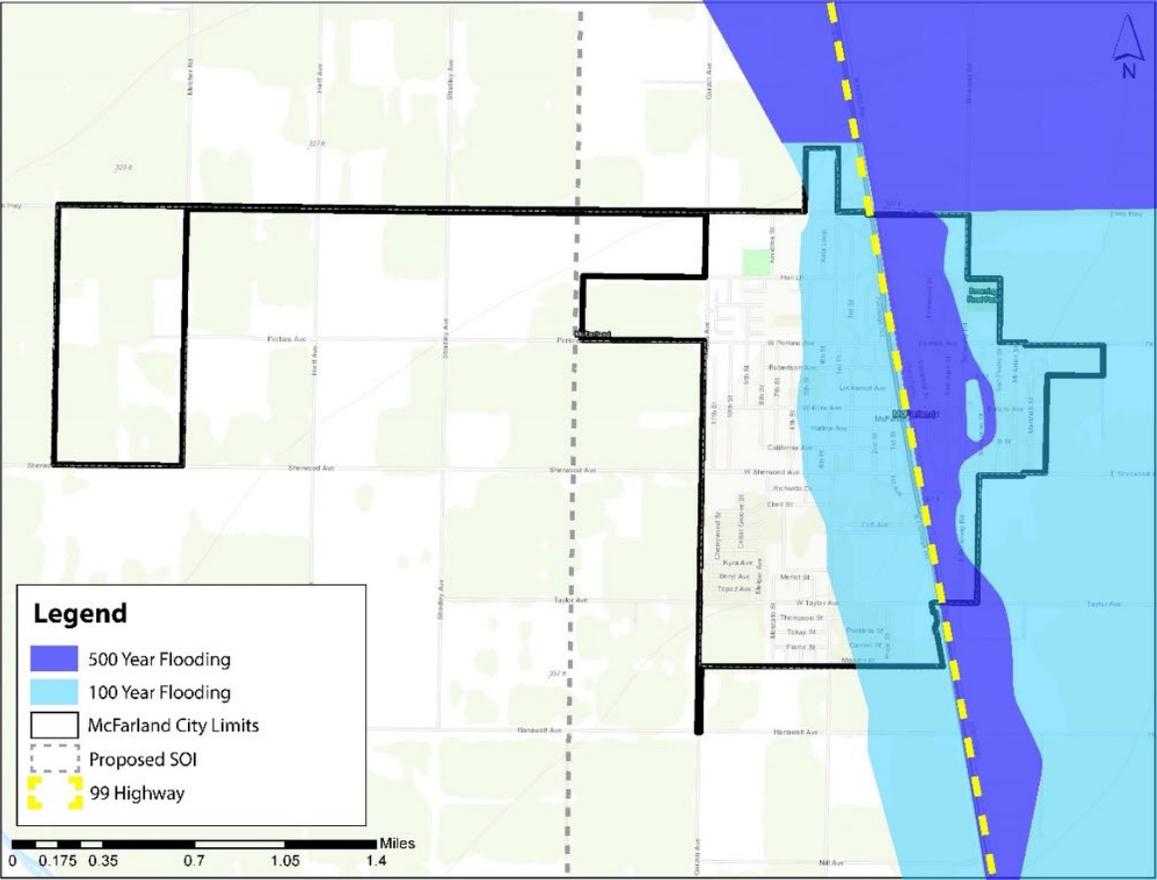
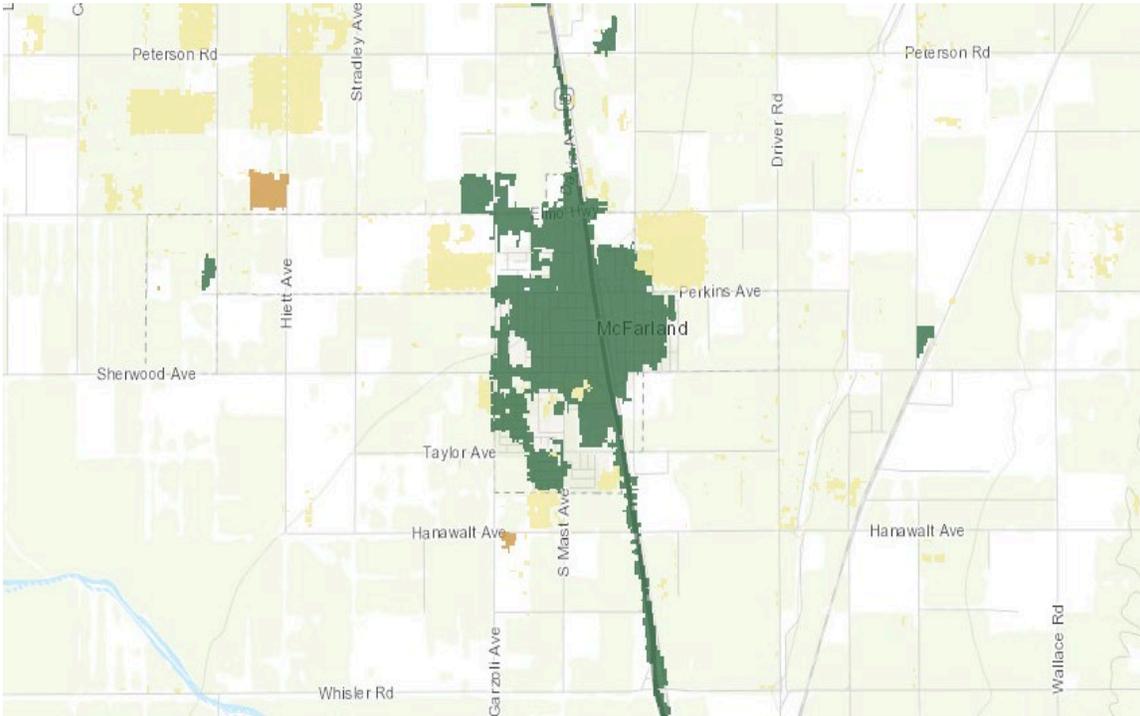


Figure 4-3: Environmental Constraints Map–Swainson’s Hawk (threatened species) Habitat Suitability



The City's General Plan policies include measures to protect sensitive areas from development, to protect public safety by avoiding development in hazardous areas and reduce the risk of flooding. While these policies could constrain residential development, they are necessary to promote the public good. It is important to also note that these environmental factors do not substantially constrain vacant lands identified in Appendix B to accommodate the City's fair share of housing.

4.2.3.2 Boundaries/Limits

City boundaries limit the available land for housing development. Williamson Act contract lands surround the City's boundaries on all sides and thus limit expansion to those directions as well. However, McFarland's 2040 Plan involves expansion of the urban development boundary, which includes swapping some of the agricultural land with previously designated urban lands to accommodate long-term growth.

4.2.3.3 Flood Zones

The eastern portions of McFarland fall within the 100-year and 500-year flood zones which accommodate many homes. Future plans focus residential development in areas outside of the flood zone. The City also adopted a Hazard Mitigation Plan in 2015 which includes flood hazard mitigation policies to reduce the effect of floods on residential areas.

4.2.3.4 Seismic Faults

The Alquist-Priolo Earthquake Fault Zoning Act (Public Resources Code Section 2621, et seq.) restricts development on the surface traces of known active faults that are mapped by the State Geologist. No Alquist-Priolo faults are within the City limits. The closest active fault is the Pond Fault Zone located six miles to the west of McFarland. The City has been working with owners to seismically upgrade buildings where necessary. Seismic faults do not pose a constraint to housing development in the City.

4.2.4 Infrastructure and Public Facilities

The availability of infrastructure and public facilities is important in evaluating the potential of developing additional housing. The following subsections discuss the capacity of such key facilities as water and sewer. Both the City's water and sewage treatment systems are adequate to serve current and future needs.

4.2.4.1 Wastewater System

The City operates a wastewater treatment plant with a sewer capacity of about 1.55 million gallons per day. Increases in population and changes in land use would increase demand for the City of McFarland's wastewater treatment facilities and therefore potentially exceed wastewater treatment requirements of the Central Valley Regional Water Quality Control Board. There is a planned expansion of the wastewater treatment plant to increase the capacity to 2.5 million gallons per day which could help with future increases in demand. Table 4-9 shows that sewer capacity without the expansion is likely inadequate beyond the next eight years, the planning horizon of this Housing Element. However, the expansion will increase the capacity to an adequate level, thereby ensuring that wastewater systems are not a constraint on housing development. To assure sufficient sewer capacity beyond the 6th Cycle, program 1.8 proposes the pursuit of funds to implement the proposed expansion of the sewer plant.

Table 4-9: Sewer Capacity and Projected Sewer Demand

Future Year	Population Projection (Persons)	Gallon Per Person/Day	Total City Usage (Gallons)	Capacity (Gallons)	Percent of Capacity
2040 without expansion	23,690	80	1,895,200	1,550,000	122%
2040 with expansion	23,690	80	1,895,200	2,500,000	76%

Source: City of McFarland, 2015 Housing Element Update

4.2.4.2 Water Supply Sources

There are four wells within the City of McFarland. McFarland’s peak source capacity is 7,300 gallons per minute with an approximate annual consumption of 1,825-acre feet. The maximum daily water use is estimated to be 11,028 cubic feet per second and peak demand is estimated at 7.43 million gallons per day. An Urban Water Master Plan Update in 2020 calculated existing and future water demand within the City. The study confirmed that the existing and proposed water infrastructure could adequately serve the City's residents over a 20-year planning period. In addition, the study established a plan for future water improvements to accommodate future growth.

Water quality and supply are limiting factors for growth in cities throughout California; however, McFarland has adequate groundwater allocations to accommodate population increase. The 2040 McFarland General Plan calls for incorporation of water conservation measures through the implementation of the State mandated Model Water Efficient Landscape Ordinance and incorporating Executive Order E-37-16 for existing and new developments. This action could offset some of the new water demand. All indications are that water supply poses no immediate constraint to housing development in McFarland.

4.2.5 Short Term Rentals (STRs)

Short Term Rentals refer to the right to use or possess a dwelling unit (or portions of a dwelling unit) for residency or lodging purposes over a period of less than 30 consecutive calendar days. The dedication of many dwelling units for short term rentals can exacerbate housing shortage and affect the rental cost of housing.

The City needs to comprehensively define the operating standards and requirements for short term rentals in its Municipal code. The City has a minimal number of STRs. Officially, the City has one registered short-term rental. According to the Airbnb site, one whole dwelling unit was advertised for rental while no other properties advertised a room for rental within the City in mid-June of 2024. Therefore, STRs have not contributed in any substantial way to the City's low vacancy rate compared to other jurisdictions in the region. Thus, STRs have so far posed no potential constraints to the availability of the existing supply of housing for households. Program 1.12 requires the City to add a comprehensive ordinance on short term rentals.

5.0 Energy Conservation Opportunities

State law requires all new construction to comply with energy conservation standards that establish maximum allowable energy use from non-renewable sources (California Administrative Code, Title 24). These requirements apply to design components such as structural insulation, air infiltration and leakage control, features on thermostats, and water heating system insulation for tanks and pipes. State law also requires that a tentative tract map provide for future passive or natural heating or cooling opportunities in the subdivision, including designing the lot sizes and configurations to permit orienting structures to take advantage of a southern exposure, shade or prevailing breezes.

This chapter describes opportunities to conserve energy in residential development, including energy saving design, energy saving materials, and energy efficient systems and features. Areas evaluated include planning and land use and energy efficient building practices and technologies. Planning to maximize energy efficiency and the incorporation of energy conservation and green building features can contribute to reduced housing costs for homeowners and renters, in addition to promoting sustainable community design and reduced dependence on vehicles. Such planning and development standards can also reduce greenhouse gas emissions. Chapter 6 on Housing Action Plan provides the goals, policies, and programs for conserving energy in new housing development and retrofits in McFarland.

5.1 Planning and Land Use

The arrangement and compactness of land uses can conserve energy. Land use patterns that separate uses excessively, spread development on the landscape, and promote auto dependency tend to isolate residential areas from commercial uses like grocery stores causing residents to travel long distances to take care of daily shopping and service needs. Alternatively, keeping a balance between jobs and housing within the same community and locating them near each other can help to reduce travel distances, promote use of alternative forms of transportation, and reduce energy use. Long trips necessitate use of the automobile or other mechanical forms of movement with attendant gasoline consumption. Short distances promote walking and cycling. Changing the land use pattern therefore can change energy use patterns. The intent of energy-efficient land use planning is to reduce the distances of automobile travel, reduce the costs of construction, and increase the potential for residents to complete shopping and other chores without driving or by driving short distances.

The small, compact nature of McFarland and its prevailing land use pattern are inherently energy efficient. The City promotes development of vacant and underutilized lots to assure a compact and contiguous community. According to the Urban Land Institute (ULI), "conserving or developing infill housing within a more urban core has been shown to reduce primary energy consumption an average of 20 percent per household over newer sprawl developments." (ULI, 2008, *Growing Cooler*). Compact development results in secondary energy savings or "embodied energy," which is the term used for the energy spent producing the materials and finished products like sewer pipes, electrical lines, paving materials, etc. Minimizing the length of necessary water, sewer, and electricity lines, consumes less of those products, thereby decreasing the total energy consumption.

The City promotes mixed-use development, particularly in the core areas of the community such as the downtown core and along the Highway 99 corridor. Many residents, however, opt to do grocery and other shopping outside the City because McFarland lacks a large grocery store. There are stores within McFarland that can take care of daily essentials, but many residents drive to Delano and neighboring communities for shopping.

The 2040 General Plan continues to promote prevailing patterns of compact growth with enhancements in the form of mixed-use development, increased density areas, a network of biking and walking paths, and extending public transit service by adding two new routes. Implementation of the Plan can promote use of public transit, reduce vehicle trips to neighboring cities, promote biking and walking, and conserve energy use.

5.2 Energy Efficient Practices and Technologies

Energy usage in housing largely depends on indoor heating and cooling. These in turn depend on the energy efficiency of: (a) the home in terms of material quality and insulation; (b) appliances, which include hot water heaters, dishwashers, washers, and dryers; (c) plumbing fixtures; and (d) mechanical systems within the building. To conserve energy in new housing developments and retrofits, the City should promote or require the use of any of the following practices and technologies:

- Passive solar construction techniques that require proper solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels;
- Higher insulation levels in place of thermal mass or energy conserving window orientation;
- Active solar water heating in exchange for lower insulation or energy-conserving window treatments;
- Energy-efficient indoor and outdoor lighting, including fluorescent lighting;
- Energy-efficient appliances;
- Drought tolerant landscaping and drip irrigation for landscaping, which reduces the amount of energy needed to pump water;
- Weatherization of windows and doors;
- Individual meters in multi-family units for gas, electricity, and water to promote conservation;
- Photovoltaic systems;
- Deciduous trees to naturally cool buildings, create wind barriers to surrounding areas, and enhance streetscapes to promote walking and bicycling; and
- Green building practices, which incorporate materials and construction practices that reduce a building's energy consumption.

Pacific Gas & Electric, Southern California Edison, and Southern California Gas provide a variety of energy conservation services for residents and participate in several other energy assistance programs for lower income households, which help qualified homeowners and renters conserve energy and control electricity costs. These programs include the California Alternate Rates for Energy (CARE) Program and the Relief for Energy Assistance through Community Help (REACH) Program.

The California Alternate Rates for Energy Program (CARE) provides a 15 percent monthly discount on gas and electric rates to income-qualified households, certain non-profits, facilities that house agricultural employees, homeless shelters, hospices and other qualified non-profit group-living facilities.

The REACH Program provides one-time energy assistance to customers who have no other way to pay their energy bills. The intent of REACH is to assist low-income customers, particularly the elderly, the disabled, the sick, the working poor, and the unemployed who experience severe hardships and are unable to pay for their necessary energy needs.

In addition, the State Department of Community Services & Development administers a home weatherization program as part of its low-income Home Energy Assistance Program (LIHEAP). This

program provides free energy efficiency upgrades to the dwellings of low-income families to help lower their monthly utility bills.

The City, through the Owner Occupied Rehabilitation Program, provides interest-free loans to low-income home owners to rehabilitate their homes to be more energy efficient. McFarland is also a part of the Home Energy Renovation Opportunity (HERO) Program that provides loans to support homeowners with energy efficient retrofits to their homes.

6.0 Housing Action Plan

This chapter provides statements of community goals, policies, programs, and quantified objectives as they relate to the maintenance, preservation, improvement, and development of housing in McFarland. The framework covers the 2023 to 2031 planning horizon.

6.1 Affordable Housing Supply

Goal 1: An adequate supply of affordable housing for all income levels.

Policies:

Pol-1.1. Designate an adequate number of housing sites for both rent and purchase to accommodate the City's share of regional housing needs for each income classification.

Pol-1.2. Adopt policies, regulations, and procedures that do not add unnecessarily to the cost of housing while still attaining other important City objectives.

Pol-1.3. Give high priority for permit processing to low-income residential projects, and the highest priority for projects that include housing units for extremely low-income households.

Pol-1.4. Continue to support the efforts of the Housing Authority of the County of Kern (HACK) in McFarland.

Pol-1.5. Apply for funds from the State and Federal governments through the Kern County Housing Authority or in conjunction with nonprofit or for-profit developers to construct housing for the lower income households.

Pol-1.6. Continue to provide Section 8 assistance to eligible households through the Housing Authority of the County of Kern. Continue the First-Time Home Buyer (FTHB) program to assist low-income families who are first-time home buyers or displaced homeowners.

Pol-1.7. Require dispersal of low-income housing throughout new residential projects instead of concentration into single buildings or single portions of the site to the extent practical given the size of the project and other site constraints.

Pol-1.8. Distribute low-income housing produced through government subsidies, incentives, or regulatory programs throughout the City rather than concentrate them in particular areas or neighborhoods.

Pol-1.9. Require low-income housing units in density bonus projects to be available at the same time as the market-rate units in the development.

Pol-1.10. Designate locations where adequate facilities are available near grocery stores, public parks, and schools for the development of multi-family dwellings if such development is consistent with neighborhood character.

Pol-1.11. Allow rehabilitation of legal, non-conforming dwellings that do not meet requirements for lot size, setbacks, and other zoning standards if the non-conformity does not increase and there is no threat to public health or safety.

Pol-1.12. Offer financial incentives, financial assistance, or regulatory concessions for projects that develop housing for extremely low-income households such as single-room occupancy units and non-traditional housing types and options, including co-housing, assisted living facilities, and live-work spaces.

Programs:

Prg-1.1. Ensure annually that sufficient sites are maintained throughout the planning period to accommodate the RHNA and to avoid triggering No Net Loss provisions of SB 166. Evaluate annually the adequacy of services and facilities for additional residential development; identify service deficiencies and costs as well as priorities for correcting them. Create and maintain an up-to-date inventory of vacant and underutilized parcels.

Responsibility: City Administrator, Planning Department

Timeframe: Ongoing with an annual update report

Funding: General Fund

Expected Outcome: Annual progress and priority reports submitted to the California Department of Housing and Community Development (HCD) in compliance with State law.

Prg-1.2. Enforce the new zoning ordinance that complies with California State law, which allows accessory dwelling units, mobile and manufactured homes, licensed residential care facilities and group homes rental housing, and transitional and supportive housing in all residential zone districts. Amend zoning and permit procedures to permit group homes for six or fewer persons (regardless of licensing) as single family uses and permit group homes for seven or more persons (regardless of licensing) in all zones allowing residential uses only subject to requirements of other residential uses of the same type in the same zone. Continue to revise the City's ADU ordinance in compliance with state law if needed and within six months of modifications to state law. Subject these uses to the development and management standards that apply to residential development within the same zones. Implement the revised Zoning Ordinance that meet all requirements under State ADU Law. Foster ADU development through the pursuit of funding biennially, establishment of prototype plans, and modifications to development standards (e.g., heights, unit size, etc.) beyond ADU Law. Promote annually the use of ADUs through public awareness campaigns and dissemination of informational materials to property owners, builders, and developers.

Responsibility: Planning Department

Timeframe: Immediately, but within two years into new Housing Element

Funding: General Fund

Expected Outcome: Zoning Ordinance Amendment within two years or by 2026. Target 30 ADUs for the planning period (8 for RHNA + 22 for housing mobility).

Prg-1.3. Update the Zoning Ordinance to facilitate development of low- and moderate-income housing and other special needs housing. Increase density and establish and incentivize mixed use development options along major arterials in the downtown area and in the vicinity of activity centers. Revise its zoning to expressly allow housing densities up to 30 dwelling units per acre in mixed-use areas. Refine the Inclusionary Housing Ordinance to be more feasible to developers and more effective in producing affordable housing. And streamline processing procedures.

Responsibility: Planning Department

Timeframe: Within two years in conformity with the new RHNA cycle

Funding: General Fund

Expected Outcome: Zoning Ordinance Amendment within two years.

Prg-1.4. Team with the Housing Authority of the County of Kern (HACK), Self-Help Enterprises, or other non-profit agencies to secure funds through State and Federal programs for development of new low-

income infill housing, rehabilitation, and farmworker housing to improve housing affordability among low-income households. Prioritize opportunities for the development of housing for lower-income households to meet the City's housing allocation in this RHNA cycle. Coordinate with the County and provide letters of support and technical support to nonprofits in seeking new funding. Expedite the processing of density bonus applications which include affordable housing. And provide a report annually to the City Council on progress in this endeavor.

Responsibility: City Administrator

Timeframe: (1) Meet with HACK, the Self-Help Enterprises, and other non-profit agencies at least once a year;

(2) Submit funding applications to these agencies annually;

(3) Report to the City Council in December of every year.

(4) Expedite processing of density bonus applications continuously.

Funding: Various Housing Development Funds

Expected Outcome: Secured annual funding and support for construction of low-income housing

Prg-1.5. Continue the Housing Code Enforcement Program to preserve the City's housing stock. Continue the City's Home Rehabilitation Program by applying annually for grants such as the Community Development Block Grant (CDBG) and providing annual loan programs (based on available funds) to low-income homeowners.

Responsibility: Building Department

Timeframe: Ongoing with annual reports

Funding: Kern County Housing, Community Development Department, and CDBG

Expected Outcome: Annual data reports & Development of low-income housing

Prg-1.6. As per SB 2 and AB 2339 requirements, amend the definition of emergency shelters, establish appropriate development standards, and revise the zoning code by 2025 to allow emergency shelters in all zones that permit housing without requirements for design review permits and discretionary actions as the design review decision-making criteria. In conformance with AB 139, provide sufficient parking to accommodate staff working at emergency shelters, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone. In conformance with AB 101, specifically define low barrier navigation centers (LBNCs) as a permitted use type of emergency shelters and allow emergency shelters in all zones that permit housing including defining LBNCs without requirements for design review permits and discretionary actions as the design review decision-making criteria. In addition, amend the zoning ordinance to permit manufactured single-family homes by right in R-3 zones. Ensure manufactured homes that are built on a permanent foundation are allowed in the same manner and in the same zones as conventional or stick-built structures.

Responsibility: Planning Department

Timeframe: Immediately, but within two years into new Housing Element

Funding: General Fund

Expected Outcome: Zoning Ordinance Amendment within two years or by 2026

Prg-1.7. Modify the zoning code by 2025 to establish written procedures to grant priority water and sewer services to developments with units affordable to lower-income households.

Responsibility: Planning Department

Timeframe: Immediately, but within two years into new Housing Element

Funding: General Fund

Expected Outcome: Zoning Ordinance Amendment within two years or by 2026

Prg-1.8. Pursue funding annually to implement the plan to expand the City's sewer capacity by 2030.

Responsibility: Planning Department

Timeframe: Immediately, but within seven years into new Housing Element

Funding: General Fund.

Expected Outcome: Implementation of planned sewer expansion by 2030

Prg-1.9. Further foster the production of affordable housing through an update to the City's zoning code to implement Senate Bill 9 (SB 9) requirements. Support property owners willing to pursue lot splits and duplexes with accessible web information on the qualifying conditions and an abbreviated approval process.

Responsibility: Planning Department

Timeframe: Immediately, but within two years into new Housing Element

Funding: Community Development Block Grant, other sources of grant funds, and development impact fees.

Expected Outcome: Zoning Ordinance Amendment within two years or by 2026

Prg-1.10. Unshackle and speed up housing production through updates to the City's zoning code to implement Senate Bill 35 (SB 35) and Senate Bill 300 (SB 330) requirements. Streamline regulatory requirements, reduce permit processing delays, and reduce or defer impact and service fees that delay production of housing, particularly for already planned projects of residential (non-commercial) units, mixed uses that combine residential and non-residential uses, as well as transitional and supportive housing. And protect existing inventories of housing.

Responsibility: Planning Department

Timeframe: Immediately, but within two years into new Housing Element

Funding: General fund.

Expected Outcome: Zoning Ordinance Amendment within two years or by 2026

Prg-1.11. Amend the zoning ordinance to permit manufactured single-family homes by right in R-3 zones. Ensure manufactured homes that are built on a permanent foundation are allowed in the same manner and in the same zones as conventional or stick-built structures.

Responsibility: Planning Department

Timeframe: Immediately, but within two years into new Housing Element

Funding: General Fund

Expected Outcome: Zoning Ordinance Amendment within two years or by 2026

Prg-1.12. Add a section to the Municipal code that comprehensively defines the operating standards and requirements for short term rentals and expressly avoids encroachment of such activities on the supply of affordable housing.

Responsibility: Planning Department

Timeframe: Immediately, but within two years into new Housing Element

Funding: General Fund

Expected Outcome: Zoning Ordinance Amendment within two years or by 2026

6.2 Conservation and Rehabilitation

Goal 2: Conservation and rehabilitation of the City's existing stock of affordable housing.

Policies:

Pol-2.1. Refer all requests for the funding of rehabilitation projects or the construction of new affordable housing projects to review by the Kern County Housing and Community Development Department.

Pol-2.2. Continue to coordinate with the Housing Authority of the County of Kern to maintain Section 8 rent subsidies.

Pol-2.3. Continue the City's Home Rehabilitation Program by providing loans to low-income homeowners funded by grants such as the Community Development Block Grant (CDBG).

Pol-2.4. Apply for additional funds for the City's Home Rehabilitation Program

Pol-2.5. Require the abatement of unsafe structures, while giving property owners ample time to correct deficiencies. Provide relocation assistance to residents displaced by such abatement.

Pol-2.6. Allow the demolition of existing multi-family housing only when: (a) the structure is found to be substandard and unsuitable for rehabilitation; (b) relocation assistance is available to tenants with reasonable notice; (c) tenants could purchase the replacement property, if for sale.

Programs:

Prg-2.1. Coordinate the City's efforts with the Housing Authority of the County of Kern to continue receiving Section 8 subsidy funds.

Responsibility: City Administrator

Timeframe: Ongoing with annual tallies

Funding: Planning Department budget

Expected Outcome: Maintenance of existing Section 8 subsidies plus annual tallies

6.3 At-Risk Units

Goal 3: Preservation of at-risk units in McFarland.

Policies:

Pol-3.1. Strive to preserve all at-risk dwelling units in the City.

Pol-3.2. Require at least two years notice to the City, HCD, the Housing Authority of the County of Kern, and residents of at-risk units prior to the conversion of any units for low-income households to market rate under any of the following circumstances:

- The units were constructed with the aid of government funding
- The units were required by an inclusionary zoning ordinance
- The project was granted a density bonus
- The project received other incentives

Programs:

Prg-3.1. Coordinate with the Kern County Housing Authority to maintain a list of all dwellings within the City that are subsidized by government funding or are low-income housing developed through regulations or incentives. At a minimum, the list should include the number of units, type of government program, and the date at which the units could convert to market-rate dwellings.

Responsibility: City Administrator

Timeframe: Ongoing with annual lists

Funding: General Fund

Expected Outcome: List of subsidized or incentivized housing by year

Prg-3.2. Add to existing incentive programs, and include in all new incentive or regulatory programs, requirements to give notice prior to conversion to market rate units.

Responsibility: Planning Department

Timeframe: Ongoing with annual update reports

Funding: General Fund

Expected Outcome: Revised housing incentive and regulatory programs

Prg-3.3. Coordinate with the Kern County Housing Authority and non-profit organization of affordable home developers like People's Self-help and establish specific time parameters around actions to preserve any potential at-risk units to prevent them from conversion to market rate units by reinstating the respective covenants at the end of respective terms and modifying them to become permanent just as other assisted units are in the City.

Responsibility: Planning Department

Timeframe: Ongoing with annual update reports

Funding: General Fund

Expected Outcome: Addition to the permanently subsidized housing stock

6.4 Special Needs

Goal 4: Adequate housing for special needs groups in McFarland, including farmworkers, people with disabilities, and large families.

Policies:

Pol-4.1. Promote the development of housing for farmworkers and large families.

Pol-4.2. Remove housing restraints for those with disabilities as outlined in Senate Bill 520 (Chapter 671 California Code).

Pol-4.3. Disseminate information about housing opportunities and services in the area to migrant farmworkers.

Pol-4.4. Provide housing opportunities for disabled persons in compliance with Title 24 of the California Health and Safety Code.

Pol-4.5. Integrate special needs housing into developments or neighborhoods of conventional housing.

Programs:

Prg-4.1. Amend the zoning ordinance by 2025 to grant density bonuses in conformance with Chapter 16.97 of the State Density Bonus law, or exemption from the in-lieu fee requirement, or both, for projects that include three-and four-bedroom units, or single room occupancy units, as significant components of the projects. Determine the thresholds for the qualifying number of such units and exact size of the density increase or fee exemption in the drafting of the ordinance but based on affordable housing needs. Peg the period of affordability for the qualifying units at 55 years or more.

Responsibility: Planning Department

Timeframe: 2025 with ongoing implementation

Funding: General Fund

Expected Outcome: Zoning ordinance amendment for special needs housing

Prg-4.2. Continue to allow for reasonable accommodations procedures that enable disabled persons to request relief from the strict application of the land use or building regulations as set forth in the code, in order for such disabled persons to use and enjoy a dwelling. Create development standards for non-traditional types of housing development, such as assisted living for seniors. The regulation should address all aspects of the Americans with Disabilities Act that relate to home construction, retrofitting, and parking requirements. And address financial incentives for housing developers who address SB 520 issues in new construction and in retrofitting existing homes.

Responsibility: Planning Department

Timeframe: Fall 2025

Funding: General Fund

Expected Outcome: Zoning ordinance amendment for special needs housing

Prg-4.3. Continue to disseminate information in both English and Spanish about housing opportunities and services for homeless persons and migrant farmworkers through the Police Department and City Hall.

Responsibility: City Administrator, Police Department, and Planning Department

Timeframe: Annually

Funding: General Fund

Expected Outcome: Continually updated information on special needs housing

Prg-4.4. Cooperate biennially with Kern County and other agencies in the development of programs aimed at providing affordable, multi-family housing, including housing for families with special needs. As part of this cooperation, identify sites biennially that could support affordable multi-family housing development and consult with the site owners or housing partners on the feasibility of developing the sites for affordable housing. Provide regulatory and/or financial incentives to interested developers to facilitate the construction of special needs housing.

Responsibility: Planning Department

Timeframe: Within two years in conformity with the new RHNA cycle

Funding: General Fund

Expected Outcome: Coordination and development of affordable, multi-family housing.

Prg-4.5. Amend multi-family residential and mixed-use areas as well as non-residential zones where multi-family and mixed uses are permitted to allow emergency, transitional, low-barrier navigation centers, and supportive housing as residential uses by right, subject only to those regulations that apply to other residential dwellings of the same type in the same zones. Establish “by-right” approval provisions in zoning for multi-family districts particularly when accommodating groups with special housing needs. And streamline processing procedures.

Responsibility: Planning Department

Timeframe: within a year

Funding: General Fund

Expected Outcome: New ordinance on transitional housing

Prg-4.6. Streamline and adopt by 2025 priority processing, granting of fee waivers or deferrals, modifying development standards, granting concessions, and offering incentives (beyond State Density Bonus Law) for housing developments that include units affordable to extremely low-income households or farmworkers. Assist and support the pursuit of funding applications, outreach, and coordination with affordable housing developers to biennially identify development opportunities and coordinate with farmworkers, employers, and other related organizations in expanding housing for extremely low-income and farmworker households.

Responsibility: Planning Department

Timeframe: Immediately, but within two years into new Housing Element

Funding: General Fund

Expected Outcome: Zoning Ordinance Amendment within two years or by 2026

Prg-4.7. Amend zoning ordinance by 2025 to address reasonable accommodations for group homes by making amendments to zoning and permit procedures to permit group homes for six or fewer persons (regardless of licensing) as single family uses and permit group homes for seven or more persons (regardless of licensing) in all zones allowing residential uses only subject to requirements of other residential uses of the same type in the same zone. Although group homes operating as single-family residences that provide licensable services to more than six residents may be subject to conditional use or other discretionary approval processes, the State recommends that local governments provide flexible and efficient reasonable accommodations in these permitting processes. This means that some requests for exceptions to permitting processes should be resolved through reasonable accommodation procedures instead of conditional use procedures. In addition, any substantive requirements for these group homes must still comply with the local government’s obligations to remove constraints on housing for persons with disabilities, affirmatively support it, and prevent discrimination against it.

Responsibility: Planning Department

Timeframe: Fall 2025

Funding: General Fund

Expected Outcome: Zoning ordinance amendment for reasonable accommodations

Prg-4.8. Update the City’s municipal code by 2025 to address and comply with two additional key statutory requirements of the Health and Safety Code: (a) Section 17021.6 of the Code requires that employee housing consisting of no more than 12 units or 36 beds are permitted in the same manner as other agricultural uses (not multifamily) in zones that allow agricultural uses. (b) Section 17021.8 of the Code requires that eligible agricultural employee housing development be subject to a streamlined, ministerial approval process and not be subject to a conditional use permit (CUP).

Responsibility: Planning Department

Timeframe: Fall 2025

Funding: General Fund

Expected Outcome: Zoning ordinance amendment for employee (including agricultural) housing.

Prg-4.9. Update the City’s municipal code by 2025 to replace the definition of “family” as “one or more persons living together as a single housekeeping unit in a dwelling unit.”

Responsibility: Planning Department

Timeframe: Fall 2025

Funding: General Fund

Expected Outcome: Removal of constraint on housing for persons with disabilities.

6.5 Energy Conservation

Goal 5: Energy efficient housing units that result in reduced energy costs to McFarland residents.

Policies:

Pol-5.1. Require new dwelling units to meet State requirements for energy efficiency and retrofits to existing units to meet similar standards.

Pol-5.2. Reorganize land use patterns proactively for energy efficiency.

Programs:

Prg-5.1. Continue to implement Title 24 of the California Code on new developments.

Responsibility: Building Department

Timeframe: 2025 with ongoing implementation

Funding: General Fund with fees for plan reviews and building inspections

Expected Outcome: Implementation of Title 24

Prg-5.2. Coordinate with PG&E to involve residents in energy efficiency retrofit programs. Conduct outreach on energy awareness programs in conjunction with PG&E to educate residents about the benefits of various retrofit programs.

Responsibility: Planning Department

Timeframe: 2025 with ongoing implementation

Funding: General Fund and PG&E

Expected Outcome: Increased awareness of and participation in energy efficiency programs

Prg-5.3. Amend the subdivision ordinance to require orientation of subdivisions for solar access.

Responsibility: Planning Department

Timeframe: 2025 with ongoing implementation

Funding: General Fund

Expected Outcome: Subdivision Ordinance amendment

Prg-5.4. Apply biennially for and support applications for affordable housing funds from agencies that reward and incentivize good planning. Examples include the HCD's Multifamily Housing Program (MHP) and California Tax Credit Allocation Committee resources which provide competitive advantage for affordable infill housing and affordable housing built close to jobs, transportation, and amenities.

Responsibility: Planning Department

Timeframe: Biennially

Funding: General Fund

Expected Outcome: Smart growth of the City

Prg-5.5. Partner with public utility districts and private energy companies to promote free energy audits for low-income owners and renters, rebate programs for installing energy efficient features and appliances and public education about ideas to conserve energy.

Responsibility: Planning Department

Timeframe: 2025 with ongoing implementation

Funding: Various sources

Expected Outcome: Reduction in per capita energy use

Prg-5.6. Adopt Sustainable Design Guidelines, which give guidance on sustainable design principles such as sustainable energy usage, water conservation, and utilization of reusable building materials.

Responsibility: Planning Department

Timeframe: Within two years in conformity with the new RHNA cycle

Funding: General Fund

Expected Outcome: Sustainable Design Guidelines

6.6 Equal Opportunity Housing

Goal 6: Equal access to sound, affordable housing for all persons regardless of race, creed, age or sex.

Policies:

Pol-6.1. Strive to achieve equal access to sound and affordable housing for all persons regardless of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, family status, source of income, or disability.

Pol-6.2. Enforce the policies of the State Fair Employment and Housing Commission.

Programs:

Prg-6.1. Continue to provide information in English and Spanish from the Housing Authority and Department of Equal Housing and Employment about housing and tenant rights in City Hall.

Responsibility: Planning Department

Timeframe: Annually

Funding: General Fund

Expected Outcome: Readily available information about equal opportunity to housing

Prg-6.2. Cooperate with neighboring jurisdictions and local organizations that sponsor workshops on fair housing laws and how those who are victims of discrimination can address their grievances including referrals of persons experiencing discrimination in housing for legal assistance.

Responsibility: All City Departments

Timeframe: Annually

Funding: General Fund

Expected Outcome. Minimization of housing discrimination

Prg-6.3. Notify such stakeholders as Self-Help Enterprises, Housing Authority of the County of Kern, California Rural legal Assistance, and churches as well as post notices at public venues prior to public meetings for amendments or updates to the housing element.

Responsibility: Planning Department

Timeframe: Prior to public meetings and in conjunction with other planning efforts

Funding: General Fund

Expected Outcome. Awareness of Housing Element updates and increased participation

Prg-6.4. Amend the zoning code to permit 3-story and 4-story structures in areas designated for multifamily housing. Notify and collaborate with such stakeholders as People's Self-Help Housing Corporation and the Kern County Housing Authority as well as post notices at public venues prior to public meetings about the amendments and create information materials for dissemination to other developers.

Responsibility: Planning Department

Timeframe: within a year

Funding: General Fund

Expected Outcome. Flexibility and attractiveness of multifamily housing sites for production of affordable units

Prg-6.5. Evaluate the municipal code on the design review permit process and amend to include refinement of design guidelines that establish objective design standards and define required findings on terms like “compatibility” and “harmony” to reduce subjectivity and thereby address potential constraints or impacts on certainty about the City’s expectations on design.

Responsibility: Planning Department

Timeframe: within a year

Funding: General Fund

Expected Outcome. Lower subjectivity of officials and uncertainty to stakeholders about expectations of the City for design review

Prg-6.6. Continue the City’s Fair Housing Program with preparation and distribution of a pamphlet on the subject of “Fair Housing and People’s Rights.”

Responsibility: Planning Department

Timeframe: 2025 with ongoing implementation

Funding: General Fund

Expected Outcome. Flexibility and attractiveness of multifamily housing sites for production of affordable units

Prg-6.7. Begin record keeping on complaints and enforcement cases related to fair housing. Amend municipal code to establish procedure and assign personnel to address complaints similar to procedures for addressing code violations.

Responsibility: Planning Department

Timeframe: 2025 with ongoing implementation

Funding: General Fund

Expected Outcome. Records of annual complaints and enforcement cases related to fair housing.

Prg-6.8. Encourage the development of higher-income housing in the downtown as way of fostering mixed-income housing in the downtown area by offering incentives in the form of density bonuses, regulatory concessions, and fast-tracking of development applications to property owners and developers for the development of non-vacant sites downtown. And conduct outreach annually to inform developers of the opportunity.

Responsibility: Planning Department

Timeframe: 2025 with ongoing implementation

Funding: General Fund

Expected Outcome: Mixed-income housing in the downtown area that fosters Affirmatively Furthering Fair Housing (AFFH).

Prg-6.9. Amend the municipal code to drop the “2.5-story” restriction and enable development of three-story structures within the 35-foot height limit in R-1, R-2, and R-3 districts.

Responsibility: Planning Department

Timeframe: Within two years into the new Housing Element

Funding: General Fund

Expected Outcome: Additional flexibility with building height in municipal code.

Prg-6.10 The City shall take the following actions to encourage place-based revitalization and improve access to resources and opportunities Citywide, but with a particular emphasis on neighborhoods with a concentration of lower-income residents who often face additional barriers in accessing resources, such as the Area of High Segregation and Poverty:

- Support infrastructure planning and design for annexations, such as providing developers with technical assistance on grant funding applications, or other methods to assist with off-setting infrastructure costs. Complete at least one project during the planning period to assist with expanding infrastructure capacity.
- Prioritize projects that facilitate place-based revitalization through the City’s Capital Improvement Plan (CIP) and budget, such as projects that improve public infrastructure in deteriorating or underserved areas. Review funding opportunities that will allow the City to fund projects currently listed in the CIP to ensure community amenities and improvements, such as finalization of additional recreational spaces and street and sidewalk improvements, on

an annual basis and apply as they become available. Apply for supplemental funding to support CIP projects at least twice during the planning period. This could include securing funding for projects such as:

- Securing funding for Wastewater Treatment Plant expansion.
 - Design, site improvements, and construction of new police station.
 - Design and installation of water treatment at the Browning Rd. well water, located in the Eastern portion of the City.
 - Other projects, as they arise throughout the planning period and annual budget process.
- Finalize existing projects in the Capital Improvement Plan centered on street and sidewalk improvements, including but not limited to, repaving roads identified as “Poor” or “Failed” and connecting sidewalks identified as “inconsistent”, particularly those identified in the Area of High Segregation and Poverty.
 - Support growth by increasing community services and amenities. The City shall execute the Capital Improvement Plan by completing at least two projects that promote public safety such as those supporting public safety and emergency response services.
 - Facilitate place-based revitalization and promote healthy environments for new or newly-constructed housing by implementing bikeways, trails, sidewalk, and intersection improvements to promote active transportation. Apply for funding from programs such as the Active Transportation Program, Safe Routes to School, Highway Safety Improvement Program, or other similar programs as NOFAs are available, at least once per year. Complete an average of one active transportation or street improvement a year, including at least three in the area of High Segregation and Poverty, during the planning period.
 - Promote commercial opportunities in the City in conjunction with new development.
 - Evaluate the effects of emissions from agricultural industries and traffic by December 2026 and implement at least one project during the planning period to mitigate negative environmental effects.
 - Work with Kern Transit to increase awareness of available transit options. The City will meet with Kern Transit at least twice during the planning period to strategize how best to reach at least 50 residents with this information.
 - Meet with school district representatives by December 2026 to analyze whether housing security poses a barrier to student achievement. As affordable projects are completed, require developers to coordinate with the school district to market households to teachers or other school employees (not including projects that are exclusive to senior residents) with the goal of connecting at least 5 district households with affordable housing opportunity. In addition, work with the school district to assist in securing grant funding for teacher recruitments and other incentives for teachers to facilitate positive learning environments citywide.

Responsibility: Planning Department, Public Works

Timeframe: Several timeframes, listed individually

Funding: General Fund and grant funding

Expected Outcome. Increase place-based strategies throughout the City, focusing on High Segregation and Poverty neighborhood as listed above. Other outcomes listed individually.

6.7 Quantified Objectives

Table 6-1 illustrates the City of McFarland’s compliance with the current 2015-2023 housing need allocations. Overall, indications are McFarland would technically meet its total allocation for the 2015-2023 cycle with the new Milestone Housing project (The Sherwood Avenue Family Apartments) which broke grounds in 2022 with originally scheduled completion in October 2023. Overall, the City produced mainly “lower-income” and “above moderate-income” housing units. The over production in these categories fill the gap in “regular” moderate-income housing (sometimes termed middle-income housing), which seems difficult for many jurisdictions in California to produce. For the future, however, McFarland has tremendous opportunity in the potential for accessory dwelling units to meet additional needs for low-income and moderate-income housing.

Requirements for housing elements include the establishment of quantified objectives for the provision of housing by income to include new construction as well as rehabilitation and conservation of existing units. McFarland’s newly adopted 2040 General Plan includes objectives to rehabilitate and conserve housing in addition to new housing construction. The 2019 land use inventory involved visual assessments of the conditions of housing units and other structures in the City. The survey revealed 70 housing units or 2 percent of the housing stock as in need of rehabilitation and conservation. The City has a rehabilitation program which targets and markets to owner-occupied homes. Table 6-2 shows the quantified housing objectives for the upcoming 2023-2031 cycle. The quantified objectives do not represent ceilings on development but rather set target goals for the City to achieve based on needs, resources and constraints.

Table 6-1: Comparison of RHNA Allocations Met and Unmet by Income Groups in McFarland

Income Category	2015 - 2023 RHNA (Dwelling Units)	Completed in 5th Cycle	Under Construction	Percent of RHNA Remaining to be Met
Extremely Low ¹			40	
Very low ¹	93	13	40	0%
Low ²	73	55		25%
Moderate	66	0		100%
Above Moderate	79	245		-210%
Total	311	313	80	-26%

Sources: City of McFarland, Planning Department Data, 2022; 2015 McFarland Housing Element; 2023-2031 Kern COG RHNA Allocations

¹ Milestone Housing broke ground in 2022. Expected completion of 80 assisted housing units in 2023; it includes rental apartments of 1- to 3-bedroom units.

² Kendrea Place (at 1020 Kendrea Pl) was completed in 2020; it includes rentals and privately owned, 3- to 4-bedroom single family homes; occupants are Ag-oriented workers whose rents are based on salaries in the Ag sector; rentals range from \$280 monthly and up.

Table 6-2: Quantified Housing Need in McFarland for 2023-2031 Cycle

Income Category	2023 - 2031 Regional Housing Allocation	Housing Rehabilitation Objectives	Housing Conservation Objectives	New Construction Objective
Extremely Low	25		7	20
Very low	25		8	20
Low	32		9	30
Moderate	45	13		60
Above Moderate	117	34		310
Total	244	46	24	410

Table 6-3 presents an estimate of the number of units to be constructed by income level during the planning period from 2023 to 2031. The target is 244 total units. Table 6-3 shows the distribution of McFarland’s regional allocation by income groups. There is sufficient residential space designation to accommodate the 2023-2031 cycle. Appendix A has additional details.

Table 6-3: 2023-2031 Housing Need Allocation in Kern County



Regional Housing Needs Allocation

Jurisdiction	Total RHNA Allocation	Very-Low Income Units	Low Income Units	Lower Income (Very Low & Low Income)	Moderate Income Units	Above-Moderate Income Units	Higher Income (Moderate & Above Moderate Income)
Arvin	1,174	124	79	203	268	703	971
Bakersfield	37,461	11,129	7,082	18,211	5,317	13,933	19,250
California City	427	39	25	64	101	263	364
Delano	1,866	324	206	530	369	967	1,336
Maricopa	13	1	1	2	3	8	11
McFarland	244	50	32	81	45	117	162
Ridgecrest	1,436	379	241	620	225	591	816
Shafter	3,294	678	431	1,110	603	1,581	2,185
Taft	504	68	43	112	108	284	393
Tehachapi	902	188	119	307	164	431	595
Wasco	1,086	127	81	209	242	635	877
Unincorporated County Areas	9,243	1,551	987	2,539	1,852	4,852	6,704
Total Kern County	57,650	14,658	9,328	23,986	9,299	24,365	33,664

Note: Table updated to include four income levels pursuant to HCD comment.

Source: KernCOG, 2023-2031 RHNA

6.8 Implementation Actions to Further Fair Housing

Table 6-4 summarizes the City's implementation actions to further fair housing under the following five themes:

- Fair housing outreach and enforcement
- Tenant protection and anti-displacement
- New opportunities in high resource areas
- Housing mobility through expanded choices in housing types and locations
- Place-based strategies for neighborhood improvements

It is noteworthy that some of the fair housing actions in Table 6-4 reflect initiatives that are not explicitly listed among the housing-specific policies of the Housing Element (sections 6.1 through 6.6) but support the goal of affirmatively furthering fair housing. Fair Housing Analysis in Appendix C includes discussions of these supportive initiatives.

The following are also noteworthy about the contents of the AFFH Matrix:

1. *Many AFFH programs and commitments are aspirational.*
2. *Some are legacy programs that would always be necessary.*
3. *Few (if any) can be specific to any one cycle only.*

Table 6-4: AFFH Action Matrix for 2023-2031

ID	Program	Specific Commitment(s)	Timeline	Geographic Targeting	Metrics	
FAIR HOUSING OUTREACH AND ENFORCEMENT						
1	Information Dissemination Prg-1.3 Prg-6.1 Prg-6.3 Prg-6.4	<ul style="list-style-type: none"> Organize regular community events on housing Prepare and disseminate handouts in English and Spanish Post materials in multiple public places and distribute to community-based organizations 	Annually	Citywide (including library, recreation centers, City Hall, at community events), prioritizing areas with greatest housing needs	25% increase in inquiries about fair housing	
	2	Public Engagement Prg-6.2 Prg-6.8	<ul style="list-style-type: none"> Hold workshops on Fair Housing Conduct outreach to multiple vulnerable groups on Fair Housing Revise Notice of Tenant Rights Make available materials on "Fundamentals of Housing" Expand information online about Fair Housing 	Annually		Citywide
3		Fair Housing Program Administration Prg-1.5 Pol-2.3	Direct CDBG funds to administer a fair housing program that includes counseling, complaint investigation, technical assistance, & enforcement	2024-2025 onwards		Citywide
		4	Affirmative Marketing of Housing Opportunities	<ul style="list-style-type: none"> Require development applicants to submit Affirmative Action Marketing Plans Require awardees to provide project demographics and affirmative marketing plans for annual reporting 		2024-2025 onwards

ID	Program	Specific Commitment(s)	Timeline	Geographic Targeting	Metrics
	Pol-4.3 Prg-4.3 Prg-4.6 Pol-6.2 Prg-6.8	Identify a contractor with expertise in affirmative marketing to administer the below-market-rate (BMR) rental program	2024-2025 onwards	Citywide	of outreach should target lower income households
TENANT PROTECTION AND ANTI-DISPLACEMENT					
5	Just Cause for Eviction Pol-2.6 Prg-6.1 Pol-6.2	Meet with tenant advocacy organizations to understand issues and gaps. Maintain an open channel of communication.	Annually/ongoing	Citywide	Adopted and/or revised tenant protection strategies
		Review and revise regulations as needed to ensure that they are achieving desired outcomes	Every three years, starting in 2024-2025	Citywide	
		Work with landlords to provide support for tenants in cases of “no fault” evictions	Annually/ongoing	Citywide, especially in rental housing neighborhoods	Eligible tenants receive required notice and relocation assistance
		<ul style="list-style-type: none"> Develop internal process and train staff to implement an Opportunity Zone Relocation Assistance Ordinance 	2024-2025 onwards	Low-income neighborhoods with large renter populations	Eligible tenants receive required notice and relocation assistance
		<ul style="list-style-type: none"> Evaluate and regulate buyout practices 			
		<ul style="list-style-type: none"> Expand Opportunity Zone Relocation Assistance to other low-income neighborhoods 			City establishes regulations for buyout agreements between landlords and tenants
Evaluate relocation assistance policies, including to ensure payment amounts match cost of living	Every three years	Citywide	Eligible tenants receive required payment amounts that match cost of living		
6	Tenant Protection Measures Pol-2.6 Prg-6.1	Convene stakeholders to provide input, review existing measures, and provide recommendations to the City Council	Begin outreach in 2024	Citywide, with focus on areas with concentrations of	Adopted and/or revised tenant protection strategies
			Adopt/revise strategies in 2025		

ID	Program	Specific Commitment(s)	Timeline	Geographic Targeting	Metrics
				affordable housing units	
7	Periodic Housing Inspection Program Prg-5.1	Inspect rental units in buildings with 3 units or more within the City at least once every 5 years	Every five years	Citywide	Regular inspection of rental units in buildings with 3 or more units
		Increase the frequency of inspections for properties that have more than one reported and verified violation in a year for 10% of units and extended noncompliance	2025 and every 2 years	Citywide	All properties with 1+ verified violation and extended noncompliance for 10% of units are inspected at least every 2 years
8	Code Enforcement Program Prg-1.5 Prg-6.7	Respond within two business days of receiving a complaint from a landlord or tenant. If necessary, schedule a site visit within two business days.	Starting in 2024	Citywide	<ul style="list-style-type: none"> 90% of all violations not requiring a permit are corrected within 30 days
					<ul style="list-style-type: none"> 90% of all violations requiring a permit are corrected within 6 months
		<ul style="list-style-type: none"> Maintain staff in the Code Enforcement Division who speak Spanish; continue to support efforts by staff to use Spanish 	2024-2025 onwards	Low-income/affordable housing neighborhoods	Increase inquiries/ contact with low-income/affordable housing residents to 20 per week;
		<ul style="list-style-type: none"> Post information in English and Spanish in libraries and other public places, especially in the City's lowest income neighborhoods, about how to reach Code Enforcement and the services they provide 			90% of respondents rate service as good or excellent
		<ul style="list-style-type: none"> Pilot weekly walk-in hours in low-income/affordable housing neighborhoods so that tenants can easily access code enforcement officers in-person to inquire about potential violations 			

ID	Program	Specific Commitment(s)	Timeline	Geographic Targeting	Metrics
		<ul style="list-style-type: none"> Administer real-time satisfaction surveys 			
9	Funding for Affordable Housing Prg-1.2, Prg-1.4 Pol-2.1	Support local application for preservation pilot funding from Housing Finance Agency of area's council of government	2025	Citywide, with emphasis on low-income/affordable housing neighborhoods	At least half a dozen units preserved through preservation pilot funding program
10	Preservation of At-Risk Housing Pol-3.1, Pol-3.2 Prg-3.1, 3.2, 3.3	<ul style="list-style-type: none"> Monitor potential affordability expirations and contact nonprofit property owners to address any future loss of funding that may put these units at risk 	2024-2025 onwards	Citywide	Preserve 100% of at-risk rental units
		<ul style="list-style-type: none"> Explore ways to ensure continued affordability for below-market-rate units in market-rate developments 			Preserve 100% of below-market-rate rental units
		<ul style="list-style-type: none"> Monitor the status of mobile home parks. In the event of a sale, alert nonprofit partners who may be interested in purchasing. 			Preserve 100% of mobile home park units
NEW OPPORTUNITIES IN HIGH RESOURCE AREAS					
11	Funding for Affordable Housing Prg-1.2, Prg-1.4 Pol-2.1	<ul style="list-style-type: none"> Pursue funding every two years for affordable housing 	2024-2025 onwards	Citywide	By 2031, contribute local funding towards at least 50 units of housing for lower income households
		<ul style="list-style-type: none"> Work with community-based organizations, the County, philanthropy, and other jurisdictions to identify and pursue funds for affordable housing 			By 2031, secure grants totaling at least \$500,000 for housing-related services
12	Pro-Housing City Designation Pol-2.3	Apply for HCD's Pro-Housing City designation and associated financial benefits	2024-2025 onwards	Citywide	
13	Affordable Housing Requirements for Residential and Commercial Development Prg-1.8	<ul style="list-style-type: none"> Adopt updated commercial linkage fees that align with other jurisdictions in the County 	2024-2025 onwards	Citywide	By 2031, produce at least 50 below-market-rate units (33% of RHNA) through proactive focus on affordable units
		<ul style="list-style-type: none"> Evaluate the success of the policy changes for residential projects and propose adjustments as needed 	2025-2026 onwards		

ID	Program	Specific Commitment(s)	Timeline	Geographic Targeting	Metrics
14	Air Rights Ordinance Prg-1.3	<ul style="list-style-type: none"> Prepare an air rights ordinance for the Downtown that prioritizes housing for extremely low income and special needs households, and partner with non-profits and affordable housing developers. 	2030	Downtown	Initiate two Air Rights projects with 20 or more units to get the ball rolling
		<ul style="list-style-type: none"> Reach out to the owners of large private parking lots and commercial properties in Downtown who may be interested in joint development. 	2030		
15	Specific Plan for downtown Prg-1.3	Prepare and adopt downtown specific plan, regulatory framework, and environmental document	2027	Downtown	20 new units of housing by 2031, with at least 10 affordable units
16	Monitoring and Marketing of Housing Opportunity Sites Pol-4.3 Prg-4.3 Prg-4.6	<ul style="list-style-type: none"> Dynamically present Housing Opportunity Sites online 	2025	Citywide	Achieve 50% of the identified capacity on the Housing Opportunity Sites.
		<ul style="list-style-type: none"> Keep information on development opportunities up to date. 			
		<ul style="list-style-type: none"> Update webpage with current information on status of major planning and development projects. 			
		<ul style="list-style-type: none"> Develop fact sheets Use housing site list as a marketing and informational tool when meeting with prospective residential developers 			
17	By Right Development Along Commercial Corridors Prg-4.5	<ul style="list-style-type: none"> Identify and publish list of commercial corridors and sites located along commercial corridors that could be prime for by right development under AB 2011 [Assembly Bill 2011 (AB 2011) is the California law that became effective on July 1, 2023, which allows a streamlined ministerial approval process and in some cases increased height limits and relaxed density limits for eligible residential developments in certain commercial zones.] Contact property owners to advise them of the opportunity and provide technical assistance to those interested 	2025	Commercial corridors (e.g. Sherwood Avenue and Kern Avenue)	By 2031, construct at least 20 units on corridor sites
18	Lot Splits and Duplexes Prg-1.9	<ul style="list-style-type: none"> Update website with information on SB 9 	2024-2025 onwards	Single-family neighborhoods	Create 5 new units through SB 9 applications to get the ball rolling
		<ul style="list-style-type: none"> Provide expanded FAQs/ how-to guide and fact sheets to explain SB 9 and identify various scenarios for adding housing units 			
		<ul style="list-style-type: none"> Include fair housing fact sheet in SB 9 applications 			
19		<ul style="list-style-type: none"> Conduct outreach to schools and religious institutions 	2025	Citywide	

ID	Program	Specific Commitment(s)	Timeline	Geographic Targeting	Metrics
	Housing on Institutional and Religious Properties Prg-1.4, 4.6 Pol-4.1	<ul style="list-style-type: none"> Provide technical support to those owners who are interested in developing housing 			By 2031, develop at least 10 multi-family housing units on institution-owned properties
20	Review of Development Fees and Waiver/Deferral Policies Prg-4.6	Review and update the master fee schedule to reduce fee burdens for affordable housing projects, where possible	2024-2025 onwards	Citywide	Achieve RHNA targets for below market rate housing
21	Affordable Housing Incentives Prg-4.6, 6.8	Implement State and local density bonus programs, including allowances for additional height and concessions and waivers to development standards for projects with affordable housing	2024-2025 onwards	Citywide	Achieve RHNA targets for below market rate housing
22	Incentives for Lot Consolidation Prg-1.4, 6.8	Develop tools to facilitate the consolidation of small lots into larger, more developable sites, including a voluntary merger process that allows two parcels to be combined into a single one.	2026-2027	Citywide, especially in Downtown	Create 10 units on consolidated lots
23	Streamlining of Development Approval Prg-4.5, 4.6, 6.8	Implement measures to streamline the development approval process	2024-2025 onwards	Citywide	Reduce time required between project proposal and project entitlement by 60 to 90 days
24	Water and Sewer Priority Prg-1.7	Adopt a policy resolution recommending that housing affordable to low- and very low- income households or possibly all residential projects receive priority for new water and sewer connections in the event of future service limitations	2024-2025 onwards	Citywide	Achieve RHNA targets
25	Zoning Text and Map Revisions Prg-1.3	Complete recommended zoning changes that facilitate the full range of General Plan densities	2024-2026	Citywide	
26	Revisions to Parking Standards Prg-1.2, 4.2	Complete an evaluation of residential off-street parking standards to reduce parking as a housing development expense	2024-2025	Citywide, especially within one-half mile of	Updated parking standards

ID	Program	Specific Commitment(s)	Timeline	Geographic Targeting	Metrics
				transit stops and bus corridors	
27	Monitoring of Approved Development Projects Prg-4.6	Contact developers of approved projects at least once every six months between entitlement and issuance of building permit to discuss project status/schedule and any potential constraints that can be addressed.	2024-2031	Citywide, especially on pipeline project sites	Completion of most units in existing pipeline development by 2031
HOUSING MOBILITY THROUGH EXPANDED CHOICES IN HOUSING TYPES AND LOCATIONS					
28	Extremely Low-Income (ELI) Housing Resources Pol-1.3, 1.12 Prg-4.6	Identify sites for additional ELI housing projects and begin exploration for funding sources for ELI housing units	Identify sites in 2025; begin exploration of funding sources in 2026	Citywide	Future new interim housing units for ELI households
29	Funding and Resources to Prevent and Reduce Homelessness Prg-4.3, 4.4	Actively seek funding for strategies that prevent homelessness and help City residents experiencing homelessness in securing a place to live and access to services	2025-2026 onwards	Citywide	By 2031, seek at least \$500,000 dollars in funding.
30	Accessory Dwelling Units (ADUs) Prg-1.2	<ul style="list-style-type: none"> Provide expanded resources on ADUs on the City's website 		Citywide, especially single-family neighborhoods	Create or legalize at least 10 ADUs a year through 2031, or 80 over the planning period.
		<ul style="list-style-type: none"> Develop incentives such as fee waivers or tax abatements for owners who agree to rent their ADUs to qualifying lower income households 	2024-2025 onwards		
31	Monitoring the Status of below-market-rate (BMR) Units Prg-3.1	<ul style="list-style-type: none"> Enter agreement with County Housing Authority for monitoring of BMR ownership units 		Citywide	All tenants and homeowners qualify as lower or moderate-income households. All property owners charge appropriate rents for BMR units.
		<ul style="list-style-type: none"> In 2024, identify a service provider to monitor BMR rental units 	2024-2025 onwards		
32	Housing Resources for Older Adults	<ul style="list-style-type: none"> Amend affordable housing provisions to treat assisted living as a residential use rather than a commercial use so that the City's affordable housing requirements may be applied 	2024-2025 onwards	Citywide	Increase housing units for older adults by 20 percent

ID	Program	Specific Commitment(s)	Timeline	Geographic Targeting	Metrics
	Prg-3.3 Prg-4.2	<ul style="list-style-type: none"> Work with the nonprofit sector to increase the number of permanently affordable senior housing units and affordable assisted living facilities 			
33	Adaptable and Accessible Housing Pol-4.2 Pol-6.1 Prg-4.2	<ul style="list-style-type: none"> Adopt a Universal Design Ordinance that increases the number of units that are adaptable or accessible to persons with disabilities 	2024-2025 onwards	Citywide	Increase accessible units by 10 percent
		<ul style="list-style-type: none"> Amend the City's Affordable Housing Requirements to require affordable housing units to comply with universal design. 			
		<ul style="list-style-type: none"> Consider requiring that a percentage of units in new development be adaptable for persons with disabilities. 			100% of new affordable housing units comply with universal design
		<ul style="list-style-type: none"> Implement Reasonable Accommodation 			
		<ul style="list-style-type: none"> Achieve 100% compliance with all State laws regarding accessibility Eliminate any fee for a reasonable accommodation request 			
34	Residential Care Facilities Prg-1.2 Prg-4.5	<ul style="list-style-type: none"> Add to the Municipal Code definitions of licensed and unlicensed group homes that conform to State standards 	2024-2025 onwards	Higher-density zoning districts	Reduction in time required for approval by 50% for residential care facilities
		<ul style="list-style-type: none"> Eliminate Code distinction between care facilities for persons with disabilities and other care facilities 			
		<ul style="list-style-type: none"> Adopt objective standards to allow for ministerial review in higher-density zoning districts 			
35	Affordable Housing for Large Families Pol-4.1 Prg-4.1	<ul style="list-style-type: none"> Develop thresholds for requiring three-bedroom affordable rental units in new construction for certain types of projects. 	2024-2025 onwards	Citywide	Develop at least 60 three-bedroom apartments that are affordable to low- and very low-income households (roughly 70 percent of the lower income RHNA)
		<ul style="list-style-type: none"> When considering proposals for projects that are 100 percent affordable, express preference for a mix of housing units that include units designed for larger families. 			
PLACE-BASED STRATEGIES FOR NEIGHBORHOOD IMPROVEMENTS					
36	Extremely Low-Income Housing Resources Pol-4.1	Research best practices and develop a strategy to create interim housing with a strong service component to assist individuals in taking steps towards stable housing.	2024-2025 onwards	Areas with people experiencing homelessness, including but not limited to:	In Year 1 of operating interim housing pilot (2025-26), house 50% of residents in permanent supportive housing.

ID	Program	Specific Commitment(s)	Timeline	Geographic Targeting	Metrics
	Prg-4.1	Identify sites for interim housing pilot project, to be completed with State grants in partnership with community partners. Produce a stock of interim housing units with grants		Downtown, highway underpasses, and open space areas as applicable.	In Year 2 of operating interim housing pilot (2026-27), house at least additional 25% of residents in permanent supportive housing.
37	Increasing Equity in Home Maintenance with Residential Rehabilitation Loan Program Prg-1.5 Pol-2.3, 2.4	Direct CDBG funds to provide property improvement loans and technical assistance to very low-income homeowners	Annually	Citywide	Assist up to a dozen households by 2031
38	Specific Plan to uplift east side neighborhoods Prg-1.5 Pol-2.3, 2.4	Prepare and adopt plan, regulatory framework, and environmental document	2027	Eastern neighborhood of the City	Create housing capacity for at least 25 additional units
A	AFFH Action: Mental Health Liaison	<i>With relatively low occurrence of unhoused persons in the City, a full mental health position would not be necessary. Therefore, the City can rely on the mental health services and personnel of the County.</i>	2024-2025 onwards	<i>Enclaves with high concentrations of people experiencing homelessness, including but not limited to: Downtown, highway underpasses, and open space areas.</i>	<i>Connect people experiencing homelessness to mental health and housing services, including the Countywide amenities</i>
B	AFFH Action: SAFE Program	<i>In conjunction with the County Mental Health Department, launch a pilot program consisting of an Alternative Response Team, also known as the SAFE Team (Specialized Assistance For Everyone), a two-person mobile team comprised of a Crisis Intervention Specialist and an Emergency Medical Technician. They are tied into the emergency response system and will supplement Fire and Police response to calls for service.</i>	<i>Launch three-year pilot in 2024-2025 onwards</i>	Citywide	<i>Connect vulnerable community members, especially those with mental health history and those experiencing homelessness, to the best</i>

ID	Program	Specific Commitment(s)	Timeline	Geographic Targeting	Metrics
					<i>supportive services available</i>
C	<i>AFFH Action: Small Business Assistance</i>	<i>Work with the local business association to prevent displacement of small businesses in mixed use projects</i>	<i>2025-2026 onwards</i>	<i>Citywide</i>	<i>100% of small businesses impacted by mixed use projects are successfully incorporated or relocated</i>
D	<i>AFFH Action: Neighborhood Lighting Improvements</i>	<i>Improve lighting in the downtown based on community feedback (Public Works)</i>	<i>2025-2026 onwards</i>	<i>Downtown neighborhood</i>	<i>Assess and address better lighting conditions at existing poles that have no or weak lighting</i>
E	<i>AFFH Action: Digital divide</i>	<ul style="list-style-type: none"> • <i>Citywide Public Wi-Fi Network; Work with County to address digital equity/divide</i> 	<i>2025-2026 onwards</i>	<i>Citywide</i>	<i>Establish Wi-Fi access for residents; apply for grants from the PUC for a feasibility study for broadband infrastructure in the City; hire community engagement staff for Strategic Communications Plan</i>
		<ul style="list-style-type: none"> • <i>Grant funding for dedicated broadband infrastructure</i> 			
		<ul style="list-style-type: none"> • <i>City-wide language access; Hybrid communications engagement strategy</i> 			
F	<i>AFFH Action: Park Master Plan Improvements</i>	<i>Develop a City-wide Parks and Recreation Master Plan that incorporates environmental justice and social equity as key elements in the operation and planning of the City's park and recreation network</i>	<i>2025-2026 onwards</i>	<i>Citywide</i>	<ul style="list-style-type: none"> • <i>Develop guide to further develop parks and recreational programs for all ages, abilities, and activities. Create and maintain funding and set priorities for the future</i>
G	<i>AFFH Action: Sea/Flood Level Rise and Resilience Study</i>	<i>Conduct feasibility study for nature-based, hybrid, and hard infrastructure protection of the City. Build capacity in community-based organizations. Engage and educate residents and youth in the study to learn about and give input on the study and choose options to pursue.</i>	<i>2025-2026 onwards</i>	<i>Citywide</i>	<ul style="list-style-type: none"> • <i>Establish a community-based adaptation planning team with the City and County</i>
					<ul style="list-style-type: none"> • <i>Develop at least one option/project for further development and to seek</i>

ID	Program	Specific Commitment(s)	Timeline	Geographic Targeting	Metrics
					<i>funding for implementation</i> <ul style="list-style-type: none"> <i>Codify resident feedback and choices into the City's adaptation, neighborhood, and land use planning policies and documents</i>
H	AFFH Action: Implementation of Multi-Modal Transportation Plan	<i>Pedestrian and bicycle crossings of main thoroughfares; traffic calming and bicycle and pedestrian crossing improvements; transit bus stop improvements and maintenance; expanded transit service; transportation to schools</i>	2027	Citywide	<ul style="list-style-type: none"> <i>Secure funding and complete feasibility studies</i> <i>Implement quick-build crossing projects and traffic calming programs</i> <i>Implement bus stop improvements</i> <i>Streamline maintenance process</i> <i>Conduct focused ridership survey on transit line</i> <i>Secure funding and add additional runs</i>

A, B, . . . H = The City can implement these non-housing strategies to achieve more equitable and just outcomes. They can complement and advance AFFH principles to facilitate fair housing throughout the City.

7.0 Appendices

7.1 Appendix A: Evaluation of 2015 Housing Element

Government Code Section 65588(a) requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives, and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review of the goals, policies, and programs of the previous housing element and evaluates the degree to which these programs have been implemented during the previous planning period, 2015 to 2023. The analysis includes an assessment of the appropriateness of goals, objectives, policies, and programs.

7.1.1 Program Evaluation

Table A-1 summarizes the programs contained in the 2015 to 2023` Housing Element along with responsible agencies, accomplishments, and policies or actions to pursue moving forward. The review reveals implementation across the board of the programs in the previous planning period of 2015 to 2023.

7.1.2 Appropriateness of Goals and Policies

Table A-2 evaluates the appropriateness of previous goals and policies and identifies necessary changes considering the City's experience during the ending planning period. The evaluation found programs in the 2015 to 2023 planning period to continue to remain relevant across the board and recommends their continuation. The programs are therefore integrated into the new set of programs in the new housing element.

7.1.3. Progress in Meeting Quantified Objectives

Tables A-3 (A-3a and A-3b) present the City's progress in meeting the quantified objectives from the 2015 to 2023 Housing Element. Milestone Housing broke ground in 2022 with expected completion of its 80 assisted housing units in 2023. Together with other units constructed during the 2015-2023 planning period, units delivered fall primarily in the very low and above moderate-income categories, but nevertheless would fulfill more than the City's RHNA allocations for the planning period in those two income categories and in so doing also meet the overall allocation total. The category showing noticeable shortfall is the "moderate-income" category (or middle-income housing) which many jurisdictions in California seem to have a hard time fulfilling. The 2020 General Plan includes policies to enhance production of low-income and moderate-income housing through development of mixed-use areas and accessory dwelling units as Table A-3c illustrates.

Table A-4 presents records of development activity in terms of permits issued annually from 2015 to mid-2022. The period registered steady amounts of permit activity, including permits for new and accessory dwelling units as well as extensions and repairs to existing housing. Among the average of nearly 210 permits per year over the period, the majority were enhancements to existing structures. Nevertheless, the number of permits for actual construction tracked the City's RHNA allocation.

Table A-5 presents ranges of monthly housing costs that various income groups could afford and not become housing cost-burdened. The analysis shows how much households could afford to pay for housing assuming 30 percent of income at points that represent definitions of various income ranges. Estimate of mortgage payments under prevailing market conditions shed light on the household income groups that can afford the price ranges of houses that are available in the open market. Table

A-3c shows that lower income households could only comfortably afford housing priced below \$200,000 without assistance. Even those in the above moderate-income group could generally afford housing priced below \$400,000 based on prevailing incomes in McFarland. Further analysis revealed that accessory dwelling units with rental incomes have the potential to push affordability for home owners from above moderate to the moderate income category while accommodating the second unit occupants from low-income groups.

Table A-1: Evaluation of Programs in 2015 Housing Element - City of McFarland

[Table A-1] Program	Responsible Agency	Time Frame	Evaluation & 2015-2022 Accomplishments	Future Policies and Actions
<p>1.1. The City will develop a rehabilitation program to provide loans to low-income homeowners when the City secures the funding from CDBG and HOME.</p>	<p>Grants Department</p>	<p>Developed during 5th cycle and remains ongoing when funds are available</p>	<p>Essential element of affordable housing facilitation and production.</p> <p>It contributed to a boost in permits for residential alterations, repairs, re-roofs, miscellaneous updates to plumbing, electrical, and mechanical elements, and for accessory buildings, structures, and driveways</p>	<p>Table A-4 shows that from 2015 to 2022, the City processed an average of 200 permits per year covering the main categories of new housing, additions and alterations, as well as upgrades to mechanical and electrical systems.</p> <p>Therefore, Continue program implementation</p>
<p>1.2 The City will provide informational brochures about housing maintenance to emphasize the values of a well-maintained home and offer guidance to typical home maintenance efforts. The brochure will be periodically reviewed to ensure any building or municipal code changes are included.</p>	<p>Community Development Department</p>	<p>Developed by 2016 and remains ongoing</p>	<p>Information is available at City Hall.</p> <p>It contributed to a boost in permits for residential alterations, repairs, re-roofs, miscellaneous updates to plumbing, electrical, and mechanical elements, and for accessory buildings, structures, and driveways</p>	<p>Table A-4 shows that from 2015 to 2022, the City processed an average of 177 permits per year covering additions, alterations, and upgrades to mechanical and electrical systems.</p> <p>Therefore, expand the education program</p>
<p>1.3. Educate the residents of McFarland on the City's property maintenance ordinance. Additionally the Code Enforcement Division will proactively enforce codes to maintain and improve the quality of housing and neighborhoods.</p>	<p>Community Development Department</p>	<p>Introduced in 2017 and remains ongoing</p>	<p>In 2017, the City employed a full-time code enforcer to make enforcement activities proactive. Electronic records indicate approximately 210 enforcement activities per calendar year. The single most frequent set of complaints related to nuisance at nearly three-quarters of the cases.</p>	<p>Electronic records indicate approximately 210 enforcement activities per calendar year.</p> <p>Therefore, continue program implementation</p>

[Table A-1] Program	Responsible Agency	Time Frame	Evaluation & 2015-2022 Accomplishments	Future Policies and Actions
			McFarland's proactive code enforcement efforts have fostered compliance among the population and resulted in the maintenance and improvements to housing in the neighborhoods.	
<p>1.4. Information bulletins will be distributed in both English and Spanish to the general public to promote clear understanding about available housing opportunities in the City.</p>	<p>Planning Department</p>	<p>Initiated during 5th cycle and remains ongoing</p>	<p>Information available at City Hall.</p> <p>This has helped tremendously in making housing in general, but especially affordable, assisted, and special needs housing relatively accessible in McFarland compared to neighboring communities.</p>	<p>This is a continuing need. Therefore, continue program implementation</p>
<p>1.5. The City will work with the citizens, the Police Department, local civic organizations and the franchise waste hauler to remove the garbage from the alleys and allow residents to properly dispose of household items.</p>	<p>Community Development Department and Public Works Department</p>	<p>Initiated during 5th cycle and takes place bi-annually</p>	<p>Part of outreach program.</p> <p>This has helped reduce the incidence of disused items in yards and public areas. It has helped in tidying up neighborhoods engendering public pride in the community.</p>	<p>This is a continuing need. Therefore, continue program implementation</p>
<p>2.1. The City will annually contact and proactively partner with non-profit developers and developers of affordable housing to assist in the development of housing for lower and moderate income households and persons with special needs, farmworkers and persons with disabilities, including developmental disabilities. The City will assist in site identification and acquisition, support or assist funding applications, assist with entitlements, provide priority processing, grant concessions, modify standards and waive or defer fees.</p>	<p>Community Development Department</p>	<p>Initiated during 5th cycle</p>	<p>Essential element of supplying and tracking affordable housing.</p> <p>This aided the site identification and application processing in the development of the ongoing construction of the affordable Milestone housing apartments.</p>	<p>This resulted in the construction of the 80-unit Milestone project for the lowest income groups.</p> <p>Therefore, continue program implementation</p>

[Table A-1] Program	Responsible Agency	Time Frame	Evaluation & 2015-2022 Accomplishments	Future Policies and Actions
<p>2.2. The City will initiate a First-Time Home Buyer (FTHB) Program to assist low-income families who are first-time home buyers or displaced homeowners, who are able to qualify for a first mortgage. The program will apply for funding such as CDBG, HOME, CalHOME when Notices of Funding Availability (NOFA) are advertised.</p>	<p>Community Development Department and Grants Department</p>	<p>Initiated during 5th cycle but faced challenges in procuring regular funding opportunities</p>	<p>Essential element of facilitating housing ownership affordably.</p> <p>This has helped a few home buyers learn about and navigate the home buying landscape for more successful outcomes at home buying and retention.</p>	<p>The City of McFarland has successfully housed local and surrounding residents through various assistance programs. Programs such as CDBG, USDA, and CalHomes have made it possible for low and very-low-income families to be able to not only purchase but retain their new home purchases. CalHomes has given 77 families down payment assistance for their home purchases in the City of McFarland. Two large housing developments coordinated with USDA to give first time home buyers the freedom and opportunity to purchase a home at a lower interest rate. In Tract 7393 alone, USDA was able to assist 71 families purchase their first home.</p> <p>Therefore, continue program implementation</p>
<p>2.3. Encourage the development of 5-10 second units per year. A second unit is a self-contained living unit with cooking, eating, sleeping, and full sanitation facilities, either attached to or detached from the primary residential unit on a single lot.</p>	<p>Community Development Department</p>	<p>Initiated during 5th cycle</p>	<p>Second Unit Ordinance is part of Zoning Code. Need to formally amend the ordinance to refer to ADUs.</p> <p>This has not yielded target results but remain a prospective way of adding to the stock of affordable housing.</p>	<p>The City produced 5 ADUs in the previous three years. The City revised the ordinance and renamed for "ADU" in conformance with State law</p>

[Table A-1] Program	Responsible Agency	Time Frame	Evaluation & 2015-2022 Accomplishments	Future Policies and Actions
				Therefore, continue and expand program
<p>2.4. The City will adopt development standards which facilitate the provision of non-traditional housing to meet the unique needs of residents, assisted living for seniors, and live-work development if necessary. This involves revising the Zoning Ordinance to provide development standards to facilitate the development of non-traditional housing types.</p>	Community Development Department	Adopted during 5th cycle	<p>Ongoing part of the development review process</p> <p>This has helped in fast-tracking the construction of such affordable units as the 80-unit Milestone apartments.</p>	<p>Milestone housing or 80 affordable units constructed.</p> <p>Therefore, continue program implementation</p>
<p>2.5. The City will continue to participate in the Section 8 rental assistance program administered through the Housing Authority of the County of Kern (HACK) and will encourage rental property owners to list available units through the program.</p>	Planning Department, HACK	Continued during 5th cycle and remains ongoing	<p>Essential element of affordable housing for those in the very low end of income spectrum</p> <p>The subsidies have made housing affordable for large segments of the City's residents</p>	<p>This a recognized resource for families in the lower income groups. However, actual data on levels of patronage and trends are not forthcoming from the Housing Authority of Kern County.</p> <p>Due to its popularity and critical role, continue program implementation</p>
<p>2.6. The City will amend the City of McFarland Zoning Ordinance pursuant to the requirements of Sections 17021.5 and 17021.6 of the Health and Safety Code. Pursuant to Sections 17021.5 and 17021.6 of the Health and Safety Code of</p>	Planning Department	Initiated during 5th cycle	<p>Zoning Code updated pursuant to Sections 17021.5 and 17021.6 of California's Health and Safety Code.</p> <p>This has aided a large segment of the population for whom English is a second language and incoming</p>	<p>This is a continuing need. Therefore, continue program implementation</p>

[Table A-1] Program	Responsible Agency	Time Frame	Evaluation & 2015-2022 Accomplishments	Future Policies and Actions
<p>the State of California employee housing for 6 or fewer persons the same as a single family unit in any residential zone and employee housing consisting of 36 or more beds as an allowable use in agricultural zones.</p>			<p>migrants to navigate the housing landscape.</p>	
<p>2.7. The City will amend the City of McFarland Zoning Ordinance to revise the definition of a “Family” to be less restrictive.</p>	<p>Community Development Department</p>	<p>In effect during 5th cycle</p>	<p>Definition of “Family” expanded in Ordinance. No. 030-2013, § 1, 4-11-13 17.04.290 as follows: “Family” means an individual, or two or more persons related by blood or marriage or legal adoption living together in a dwelling unit or six or fewer related or unrelated persons living together. This has facilitated the qualification of non-family households to obtain affordable and assisted housing. This is particularly helpful when persons with disabilities need to join others in living arrangements who they may not even relate to by blood.</p>	<p>This is a continuing need. However, this definition still limits the <u>number of unrelated persons</u> living together. To conform with State requirements, a new program 4.9 is added to modify the definition of “family” in the municipal code to “one or more persons living together as a single housekeeping unit in a dwelling unit.”</p>
<p>3.1. The City will re-designate land use for medium and high-density residential use and mixed use.</p>	<p>Community Development Department</p>	<p>Upon annexation of new land or as requested by the property owner</p>	<p>Addressed in the 2020 update to the General Plan. Downtown, areas west of downtown, and areas south of downtown have designation for low, medium, and high-density housing</p>	<p>The 2040 Geral Plan has designated more than 18 city blocks of space in the downtown area for residential-commercial mixed-use. Therefore, continue program implementation</p>

[Table A-1] Program	Responsible Agency	Time Frame	Evaluation & 2015-2022 Accomplishments	Future Policies and Actions
<p>3.2. Current zoning is not considered a constraint; however, as part of the Zoning Ordinance update the City will amend zoning to encourage a variety of housing types for all incomes and persons with special needs. This could include mixed-use zoning and smaller lot zoning and design guidelines.</p>	<p>Planning Department</p>	<p>In effect during 5th cycle</p>	<p>Ongoing part of the development review process. An important step is addressing this in the 2020 update to the General Plan in which downtown, areas west of downtown, and areas south of downtown have designation for low, medium, and high-density housing in addition to mixed-use.</p>	<p>2020 update to the General Plan designated downtown, areas west of downtown, and areas south of downtown for low, medium, and high-density housing in addition to mixed-use Therefore, continue program implementation</p>
<p>4.1. The City will evaluate various incentive programs to encourage higher density developments.</p>	<p>Community Development Department</p>	<p>In effect during 5th cycle</p>	<p>Ongoing part of the development review process, with support in the 2020 update to the General Plan.</p>	<p>This is a continuing pressing need. Therefore, continue program implementation</p>
<p>4.2. The City will evaluate current planning process and make necessary changes to simplify the process on a continuing basis. The City will also prioritize projects in great need of the community, such as seniors' housing, developments affordable to lower income households, farm workers and housing for persons with special needs, etc.</p>	<p>Community Development Department</p>	<p>In effect during 5th cycle</p>	<p>Ongoing part of the development review process. This flexibility has helped in fast-tracking the construction of such affordable units as the 80-unit Milestone apartments.</p>	<p>This is a continuing need. Therefore, continue program implementation</p>
<p>4.3. The City shall ensure compliance with SB 1087.</p>	<p>Community Development Department</p>	<p>In effect during 5th cycle</p>	<p>Ongoing part of the development review process. This program assured adequacy of services and facilities enabling actual housing construction to outstrip the RHNA allocation by 26 percent.</p>	<p>This is a continuing need. Therefore, continue program implementation</p>

[Table A-1] Program	Responsible Agency	Time Frame	Evaluation & 2015-2022 Accomplishments	Future Policies and Actions
<p>5.1. The City will disseminate information on fair housing in both English and Spanish and refer the complaints to the district office of the California Department of Fair Employment and Housing. The City will provide 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.</p>	<p>Community Development Department</p>	<p>In effect during 5th cycle</p>	<p>Information available at City Hall as part of outreach activities.</p> <p>This has aided a large segment of the population and incoming migrants to fight off discrimination in housing access.</p>	<p>This is a continuing need. Therefore, continue program implementation</p>
<p>5.2. The City will work with major homebuilders to provide options for universal design features in new constructions, and to encourage discussion of design options with home purchasers prior to unit construction.</p>	<p>Community Development Department</p>	<p>In effect during 5th cycle</p>	<p>Ongoing part of the development review process.</p> <p>This has aided in customization of homes without compelling buyers to purchase homes that are unaffordable to them</p>	<p>This is a continuing need. Therefore, continue program implementation</p>
<p>5.3. The City will prepare technical documents such as an ADA Transition Plan and Non-vehicular Impediment Study to identify public facilities that require ADA upgrades and areas of missing or sub-standard infrastructure.</p>	<p>Community Development Department</p>	<p>Implemented Pedestrian Impediment Plan in June 2016; and ADA Transition Plan in December 2016</p>	<p>Compliance with ADA requirements is part of the Building Code.</p> <p>It has helped make lower income and assisted housing developments accessible to those with disabilities.</p>	<p>This is a continuing need. Therefore, continue program implementation</p>
<p>6.1. The City will establish Sustainable Design Guidelines which will be part of the optional Community Development Element of the General Plan Update.</p>	<p>Community Development Department</p>	<p>In effect during 5th cycle</p>	<p>Addressed in the 2020 update to the General Plan.</p> <p>This has helped non-profit and other developers in timely implementation of housing projects.</p>	<p>This is a continuing need. Therefore, continue program implementation</p>
<p>6.2. The City will review and develop a pamphlet of the variety of programs available through utility companies as well as State resources by 2009. The City will make the pamphlet</p>	<p>Community Development Department</p>	<p>Continued during 5th cycle</p>	<p>Disseminated collaboratively in utility bills.</p> <p>This has helped residents save on utility bills making home ownership more affordable than otherwise.</p>	<p>This is a continuing need. Therefore, continue program implementation</p>

[Table A-1] Program	Responsible Agency	Time Frame	Evaluation & 2015-2022 Accomplishments	Future Policies and Actions
available in a variety of public locations including City Hall and widely distribute it at community events and other community wide means such as mailers.				

Table A-2: Appropriateness of 2015 McFarland Housing Element Goals and Policies

[Table A-2] Goals & Policies	Evaluation & 2015-2022 Accomplishments	Appropriateness
Goal 1. Maintain and improve the quality of existing housing and residential neighborhoods in McFarland.	This has helped in maintaining the quality housing in the City	Still Appropriate - retain
Policy 1.1. Encourage citizen involvement in addressing the maintenance and improvement of the housing stock and neighborhood quality.	This has helped in maintaining the quality of housing and fostering neighborhood pride.	Still Appropriate - retain
Policy 1.2. Encourage homeowners and property owners to maintain properties in sound condition through City's code enforcement efforts and future rehabilitation program.	The City has a dedicated staff person for code enforcement whose work makes residents aware and compliant.	Still Appropriate - retain
Policy 1.3. Continue to support the provision of rental assistance to low-income households with the assistance of the Housing Authority of the County of Kern and other non-profit housing providers.	This continues to help provide access to and keep low-income households in decent housing	Still Appropriate - retain
Policy 1.4. Preserve the existing affordable housing through City regulations, as well as other forms of assistance.	This has helped in maintaining the quality of affordable and assisted housing in the City	Still Appropriate - retain
Goal 2. Facilitate the provision of a range of different housing types to meet the needs of the community.	This continues to meet a variety of housing needs in the City	Still Appropriate - retain
Policy 2.1. Provide high quality housing for current and future residents with a diverse range of income levels.	The quality of new construction continues to increase whether is it affordable or market rate housing.	Still Appropriate - retain

[Table A-2] Goals & Policies	Evaluation & 2015-2022 Accomplishments	Appropriateness
Policy 2.2. Continue to promote homeownership by establishing assistance programs to low and moderate-income households to purchase new and existing housing.	The continues to help open doors to home ownership for residents in a wide range of income groups.	Still Appropriate - retain
Policy 2.3. Provide regulatory and/or financial incentives to non-profits, private housing developers, and public agencies for the construction of the types of housing required to meet identified needs.	This continues to help in the funding and construction of affordable and assisted housing units	Still Appropriate - retain
Policy 2.4. Support the provision of quality rental housing with three or more bedrooms to accommodate large families and encourage room additions in the existing housing to address householder overcrowding issue.	This continues to help provide access to and keep large families in lower income brackets in decent housing	Still Appropriate - retain
Policy 2.5. Support a variety of housing types to address the needs of agricultural workers.	This has resulted in exemplary access to housing for agricultural workers in the City compared to neighboring cities.	Still Appropriate - retain
Policy 2.6. Facilitate the provision of housing to address McFarland’s growing senior population, including senior housing with supportive services, assisted living facilities, and second units.	This continues to help provide access to and keep special needs households in decent housing	Still Appropriate - retain
Policy 2.7. Encourage the provision of housing available to the physically disabled through integration of universal design features in new development, and compliance with Title 24 of the California Health and Safety code.	This continues to help provide access to and keep many types of households in decent housing	Still Appropriate - retain
Policy 2.8. Facilitate the provision of second units as a means of providing affordable rental housing in existing neighborhoods. Ensure compatibility with the primary unit and surrounding neighborhood.	This has picked up slowly but holds good promise, given the people’s aspiration for it.	Still Appropriate - retain
Policy 2.9. Encourage the production of housing that meets the needs of all economic segments, including low, moderate, and above moderate- income	This continues to help provide access to and keep many households in a wide range of	Still Appropriate - retain

[Table A-2] Goals & Policies	Evaluation & 2015-2022 Accomplishments	Appropriateness
households, to achieve a balanced community.	income brackets in decent housing	
Policy 2.10. Facilitate non-traditional housing types and options, including co-housing, assisted living facilities, and live-work spaces.	This is yet to take off but also holds promise in a tight housing market.	Still Appropriate - retain
Policy 2.11. Annually monitor the City's progress in meeting its housing needs for all income levels.	This has kept the City largely compliant with meeting its RHNA allocations	Still Appropriate - retain
Goal 3. Provide adequate housing sites through appropriate land use and zoning designations to accommodate the City's share of regional housing needs.	This City accomplished this with the new General Plan	Still Appropriate - retain
Policy 3.1. Create and maintain an up-to-date inventory of vacant and underutilized parcels and provide to interested developers in conjunction with information on available development incentives.	The new General Plan identifies vacant parcels and areas for future residential growth.	Still Appropriate - retain
Policy 3.2. Encourage efficient utilization of the City's limited land resources by encouraging development at the upper end of the permitted Zoning Ordinance/Comprehensive Plan density.	The new General Plan proposes intensification of development in both already developed downtown and new residential areas.	Still Appropriate - retain
Policy 3.3. Utilize specific plan as a planning tool to facilitate higher density residential and mixed-use development in certain area.	The City frequently approves developments of relatively large parcels to achieve this end.	Still Appropriate - retain
Policy 3.4. Identify opportunities for housing development that achieves other community goals such as neighborhood improvement, recreation opportunities, and the preservation of neighborhood character.	Recent approvals for specific plan areas foster the inclusion of parks, schools, and neighborhood commercial establishments.	Still Appropriate - retain
Goal 4. Mitigate or remove any potential governmental constraints to housing production and affordability.	The City government seeks to make development review and approval seamless and straight forward for applicants.	Still Appropriate - retain

[Table A-2] Goals & Policies	Evaluation & 2015-2022 Accomplishments	Appropriateness
Policy 4.1. Provide regulatory and/or financial incentives, where appropriate, to offset or reduce the costs of affordable housing development, including density bonuses and flexibility in site development standards.	This is responsible for the relatively ample supply of affordable and assisted housing in the City.	Still Appropriate - retain
Policy 4.2. Undertake a review of the City's residential development project review procedures and establish modified procedures as appropriate to streamline processing times, while maintaining adequate levels of public review.	The City government streamlined procedures seeking to make development review and approval seamless and straight forward for applicants.	Still Appropriate - retain
Goal 5. Promote equal opportunity for residents to reside in the housing of their choice.	This has resulted in exemplary access to housing residents in the City compared to neighboring cities.	Still Appropriate - retain
Policy 5.1. Continue to enforce fair housing laws prohibiting discrimination in the building, financing, selling or renting of housing on the basis of race, religion, family status, national origin, physical or mental disability, or other such factors.	This has resulted in exemplary access to housing for household in a wide variety of income and disability groups in the City.	Still Appropriate - retain
Policy 5.2. Promote housing that meets the special needs of large families, elderly persons, agricultural workers, and the disabled.	This has resulted in exemplary access to housing for special needs in the City.	Still Appropriate - retain
Policy 5.3. Enforce notification and assistance for lower-income persons displaced due to demolition, reuse, or rehabilitation as a result of code enforcement.	This has made the City a welcoming and compassionate place for housing	Still Appropriate - retain
Goal 6. Develop complete neighborhoods that provide residential, commercial, recreational and economic opportunities to residents of the neighborhood.	Many recent negotiations for specific plan areas foster the inclusion of parks, schools, and neighborhood commercial establishments.	Still Appropriate - retain for planned unit developments via specific plans and multiple permitted uses in mixed-use zones
Policy 6.1. Facilitate the development of mixed-use projects in appropriate commercial areas, including stand-alone residential developments (horizontal	The new General Plan promotes this and recent applications for development	Still Appropriate - retain for planned unit developments via specific plans and

[Table A-2]	Goals & Policies	Evaluation & 2015-2022 Accomplishments	Appropriateness
	mixed-use) and housing above ground floor commercial uses (vertical mixed-use).	approval incorporate the mixture of uses.	multiple permitted uses in mixed-use zones
	Policy 6.2. Implement smart growth principles through design guidelines and encourage quality infill projects.	This has made the City a place that is welcoming and easy to navigate for individual property owners and developers seeking to develop housing..	Still Appropriate - retain for planned unit developments via specific plans and multiple permitted uses in mixed-use zones

Table A-3a. Progress in Achieving Quantified Objectives (All Incomes)

Table A-3a	Quantified Objective	Completed Progress			
Income Category	(Allocated 5th Cycle Dwelling Units)	Completed in 5th Cycle	Under Construction in 5th Cycle	Accomplished in 5th Cycle	Percent of RHNA Met
Very Low ¹	93	13	80	93	100%
Low ²	73	55		55	75%
Moderate	66	0		0	0%
Above Moderate	79	245		245	310%
Total	311	313	80	393	126%

Source: City of McFarland, Planning Department Data, 2022; 2015 McFarland Housing Element

¹ Milestone Housing broke ground in 2022. Expected completion of 80 assisted housing units in 2023;

² Kendrea Place (at 1020 Kendrea Pl) was completed in 2020; it includes rental and privately owned, 3- to 4-bedroom single family homes; occupants are Ag-oriented workers whose rents are based on salaries in the Ag sector; rental range from \$280 monthly up.

Table A-3b. Progress in Achieving Quantified Objectives (Lower Incomes) – Under Construction

Table A-3b		
Tenant Affordability Level	Number of Units	Mechanism to Achieve Affordability
At or below 30% AMI – Extremely Low	17	Rent set to tenant income
At or below 50% AMI – Very Low	27	Rent set to tenant income
At or below 80% AMI – Low	36	Rent set to tenant income
Total (dwelling units in Milestone Housing)	80	

Table A-3c. Progress in Achieving Quantified Objectives (Lower Incomes) – Completed ADUs

Year	ADUs Permitted	Cost Estimate ¹	Monthly Payment	Monthly+25% Maintenance	Income Group ²
2016	3	\$50,000	(\$267)	\$334	EL
2017	1	\$90,000	(\$481)	\$601	VL
2020	1	\$200,000	(\$1,069)	\$1,336	L

¹ Cost estimates are hypothetical to illustrate lower income affordability at various price points.

² EL = Extremely Low, VL = Very Low, L = Low

Table A-4: Residential Permits - City of McFarland, 2015 through 2022

Residential Permit Types	Permits Issued in Year								Total
	2015	2016	2017	2018	2019	2020	2021	2022	
Detached Single-family Dwellings	47	23	32	128	7	7	1	8	253
Detached Single-family Dwellings w/ Secondary Dwelling		3	1			1			5
Attached Single-family Dwellings									
Attached Single-family Dwelling w/ Secondary Dwelling									
Attached or Detached Secondary Dwellings									
Multi-family Dwellings								2	2
Residential Additions	7	10	4	10	9	16	12	2	70
Residential Alterations	14	10	7	18	14	34	13	5	115
New Garage/Carports									
Residential Repairs									
Residential Re-roofs	9	19	14	5	24	24	59	13	167

Table A-4 Residential Permit Types	Permits Issued in Year								Total
	2015	2016	2017	2018	2019	2020	2021	2022	
Residential Misc. Plumbing, Electrical, Mechanical Permit	31	22	44	41	58	38	16	11	261
Residential Accessory Buildings, Structures, Driveways	14	17	23	25	27	31	17	11	165
Residential Pools/ Spas	2	1	1	2	2	4	4	1	17
Residential Grading, Site Work, Stockpiling, Misc.									
Residential Demolitions		9		5		1	2		17
Residential Permit Re-issued									
Residential Solar	125	80	83	25	54	78	90	63	598
Residential Fire									
Total Residential Permits (All Types)	249	194	209	259	195	234	214	116	1670
<i>Average permits per year</i>									209

Table A-5: Residential Affordability Levels by Income Group in McFarland

Income Range for Kern County Area Median Income			
Income Group	Low	Mid	High
Extremely Low	\$12,000	\$16,203	\$20,407
Very Low	\$20,408	\$27,210	\$34,012
Low	\$34,012	\$44,215	\$54,418
Moderate	\$54,419	\$68,023	\$81,628
Above Moderate	\$81,628	\$100,814	\$120,000
Affordable Monthly Housing Expenditure @ 30% of Monthly Income			
7	\$300	\$405	\$510
Very Low	\$510	\$680	\$850
Low	\$850	\$1,105	\$1,360
Moderate	\$1,360	\$1,701	\$2,041
Above Moderate	\$2,041	\$2,520	\$3,000

7.1.4. Effectiveness in Addressing Special Needs Populations

Over the period 2015-2023, the City developed a rehabilitation program which provided loans to low-income homeowners when the City secured funding from CDBG and HOME. Additionally, the City has continued to amend zoning to encourage a variety of housing types for all incomes and persons with special needs through mixed-use zoning and small lot zoning. Above all, the City has continually made changes to simplify the development review and approval process to prioritize projects geared towards the development of such special needs housing as those for seniors, lower income households, farm workers, and persons with disabilities. Table A-3a shows that Kendrea Place (at 1020 Kendrea Pl) was

completed in 2020; it includes rental and privately owned, 3- to 4-bedroom single family homes; occupants are Agriculture-oriented workers whose rents are based on salaries in the Agriculture sector; rental amounts range from \$280 monthly upwards. Table A-3a also reveals ongoing and soon to be completed construction of 80 housing units in the Milestone Housing project to fully target special needs households. Table A-3c shows that the 5th cycle period registered the construction of 5 accessory dwelling units within the price range of the lower income households.

7.1.5. Shortfall of Sites from the 5th Cycle Planning Period

Over the 5th Cycle planning period, there was no shortfall of sites due to failure to implement rezoning to adequately accommodate RHNA for lower-income households. Table A-3a indicates that the majority of lower income household housing was on track for delivery by the end of the cycle. Additionally, Table B-2 shows that 77 acres of vacant residential land remained with the capacity to conservatively accommodate approximately 485 new units.

7.1.6. Availability of Homes for Sale or Rent

7.1.6.1. Housing units for Sale

Consistent with the historically low levels of vacancy in McFarland, a commercial real estate site such as Zillow identified approximately half a dozen homes that were available for sale at a point in time. Figure A-1a shows a listing for sale in early 2022 while Figure A-1b shows a listing for sale in early 2024. Home prices ranged from \$255,000 to \$600,000 with a median price of \$350,000. Assuming the buyer has a 20 percent down payment and qualifies for a favorable interest rate, Figure A-1c shows that the monthly payment on a medium-priced home would be \$2300 a month excluding the cost of utilities. According to Table A-5, that amount of mortgage payment is only affordable to those in the “above moderate” income category in McFarland.

7.1.6.2. Housing units for Rent

Similarly, consistent with the historically low levels of vacancy in McFarland, Figure A-2 shows that a commercial real estate site such as Zillow identified three dwelling units that were available for rent in early 2024. The three available units was half as many as the quantity available for sale. Rental prices ranged from \$980 per month for a two-bedroom unit to \$2300 a month for a 4-bedroom unit. According to Table A-5, the available rental units are only affordable to those in the low-income, moderate-income, and above moderate income categories in McFarland. The analysis reveals that special housing programs are necessary to make units affordable to those in the very low-income and the extremely low-income categories.

The 80 rental units (plus one manager unit) of the up and coming Sherwood Avenue Family Apartments fills the need for affordable rental housing to those in the two lowest income categories. In 2020, the California Strategic Growth Council awarded more than \$16 million to the City of McFarland and Milestone Housing Group for the construction of the Sherwood Avenue Family Apartments. As a beneficiary of federal tax credit financing, the covenant restricts rents, which include utilities, on depending on unit size, to households in three income categories:

- (a) 18 units at or below 30% AMI with rents between \$392 for one bedroom and \$543 for three bedrooms; this is affordable for households in the extremely low to very low income categories.
- (b) 40 units at or below 50% AMI with rents between \$653 for one bedroom and \$905 for three bedrooms; this is affordable for households in the very low to low income categories.

- (c) 22 units at or below 60% AMI with rents between \$784 for one bedroom and \$1087 for three bedrooms; this is affordable for households in the low to moderate income categories.

7.1.6.3. Housing Affordability with ADUs

One of the housing units for sale was a two-family unit on a single lot (akin to a main house with an accessory unit) as follows:

- The home in the front of 1230 sq. ft. has 4 bedrooms, 2 baths, and 1-car garage
- The home in the back of 1103 sq. ft. has 3 bedrooms, 2 baths and 1-car garage with its own alley entrance.

If the owner lives in one unit and rents out the other unit, rental income of \$800 to \$1000 can offset the potential monthly mortgage payment of \$2,340, which Figure A-3 shows. The out-of-pocket reduction to \$1440 to \$1640 would push affordability for the home owner from above moderate to the moderate income category while offering the second unit for rent that would be affordable to those in the very low-income and the low-income categories. This analysis underscores the potential for ADUs to help in addressing both the shortage and the affordability of housing for both owners and renters.

Figure A-1a: Sample Listing of Homes for Sale in McFarland, 10-1-2022

Sell Home Loans Agent finder

Zillow

93250 Real Estate & Homes For Sale

8 Agent listings 0 Other listings Sort by: Newest

<p>18 days on Zillow</p> <p>\$3,100,000 3 bds 2 ba -- sqft - House for sale 30990 Elmo Hwy, Mc Farland, CA 93250</p>	<p>22 days on Zillow</p> <p>\$255,000 -- bds -- ba 1,524 sqft - Multi-family home fo... 233 Browning Rd, Mc Farland, CA 93250</p>
<p>23 days on Zillow</p> <p>\$330,000 4 bds 3 ba 1,261 sqft - House for sale 737 Kyra Avenue, McFarland, CA 93250 ZOOM REALTY</p>	<p>Price cut: \$10,000 (Sep 9)</p> <p>\$370,000 7 bds 4 ba 1,230 sqft - House for sale 217 San Pedro St. Mc Farland, CA 93250</p>
<p>Price cut: \$1,000 (Sep 29)</p> <p>\$349,000 60.31 acres lot - Lot / Land for sale 0 Garces Hwy, Mc Farland, CA 93250</p>	<p>85 days on Zillow</p> <p>\$379,990 -- bds -- ba 2,428 sqft - Multi-family home fo... 116 San Pedro St. Mc Farland, CA 93250</p>
<p>181 days on Zillow</p> <p>\$600,000 -- bds -- ba -- sqft - House for sale 0 Perkins Ave, Mc Farland, CA 93250</p>	<p>277 days on Zillow</p> <p>\$499,000 -- bds -- ba 2,575 sqft - Multi-family home fo... 465 San Juan St, Mc Farland, CA 93250</p>

Sample listing of homes for sale in McFarland, 10-1-2022.

Figure A-1b: Sample Listing of Homes for Sale in McFarland, 2-29-2024

The image shows a Zillow real estate listing page for McFarland, CA. On the left is a map of the area with a blue boundary line. On the right, under the heading "Mc Farland CA Real Estate & Homes For Sale", there are 7 results. The listings are as follows:

Days on Zillow	Price	Details
13 days on Zillow	\$299,999	3 bds 2 ba 1,176 sqft - House for sale 985 Davis Ave, Mc Farland, CA 93250
Price cut: \$17,000 (Feb 26)	\$370,000	4 bds 3 ba 1,458 sqft - House for sale 520 Kimo Ct, Mc Farland, CA 93250
28 days on Zillow	\$355,000	4 bds 2 ba 1,362 sqft - House for sale 385 Mission St, Mc Farland, CA 93250
Price cut: \$10,000 (Feb 21)	\$285,000	4 bds 2 ba 1,225 sqft - House for sale 218 San Juan St, Mc Farland, CA 93250
61 days on Zillow	\$349,900	3 bds 3 ba 1,626 sqft - House for sale 121 3rd St, Mc Farland, CA 93250
358 days on Zillow	\$2,700,000	3 bds 2 ba -- sqft - House for sale 30990 Elmo Hwy, Mc Farland, CA 93250
306 days on Zillow	\$625,000	387.54 acres lot - Lot / Land for sale 0 Famoso Rd, Mc Farland, CA 93250

Sample listing of homes for sale in McFarland, 2-29-2024.

Figure A-1c Mortgage Calculation for Medium-Priced Homes for Sale in McFarland, 2-29-2024

[Back to search](#)



[Overview](#) [Facts & features](#) [Market value](#) [Payment calculator](#)

Monthly payment calculator

Estimated monthly payment
\$2,302

Principal & interest	\$1,813 ^
Home price	
\$ 349,900	
Down payment	
\$ 69,980	20 %
Loan program	Interest rate
30-year fixed v	6.737 %
See current rates	
Mortgage insurance	\$0 v
Property taxes	\$367 v
Home insurance	\$122 v
HOA fees	N/A v
Utilities	Not included v

Figure A-2: Sample Listing of Homes for Rent in McFarland, 2-29-2024

ans Agent finder **Zillow** Manage Rentals Advertise Help Sign In

IP For Rent Price Beds & Baths Home Type More

Schools Remove Boundary X

Mc Farland CA Rental Listings
3 results Sort: Default

Comfortable living space
Property Photos Coming Soon!
\$1,200/mo
2 bds | 1 ba | -- sqft - Apartment for rent
157 4th Street, 157 4th Pl APT A, Mc Farland, CA...

19 hours ago
\$2,300/mo
4 bds | 2 ba | 1,711 sqft - House for rent
704 Rio Caribe Ct, Mc Farland, CA 93250

71 days ago
\$980/mo
2 bds | 1 ba | -- sqft - Apartment for rent
719 2nd St APT B, Mc Farland, CA 93250

End of matching results
Try zooming out to include more results. Or, change your search criteria.

Sample listing of homes for rent in McFarland, 2-29-2024.

Figure A-3: Mortgage Calculation for 2-Family Home (Home + ADU) in McFarland, 2-29-2024

[Back to search](#) **Zillow**

Overview Facts & features Market value **Payment calculator**

Monthly payment calculator

Estimated monthly payment
\$2,439

Principal & interest	\$1,920	^
Home price		
\$ 370,000		
Down payment		
\$ 74,000	20	%
Loan program		
30-year fixed	v	
Interest rate		
6.752	%	
See current rates		
Mortgage insurance	\$0	v
Property taxes	\$389	v
Home insurance	\$130	v
HOA fees	N/A	v
Utilities	Not included	v

Sample calculation of mortgage terms and payment

7.2 Appendix B: Residential Land Inventory

7.2.0 Site Analysis for 6th Cycle RHNA

7.2.0.1 Available Space or Pipeline Projects for 6th Cycle RHNA & Buffer

Preparation of the 2040 McFarland General Plan included a complete land use inventory in 2019, which identified specific sites that were suitable for residential development. For the 2023 to 2031 planning horizon, the Kern County Council of Governments approved the Regional Housing Needs Allocations (RHNA) and assigned a total of 244 new housing units to McFarland. This analysis compares the City’s regional housing need allocation of 244 units with its available spaces in strategic locations in the central part of the City together with major pipeline projects that are going through the development review and approval process. To accommodate the RHNA, the examination focused initially on the development potential of vacant lots that are infill sites in location-efficient parts of downtown and the major subdivision development proposal of the Milicic family, as well as pipeline projects that received a certificate of occupancy after the beginning of the KCOG projection period. Table B-1 shows the distribution of the City’s allocation by income groups side-by-side with anticipated numbers of units for delivery during the 6th Cycle. It became clear that housing units at the three key development locations would be sufficient to accommodate the City’s allocation in various income categories.

Table B-1: Summary of 2023-2031 RHNA Allocations to McFarland vs. Potential in Cycle

Income Category	2023 - 2031 RHNA ¹	RHNA Credit	ADUs	Vacant Infill Lots ²	Vacant Mixed-Use Parcels ³	Milicic Annexation #19 ⁴	Subtotal Vacant	Percent Above RHNA (Buffer)
Lower	82	80	4	0	145	0	145	274%
Moderate	45	0	3	20	48	128	196	336%
Above Moderate	117	0	1	17	30	414	461	294%
Total	244	80	8	37	223	542	802	229%

Notes:

¹Source: Kern COG (2022). 6th Cycle Regional Housing Needs Allocation Plan, 2023-2031

²Infill lots in central area of the City

³Two relatively large parcels designated and zoned for mixed-use but are vacant with potential to meet most of the RHNA

⁴Six contiguous parcels of 120 acres approved for annexation into the City and planned unit development

The following four groups of sites count toward the 6th Cycle RHNA. Together, these three groups of sites reflect the potential for the City to satisfy three times its total RHNA as follows:

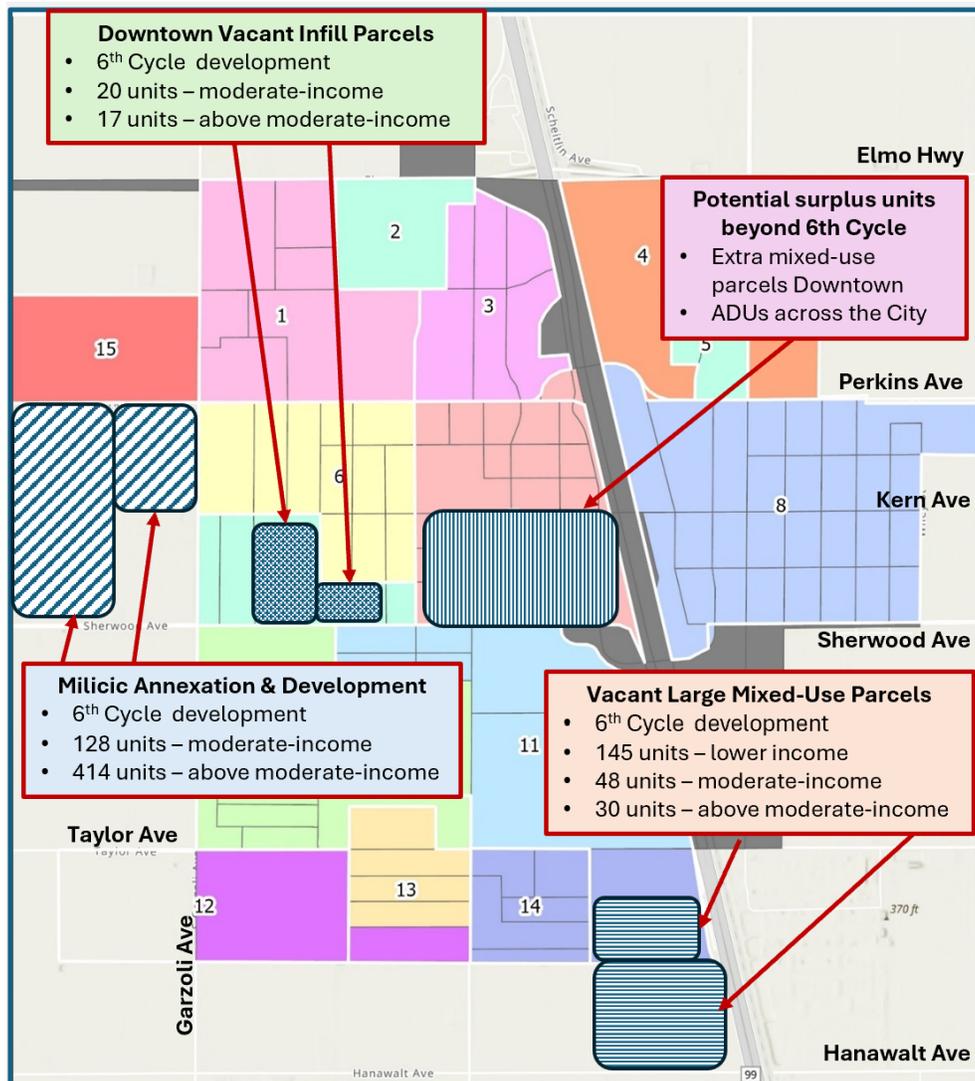
- Eighteen vacant infill lots (not identified in previous cycles) can accommodate one or two units each of either moderate or above moderate-income housing. One approximately two-acre lot can accommodate 12 additional units to a total of 37 units as Table B-1 shows. Parcels are listed in Table B-4.
- Two relatively large vacant parcels of approximately 16 acres and 35 acres (not identified in previous cycles) that the General Plan designated for mixed-use development, can accommodate a total of 223 units to serve all income groups as Table B-1 shows. Parcels are listed under Table B-5. Program 1.3 requires the City to incentivize mixed-use development.
- The Milicic multi-use development proposal was recently approved to annex six parcels of 120 acres to construct units in the moderate and above moderate income categories. The proposal

is for 386 single-family housing units plus multifamily units, totaling 542 units, as Table B-1 shows. Parcels are listed in Table B-7.

- The Sherwood Family Apartments received a certificate of occupancy on January 29, 2024 for the development of 80 units affordable to low- and extremely low-income households. This project was awarded funding from the Affordable Housing and Sustainable Communities Program.
- Overall, the identified space allocations can accommodate the full RHNA for the 6th Cycle and indicate the potential for generous amounts of buffers for all income categories.
- It is noteworthy that there is no buffer in any income category that is below 50 percent. The buffers of units anticipated in the 6th cycle are higher than the 15%+ buffer that SB 166 (2021) requires. Subsequent sections of this chapter identify surpluses of additional sites.

Figure B-1a shows the locations of vacant infill lots and annexation area. Given that housing distribution across the City historically depicts a mixture of income types (as Figure B-1b shows), the locations of these sites reinforce such a desirable distribution of housing by income.

Figure B-1a: Locations of Vacant Parcels, a Pipeline Project, and Other Opportunities for 6th Cycle



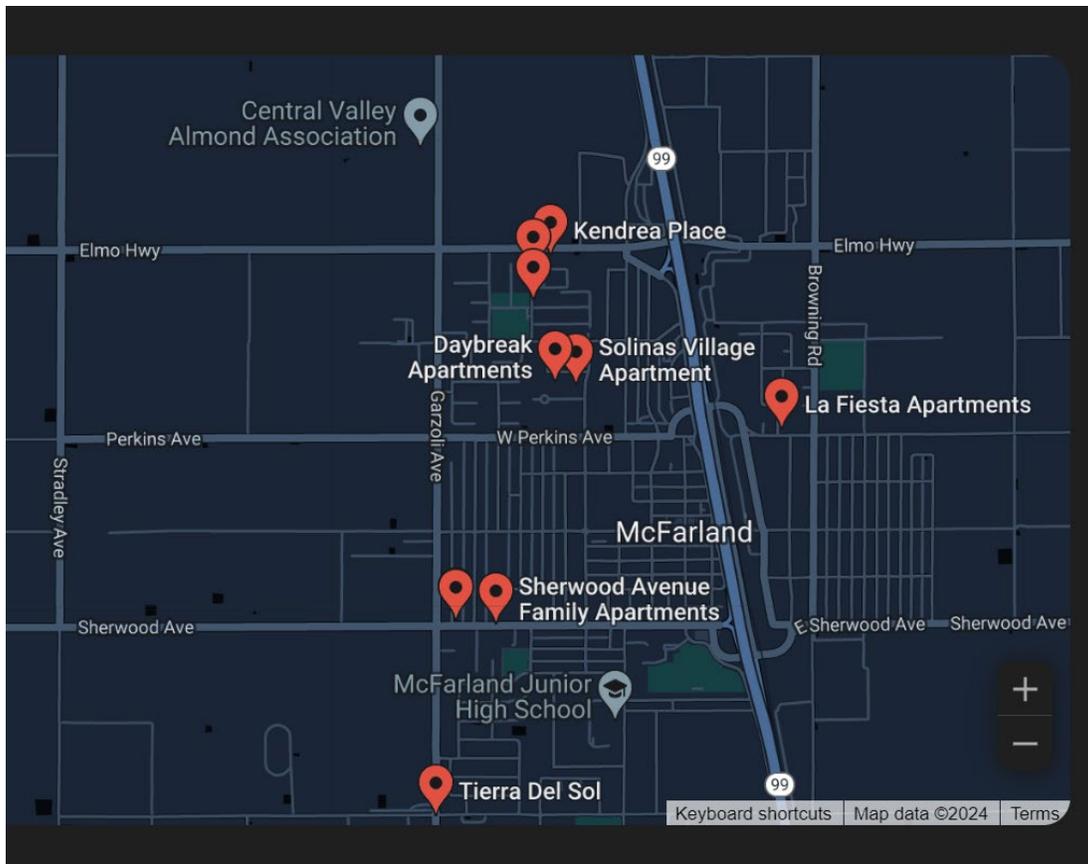
Implications for Affirmatively Furthering Fair Housing (AFFH): The locations and distribution of key pipeline projects and available vacant lots that are counting toward the 6th Cycle RHNA have implications for Affirmatively Furthering Fair Housing (AFFH). It should be noted that the lower-income RHNA is met through approved projects and ADUs, therefore this analysis will focus on sites slated to meet the moderate- and above-moderate income RHNA. There is a potential to look at the future sites alone and wonder initially if there is integration by income since new lower income housing units are to occur in the southeastern section of the built-up area while moderate income housing seems concentrated in the Milicic Annexation area to the northwest. The answer is affirmative in terms of AFFH integration. The City's built-up area already has mixed income housing which combines lower-income and moderate-income units. Additionally, the following is notable:

- Pipeline projects counting toward 6th Cycle RHNA include housing across all income groups.
- Together with the future units to locate in the southeastern central city, lower-income units that are existing are distributed from north to south across the City (as Figure B1-b shows), interspersed with the moderate-income units that similarly spread across the City.
- Furthermore, potential ADU units that would be extra to RHNA will likely also spread through the entire City, intermixed with housing for the full range of income levels. This strategy is especially key given the number of single-family residences East of Highway 99 and the potential to add ADUs to these properties.

Progress in Meeting 6th Cycle RHNA: The large pipeline project in the Milicic Annexation area, which is counting toward the 6th Cycle RHNA is actively moving along in the approval process. The development already has recorded lots therefore the next action is the issuance of building permits for construction of the new homes. Upon completion, the Milicic development is poised to exceed the City's allocation in terms of total housing units. In addition, the City issued a certificate of occupancy for the Sherwood Family Apartments for 80 units affordable to low- and extremely low-income households.

As seen in Figure B-1a, the location of sites to meet the moderate and above-moderate income RHNA are dispersed throughout the City. While Figure B-1a highlights development in the Western portion of the City, opportunities for residential development (outside of meeting the RHNA) exist in the Eastern portion of the City.

Figure B-1b: Existing Lower-Income Housing Facilities and Distribution Across McFarland



7.2.0.2 Additional Site Analysis Above 6th Cycle RHNA

This and subsequent sections of this report identify **additional** residential development capacity over and above what is required for the 6th Cycle RHNA. Typically, site inventory and analysis are to help in determining whether program actions are necessary to designate sites with appropriate zoning, development standards, and infrastructure capacity to accommodate the RHNA. Using the inventory of available land, the analysis proceeded to determine (a) the suitability of individual parcels and (b) the appropriate development densities. To accommodate future housing potential, the examination focused on the development potential of vacant land that are infill sites for location efficiency and maximum accessibility. The following paragraph describes the methodology applied to determine residential development capacity.

Residential development potential depends on the residential density standards of the City. The analysis evaluated whether site constraints and land use controls enabled the achievement of the permitted densities. First, the acreage of the parcel was multiplied by the allowable density. Fractional components on the number of units allowed under the density standards were discarded. The allowable unit calculation applied base land use densities with no assumptions about density bonuses. A parcel-by-parcel evaluation of any unusual site characteristics or land use controls revealed where the allowable number of residential units should adjust further downward in areas where additional constraints to development existed. Constraints that resulted in lower residential capacity included road rights-of-way, irregular lot shapes, difficulty in meeting minimum roadway frontage requirements, and existence of wetlands or drainage courses on the parcels. The methodology results in a conservative estimate of residential capacity that takes into consideration special or unusual circumstances.

7.2.1 Vacant Land

The California Polytechnic State University in San Luis Obispo conducted a Land Use Inventory in 2019 as part of the update to the General Plan and Land Use Element. As of October 20, 2019, the City had 77 acres of vacant land, which is available and suitable to accommodate 485 housing units. Based on the residential densities in the Zoning Code and Land Use Element as well as further evaluation for site and planning constraints, Table 3-1 (which is replicated in this appendix as Table B-2) indicates that for the June 2023 through December 2031 period there is opportunity for housing to meet the City’s total RHNA. Beyond 2031, the 2040 McFarland General Plan has plenty more space designation for housing development including affordable units for a total of nearly 13,800 units within its proposed expanded city boundaries. With plentiful allocation of land for future residential development in the long term, the analysis narrowed its focus on the residential development potential within the 2020 city limits of McFarland much of which falls within travel analysis zones 2949C, 2949D, 2949E, 2949F, and 2949G as Figure B-2 shows. Table B-3 shows residential development potential of 9,090 units within the 2020 city boundaries.

For the relatively short-term, 6th-Cycle period, the analysis further narrowed its focus on the downtown and immediate vicinities as the most accessible and most location-efficient areas for short-term housing development. This much narrower area falls within zones 2949F and 2949G.

Table B-4 is an inventory showing vacant parcels with residential development opportunities solely in the downtown area. Parcels that are vacant and designated for housing development can accommodate **36** additional moderate and above moderate housing units. These residential infill parcels within downtown are carry-over sites from the 5th Cycle since most new development occurred outside the downtown. Since the carry-over sites in Table B-4 can produce only 36 housing units out of the total potential of 485 units from vacant parcels in the immediate vicinity of downtown, non-development of these carry-over sites do not pose risk to fulfilling the City’s RHNA in the 6th Cycle. Also, the parcels are too small individually and too scattered to efficiently produce housing for lower-income households.

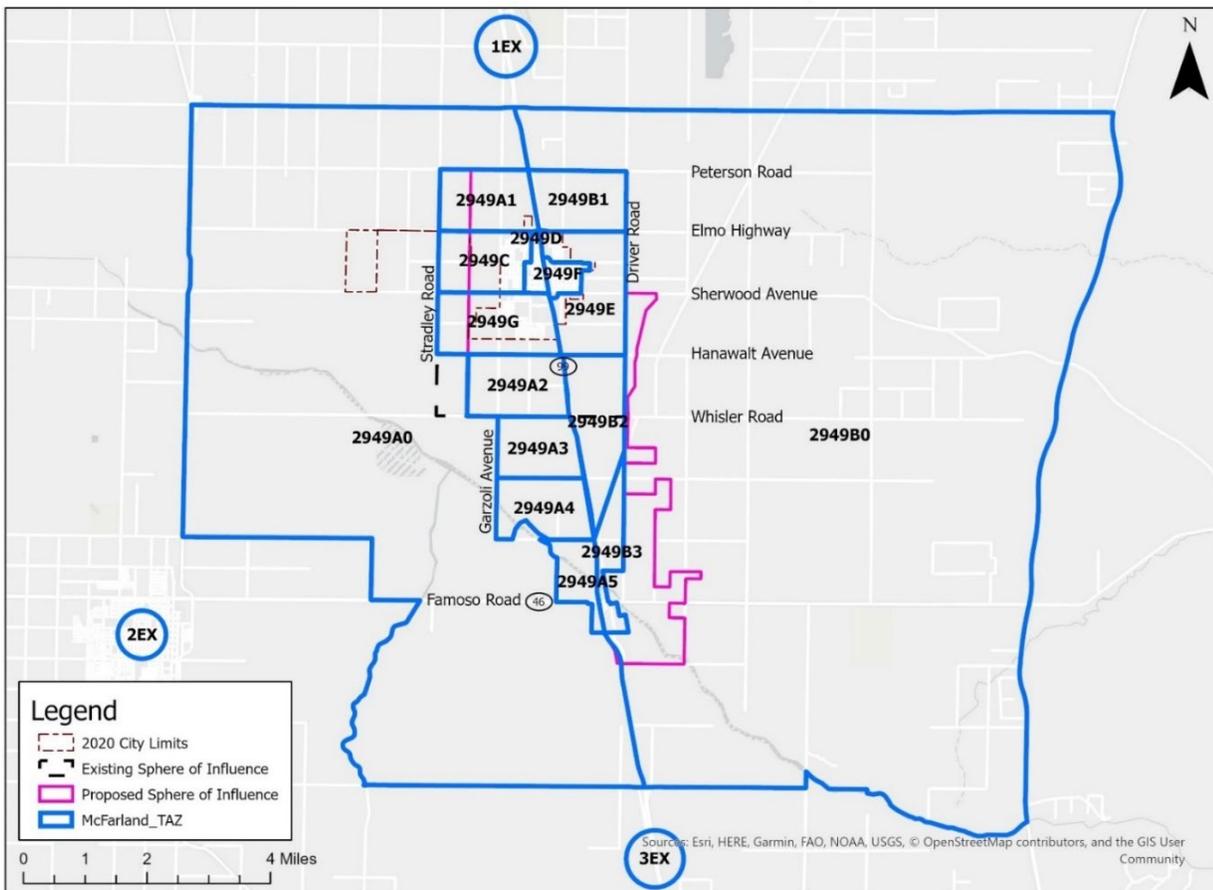
Table B-2: Capacity of Vacant Residential Lands and Other Residential Potential – McFarland City, 2022

Residential Land Use	Vacant Land (acres)	Allowable Density (units per acre)	Historic Density (built units per acre)	Realistic Capacity (housing units)**
Vacant Land in Central Built-up Area				
Single Family	73	8	6	439
Apartment	4	24	12	46
Mobile Home	0	8	5	0
Subtotal in built-up area of central McFarland	77			485
Vacant Land in General Plan Including Annexation Areas				
General Plan Residential: Low-Density	1072	8	6	4,704

Residential Land Use	Vacant Land (acres)	Allowable Density (units per acre)	Historic Density (built units per acre)	Realistic Capacity (housing units)**
General Plan Residential: Medium-Density	471	6	8	3,829
General Plan Residential: High-Density	258	24	12	4,041
General Plan Residential with ADU Opportunities				1,219
Grand total residential capacity				13,793
Subtotal Affordable Potential (high density & ADU)				5,260

Source: City of McFarland, 2040 General Plan, General Plan Map.** Refer to section 3.02.2 for consideration of constraints and other factors that went into the analysis of “realistic capacity”.

Figure B-2: Traffic Analysis Zones (TAZ) in McFarland and Sphere of Influence



7.2.2 Mixed-Use Development

The 2040 General Plan designates mixed-use development at such strategic locations as the City's downtown. This offers additional housing opportunities, including those for lower income residents. The General Plan identified 56 acres of land across 25 parcels to accommodate mixed-use development in the downtown area for conversion to mixed-use (housing and commercial) development for low, very low, and moderate-income housing. As the inventory in Table B-5 shows, it is particularly notable that two of the parcels that are vacant are relatively large and can produce mixed-use, specific plan centers for **223** additional units. Figure B-3 identifies parcels for mixed-use development.

The City recently implemented the Commercial Residential Mixed Use (CRMU) zone which allows for a mix of commercial and residential uses. Projects in this zone cannot be 100% commercial or 100% residential. Currently, this zone has a maximum floor area ratio (FAR) of .60, however, this can be increased should a project meet certain criteria such as either adding high quality open space or the project having a high potential to revitalize adjacent parcels and either providing increased benefits to the City or being located within a ¼ mile to transit or off-site amenities. It is likely that projects would meet this criteria for increased FAR. Lastly, this zone has a minimum commercial requirement of sixty percent of the total floor area and a maximum requirement of seventy percent. For realistic capacity purposes, the minimum 16 du/ac is multiplied by .3 (minimum residential component) to gather the conservative capacity assumption.

7.2.3 Accessory Dwelling Unit Potential

Residential lots with potential to comfortably develop affordable accessory dwelling units (ADU) have the potential to generate **117** such units in the downtown area. Table B-6 is an inventory of those lots. Figure B-3 also identifies parcels with ADU potential. However, as discussed in the next paragraph, the City will rely on recent ADU production, instead of ADU potential, for ADU assumptions for the 6th Cycle planning period.

ADU production was sporadic within the 5th cycle. Table A-4 shows a total of 5 permits during the 5th cycle. More recently, the City has permitted one ADU in each 2022 and 2023, as reported in the City's APR. Per state law, jurisdictions may count the potential for ADU development as credits towards their RHNA. The City foresees a continued trend in ADU development throughout the planning period and actively supports ADU development. Using this trend, the City is projecting one ADU per year towards the RHNA for a total of 8 ADUs during the planning period.

Although McFarland is not located in the Southern California Association of Governments (SCAG) region, the regional analysis of the affordability levels of ADUs conducted by SCAG served as the basis for the affordability assumptions of ADUs anticipated to be produced during the planning period. The SCAG ADU affordability analysis indicates assumed affordability levels at roughly 55% lower income, 35% moderate income, and 10% above moderate income. Therefore, the element will assume 4 ADUs as affordable to lower income, 3 ADUs affordable to moderate income, and 1 ADU affordable to above-moderate income.

A new program (1.2) proposes a change to the City's ordinance to reflect State law and promote ADU production. The City passed the ordinance (ORDINANCE NO. 1-2024 of February 2024) to amend Title 17 on Zoning to conform with the State ADU Law.

Table B-3: Summary of Residential Land Use Potential within 2040 McFarland General Plan

	Travel Analysis Zones in Central McFarland					Sub-Total Central McFarland	Grand Total General Plan SOI	
	2949C	2949D	2949E	2949F	2949G			
2040 General Plan Residential Units								
Mixed-Use	47	492	-	47	535	1121	2568	KSF
Residential with ADU	246	27	-	481	465	1,219	1,219	DU
Residential: High-Density	1,826	-	-	-	1,547	3,373	4,131	DU
Residential: Low-Density	1,670	98	946	184	2,083	4,980	6,587	DU
Residential: Medium-Density	1,266	14	463	-	1,064	2,807	4,050	DU
Total Existing & Future	5,008	139	1,409	665	5,157	12,379	15,986	DU
2020 Existing Units								
Mixed-Use	35	27	-	-	-	62	62	KSF
Residential with ADU	-	-	-	-	-	-	-	DU
Residential: High-Density	269	21	37	-	32	359	359	DU
Residential: Low-Density	803	378	152	660	927	2,921	2,921	DU
Residential: Medium-Density	-	9	-	-	-	9	9	DU
Total Existing	1,072	408	189	660	960	3,289	3,289	DU
2020 -2040 Additional Residential Units								
Mixed-Use	12	465	-	47	535	1059	2506	KSF
Residential with ADU	246	27	-	481	465	1,219	1,219	DU
Residential: High-Density	1,557	(21)	(37)	-	1,514	3,014	3,772	DU
Residential: Low-Density	868	(281)	794	(477)	1,155	2,059	3,666	DU
Residential: Medium-Density	1,266	5	463	-	1,064	2,798	4,041	DU
Total Additional Units	3,936	(269)	1,220	5	4,198	9,090	12,697	DU

Table B-4: Inventory of Vacant Residential Sites in Central McFarland (2022)

[Table B-4] Parcel Number	Parcel Size (Acres)	General Plan Designation	Zoning Designation *	Density (DU/acre)	Capacity (DU)	Income Group Affordability	On-Site Constraints
Downtown Infill							
200-030-021	1.97	Low Density	R-1	6	12	Above Moderate;	None
200-052-314	0.21	Low Density	R-1	6	1	Above Moderate;	None
200-052-322	0.20	Low Density	R-1	6	1	Above Moderate;	None
200-060-135	0.18	Low Density	R-1	6	1	Above Moderate;	None
200-070-027	0.37	Low Density	R-1	6	2	Above Moderate;	None
200-070-050	0.69	Low Density	R-1	6	4	Above Moderate; Moerate	None
200-070-134	0.45	Low Density	R-1	6	3	Above Moderate;	None
200-081-040	0.03	Low Density	R-1	6	0	Above Moderate;	None
200-081-172	0.28	Low Density	R-1	6	2	Above Moderate;	None
200-081-230	0.26	Low Density	R-1	6	2	Above Moderate;	None
200-101-152	0.16	Low Density	R-1	6	1	Above Moderate;	None
200-102-135	0.14	Low Density	R-1	6	1	Above Moderate;	None
201-161-106	0.16	Low Density	R-1	6	1	Above Moderate;	None
201-163-144	0.17	Low Density	R-1	6	1	Above Moderate;	None
201-173-143	0.16	Low Density	R-1	6	1	Above Moderate;	None
201-182-128	0.16	Low Density	R-1	6	1	Above Moderate;	None
201-182-144	0.16	Low Density	R-1	6	1	Above Moderate;	None
201-183-092	0.16	Low Density	R-1	6	1	Above Moderate;	None
Subtotal infill units					36		

* R-1 = single family residential

Table B-5: Inventory of Sites in Central McFarland for Mixed-Use Development (2022)

[Table B-5] Parcel Number ¹	Parcel Size (Acres)	General Plan Designation	Permitted Uses by Land Use Designation ²	Density (DU /acre)*	Capacity (DU)	Income Group Affordability of DU	Existing Land Use	On-Site Constraints
Mixed Use (Residential/Commercial)								
200-060-218	0.16	Mixed Use	CRMU	16-24	1	1 Above Moderate	C-O	None
200-060-226	0.18	Mixed Use	CRMU	16-24	1	1 Above Moderate	C-O	None
200-070-084	0.26	Mixed Use	CRMU	16-24	1	1 Above Moderate	C-O	None
200-070-092	0.24	Mixed Use	CRMU	16-24	1	1 Above Moderate	C-O	None
200-081-131	0.20	Mixed Use	CRMU	16-24	1	1 Above Moderate	C-O	None
200-081-149	0.21	Mixed Use	CRMU	16-24	1	1 Above Moderate	C-O	None
200-082-105	0.16	Mixed Use	CRMU	16-24	1	1 Above Moderate	C-O	None
200-082-113	0.12	Mixed Use	CRMU	16-24	1	1 Above Moderate	C-O	None
200-082-139	0.25	Mixed Use	CRMU	16-24	1	1 Above Moderate	C-O	None
200-091-015	0.17	Mixed Use	CRMU	16-24	1	1 Above Moderate	C-O	None
200-091-023	0.17	Mixed Use	CRMU	16-24	1	1 Above Moderate	C-O	None
200-091-239	0.17	Mixed Use	CRMU	16-24	1	1 Above Moderate	C-O	None
200-092-021	0.16	Mixed Use	CRMU	16-24	1	1 Above Moderate	C-O	None
200-092-229	0.16	Mixed Use	CRMU	16-24	1	1 Above Moderate	C-O	None
200-092-237	0.16	Mixed Use	CRMU	16-24	1	1 Above Moderate	C-O	None
201-152-014	0.31	Mixed Use	CRMU	16-24	1	1 Above Moderate	C-O	None

[Table B-5 Parcel Number ¹	Parcel Size (Acres)	General Plan Designation	Permitted Uses by Land Use Designation ²	Density (DU /acre)*	Capacity (DU)	Income Group Affordability of DU	Existing Land Use	On-Site Constraints
201-153-111	0.16	Mixed Use	CRMU	16-24	1	1 Above Moderate	C-O	None
201-163-193	0.17	Mixed Use	CRMU	16-24	1	1 Above Moderate	C-O	None
201-164-217	0.17	Mixed Use	CRMU	16-24	1	1 Above Moderate	C-O	None
201-172-012	0.31	Mixed Use	CRMU	16-24	1	1 Above Moderate	C-O	None
201-173-119	0.16	Mixed Use	CRMU	16-24	1	1 Above Moderate	C-O	None
201-173-127	0.16	Mixed Use	CRMU	16-24	1	1 Above Moderate	C-O	None
201-181-112	0.16	Mixed Use	CRMU	16-24	1	1 Above Moderate	C-O	None
201-181-120	0.15	Mixed Use	CRMU	16-24	1	1 Above Moderate	C-O	None
201-120-052**	16.37	Mixed Use	CRMU	16-24	71	25 Moderate; and 46 Above Moderate	vacant	Specific plan required
201-120-169**	34.83	Mixed Use	CRMU	16-24	152	53 Moderate; and 99 Above Moderate	vacant	Specific plan required
Subtotal mixed-use units					247			

* For density purposes, the element assumes that the density range for this zone is 16 du/ac multiplied by .3 to account for the minimum residential component required in the CRMU zone. This is described in further detail in Section 7.2.2.

** Only two large parcels listed in Table B-5 count toward 6th Cycle RHNA

¹ All parcels listed in Table B-5 are previous commercial parcels downtown that the 2040 General Plan modified to mixed-use lots to accommodate the combination of commercial and residential uses indicated.

² Zoning Code Definitions

Residential

- R-S One-Family Residential District (Rural) [0-2 du per acre]
- E One-Family Residential District (Estate) [2-4 du per acre]
- R-1, R-1C One-Family Residential District (Low density) [5-8 du per acre]
- R-2 Two-Family Dwelling Zone (Medium low density) [9-15 du per acre]
- R-3 Limited Multi-Family Dwelling Zone (Medium high density) [9-15 du per acre]
- R-4 Multiple-Family Dwelling Zone (High density) [16-24 du per acre]

Commercial (permitting mixed-use with multi-family residential)

- C-0 Professional Office Zone [16-24 du per acre]
- C-1 Neighborhood Commercial Zone [16-24 du per acre]
- C-2 Commercial Zone [16-24 du per acre]
- CRMU Commercial Residential Mixed-Use [16-24 du per acre]

7.2.4 Small and Large Sites & Suitability of Nonvacant Sites

Most of the available parcels in the central area of McFarland are predominantly sites that are smaller than 0.5 acres as Table B-4 (vacant parcels), Table B-5 (parcels with mixed-use potential), and Table B-6 (parcels with ADU potential) show. The non-vacant sites for mixed-use and ADU units do not count toward meeting the City’s RHNA. This is because the City has an abundance of vacant space for housing, which enables the Housing Element to not rely on non-vacant space to accommodate the RHNA. Any use of non-vacant space for housing would be over and above capacity of vacant units.

The exception relates to the two large sites (of over 10 acres each in Table B-5) that are vacant and are designated for mixed-use development in the central area of the City. These two parcels are to be developed under specific plans to accommodate housing for moderate-income households.

The City recently approved six large, contiguous parcels known as the Milicic property for a General Plan Amendment and annexation in west McFarland into City limits and conversion of the

approximately 120-acre property into a specific plan area with predominantly housing (on nearly 90 percent of the net acreage) supported by a park and a neighborhood-serving commercial area (which together would cover about 12 percent of the net acreage) in addition to a network of internal roads. Table B-7 includes the list of parcels together with land use and zoning designations. This development on its own offers the capability to meet two times the total RHNA of the City with a focus on the moderate income and above moderate income housing.

Table B-7: List of Parcels with Modified Land Uses and Sizes in Annexation #19 Area (2024)

Assessor's Parcel Number (APN) ¹	Acreage	General Plan Land Use Designation [Original]	General Plan Land Use Designation [Amended for Annexation #19]	Pre-Zoning	Income Group Affordability	On-Site Constraints
060-420-148	19.5	Residential: High-Density	Commercial: Retail Residential: Low-Density & Residential: High Density	C-2 R-1 R-4	Above Moderate Moderate	utility extension required
060-420-148	19.5	Residential: Medium-Density	Residential: Low-Density & Residential: High Density	R-1 R-4	Above Moderate Moderate	utility extension required
060-420-205	20.3	Residential: Low-Density	Residential: Low-Density & Open Space: Park	R-1-5 Park	Above Moderate	utility extension required
060-420-205	20.3	Residential: Low-Density	Residential: High Density & Residential: Low-Density	R-4 R-1	Moderate Above Moderate	utility extension required
060-420-213	20.3	Residential: Low-Density	Residential: Low-Density	R-1-5	Above Moderate	utility extension required
060-420-213	20.3	Residential: Low-Density	Residential: High Density Residential: Low-Density & Residential: Low-Density	R-4 R-1 E	Moderate Above Moderate Above Moderate	utility extension required
Total Gross Acreage	120	<i>Acreage includes road rights-of-way</i>				

¹Parcels count toward 6th Cycle RHNA

7.2.5 Milestone Housing Group

Milestone Housing Group, LLC Housing broke ground in 2022 with expected completion of its 80 assisted housing units in 2023. The units produced fell primarily in lower income categories, which would fulfill more than the City's RHNA allocations for 5th Cycle in those two income categories and in so doing also meet the overall allocation total. This is an example of qualified and proven entities to acquire and manage affordable housing, which already has a footprint in the City.

7.2.6 Opportunities for Emergency Shelters

Emergency shelters do not require conditional use permits in the zones where they are permitted. McFarland permits emergency shelters in C-2 zones by right, which means there are no requirements for discretionary action. Program 1.6 asks the City to modify permit procedures to allow emergency shelters in all zones that permit housing without requirements for design review permits and discretionary actions. There is a concentration of C-2 zones in the downtown area, which is already close to public transit and shopping. This creates a tremendous opportunity to establish emergency shelters in the downtown area with its location efficiency and accessibility to many amenities. The acreage of vacant land is enough to satisfy the City’s need for emergency shelters and other supportive housing.

7.2.7 Conclusions on Inventory of Residential Opportunities

Figure B-3 is a map of the various opportunity sites in the downtown area. It also shows additional adjoining areas that are designated for future housing. Altogether, infill parcels in the downtown could produce 36 units while adjoining vacant parcels have sufficient space and designation to generate 450 housing units across the various affordability groups.

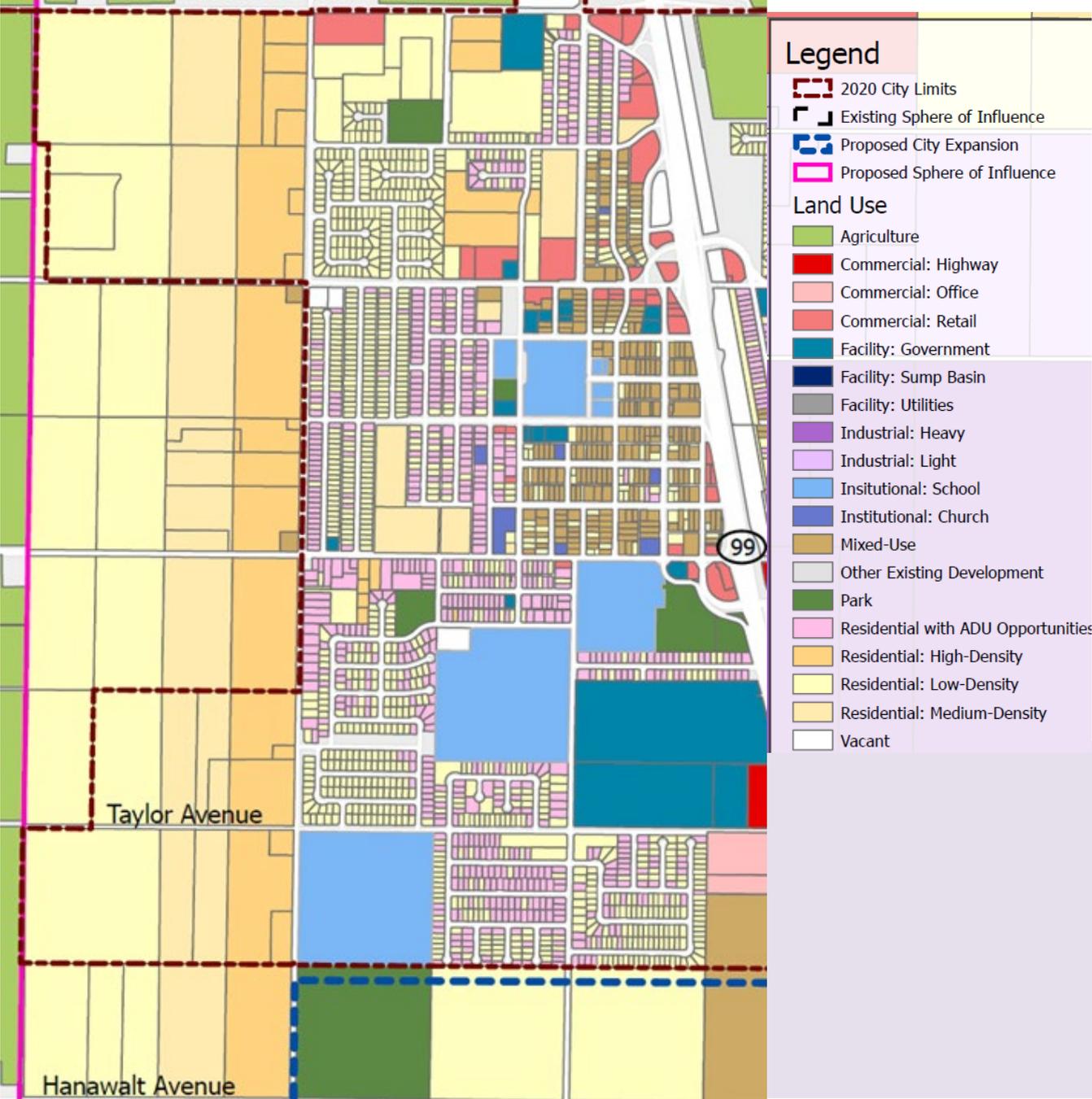
The 2040 General Plan has determined that McFarland already has enough land within its planning area to accommodate growth to 2040 and beyond. The 2040 General Plan and this 2023-2031 Housing Element therefore identified enough land for the construction of housing to suit households in all income groups and fulfill the City’s share of the Regional Housing Needs Allocation.

Opportunities for housing development include vacant sites close to the central city and expansion areas to the west and south of the City. Other options exist in the built-up area for accessory (or secondary) dwelling units (also termed granny units), small infill sites downtown, and commercial parcels with mixed-use potential. While McFarland's housing allocation can be met without exercising all these options, they present multiple opportunities for affordable and market rate housing within the City as Table B-8 shows. The City has potential with vacant lands to accommodate three times the 6th Cycle RHNA. It is noteworthy that there is additional potential for ADUs and JADUs that Table B-8 does not include.

Table B-8: Summary of Potential for Housing Development in McFarland Including 6th Cycle

Source of Space	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
RHNA	82	45	117	244
Tab B4: Vacant Infill Lots	0	0	36	36
Tab B-5: Vacant Mixed Use Parcels	0	78	169	247
Projected ADUs	4	3	1	8
Tab B-7: Vacant Annexation 19 Proposal	0	128	414	542
Pipeline Project (Sherwood Family Apartments)	80	0	0	80
Total	84	209	620	913

Figure B-3: Opportunities for Housing in Central McFarland



7.3 Appendix C: Affirmatively Furthering Fair Housing

7.3.0 Legislative Basis for Fair Housing

Assembly Bill 686 passed in 2017 requiring Housing Elements to include an analysis of barriers that restrict access to opportunity and commitments from local governments to specific meaningful actions to Affirmatively Further Fair Housing (AFFH) that are consistent with the Federal Fair Housing Act. AB 686 mandates that local governments identify meaningful goals to address the impacts of systemic issues such as residential segregation, housing cost burden, and unequal educational or employment opportunities in as far as these issues create or perpetuate discrimination against protected classes. Therefore, AB 686 seeks the following:

- Requires the State, cities, counties, and public housing authorities to administer programs and activities related to housing and community development in a way that affirmatively furthers fair housing;
- Prohibits the State, cities, counties, and public housing authorities from taking actions that are materially inconsistent with the AFFH obligation;
- Requires that the interpretation of the AFFH obligation be consistent with HUD's 2015 regulation, irrespective of federal actions on the regulation;
- Adds an AFFH analysis to the mandated, short-term, Housing Element that are due from the beginning of 2021; and
- Requires that the AFFH analysis in the Housing Element includes an examination of issues such as segregation and resident displacement, as well as the required identification of fair housing goals.

Effective January 1 2021, Government Code section 65583, subdivision (c)(10)(A) requires Housing Elements to include an assessment of fair housing. The discussion is to cover regional and local trends in specified topical areas. The checklist of topics for discussion includes the following five parts:

1. Part 1 Outreach and Fair Housing Enforcement
2. Part 2 Assessment of Fair Housing (in four thematic areas)
3. Part 3 Sites Inventory
4. Part 4 Identification of Contributing Factors
5. Part 5 Goals and Actions

The Assessment of Fair Housing in Part 2 is to include discussion of these four thematic areas:

- a) Integration and segregation patterns and trends
- b) Racially or ethnically concentrated areas of poverty
- c) Disparities in access to opportunity
- d) Disproportionate housing needs within the jurisdiction, including displacement risk.

The sections that follow describe and analyze these topical areas for McFarland.

7.3.1 Fair Housing Outreach & Enforcement

7.3.1.1 Fair Housing Outreach

This housing element is a product of broad community participation by stakeholders of McFarland, including residents, City Staff, the School District, Planning Commission, and City Council jointly with the preparation of the General Plan. Input from all segments of the community was to help assure efficient and effective evaluation, development, and implementation of appropriate housing

strategies. During preparation of the update to the Housing Element, citizen and stakeholder participation was actively sought in four outreach meetings. Section 1.2 provides additional information on each meeting.

A broad cross-section of residents in terms of ethnicity, income level, and occupation attended the meetings for which there were Spanish translations and versions of materials. Discussions at these workshops and meetings indicate that housing for families and farmworkers is a concern and both single-family and single-room occupancy units are desired to accommodate the need. Residents of McFarland also support infill development that is affordable by design in the downtown core of the City. This update of the Housing Element captures these community aspirations for housing.

7.3.1.2 Fair Housing Enforcement

Enforcement refers to activities directed at addressing compliance with fair housing laws. Such actions may include investigation of complaints, putting remedies in place, and disseminating information related to fair housing to assure community members are well aware of fair housing laws and people's rights. There are two key laws to foster fair housing in the State of California. They are the Fair Employment and Housing Act (FEHA) and the Unruh Civil Rights Act. These laws cover the same protected classes of persons as federal law and also prohibit discrimination based on marital status, sexual orientation, source of income, ancestry, immigration status, citizenship, primary language, and such arbitrary factors as age or occupation.

Using the Office of Fair Housing and Equal Opportunity data in the AFFH Data Viewer 2.0, for the reporting period between 2013 – 2021, there were no inquiries in the City of McFarland. In addition, there are no known fair housing lawsuits, findings, settlements, judgments, or complaints within City limits. Residents in McFarland can access the County's Fair Housing Counseling for information on fair housing, while local organizations such as the Greater Bakersfield Legal Assistance is available to aid residents with pursuing housing discriminations and lawsuits. While the City has not had any enforcement complaints within the City, Program 6.7 commits the City to establishing a method to formally track cases as well as providing a dedicated City employee to assist with any case-specific needs.

Compliance with Fair Housing Laws

Reasonable Accommodation: The City's reasonable accommodation procedures are compliant with state and federal requirements. Program 4.2 commits the City to affirmatively marketing its reasonable accommodation procedures at all times during the 6th cycle housing element planning period and Program 4.7 commits to amending the zoning ordinance to provide flexible permitting processes for large group homes.

Government Code Section 65008 covers actions of a city, county, city and county, or other local government agency, and makes those actions null and void if the action denies an individual or group of individuals the enjoyment of residence, landownership, tenancy, or other land use in the state because of membership in a protected class, the method of financing, and/or the intended occupancy. The City encourages housing development of all types regardless of size, prospective tenant, or financing source, and supports by-right development in residential zones and mixed-use zones.

Government Code Section 8899.50 requires all public agencies to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing and avoid any action that is materially inconsistent with its obligation to affirmatively further fair housing. Programs 6.1 to 6.9 commit the City to implement strategies that make progress towards addressing the identified fair housing issues.

Government Code Section 11135 et seq. requires full and equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of one's membership or perceived membership in a protected class. The City adheres to these mandatory requirements when applying for and administering state programs.

Density Bonus Law (Government Code Section 65915 et seq.). Program 4.1 commits the City to completing a comprehensive update of its density bonus implementing procedures for compliance with State density bonus law (SDBL). Post-adoption, Program 1.1 commits to annual review of its density bonus regulations to ensure ongoing consistency with SDBL. Programs 4.6 and 6.8 commit the City to prepare information for property owners and housing developments about density bonus and publishing this content on its website and providing density bonuses and development incentives to qualifying housing developments.

Housing Accountability Act (Government Code Section 65589.5.). The City Planning staff is familiar with recent amendments to the Housing Accountability Act, and actively monitors, no less than annually, online resources for legislative updates. McFarland is a member of the California League of Cities and receives legislative updates distributed by the League, which includes amendments to the Housing Accountability Act amongst others.

No Net Loss Law (Government Code Section 65863). This housing element meets No Net Loss (NNL) requirements by providing capacity sufficient to meet the RHNA plus a buffer of additional capacity in all income categories. As compliance with NNL requires transactional review of development applications, both ministerial and discretionary, Program 1.1 memorializes and commits the City to conducting this review on a project-by-project basis, and to take the actions as required by State law should an inventory deficit occur as defined in NNL law.

Least Cost Zoning Law (Government Code Section 65913.1). As shown in the Inventory of Sites, Sites for Emergency Shelters, and Lands Available for Residential Development, the City has designated and zoned sufficient vacant land for residential use with appropriate standards to accommodate all income categories identified by the RHNA.

Excessive subdivision standards (Government Code Section 65913.2.). The City complies. The City has no policies, ordinances, or recent practices that impose design controls or public improvement standards for the purpose of rendering development infeasible. Further, the City considers the effect of ordinances adopted and actions taken on the housing needs of the region.

Limits on growth controls (Government Code 65302.8.). The City does not currently impose growth controls or growth management practices.

Regional Trends and Comparisons of Fair Housing Enforcement

The United States Department of Housing and Urban Development - HUD's - Office of Fair Housing and Equal Opportunity (FHEO) works toward eliminating housing discrimination, promoting economic

opportunity, and achieving diverse, inclusive communities. FHEO maintains a dataset of all the Title VIII fair housing cases filed by FHEO from 01/01/2006 to 06/30/2020. Like other key data on Fair Housing, FHEO data is accessible online through the State of California’s Housing and Community Development (HCD) AFFH Data Viewer.

For the purposes of this analysis, the “McFarland Region” extends from the City of Fresno in the north to the City of Bakersfield in the south. It encompasses cities and smaller communities that are within the Central Valley of California and cut across the three contiguous counties of Kern, Tulare, and Fresno. Table C-1 shows the number of cases in 2010 and 2020 in the counties within the McFarland Region. Results indicate that Kern County has the highest frequency of total cases in its region with disability bias and familial bias as the main reasons for enforcement. What may be promising is the reduction by nearly half in cases in Kern County between 2010 and 2020, which is similar to the rate in many of the other counties in the region. It is worth noting, however, that the reduction could simply be due to a half-year of data in 2020 which, if true, would mean little to no change in enforcement cases between the two years.

Table C-1: Number of Fair Housing Enforcement Cases in Counties near McFarland, 2010 and 2020

County	2010				2020				Percent Change (2010-2020)
	Total Cases ¹	Disability Bias	Familial Bias	Racial Bias	Total Cases ¹	Disability Bias	Familial Bias	Racial Bias	
McFarland Region									
Fresno	14	3	6	4	6	0	5	0	-57%
Kern	17	9	6	3	9	4	2	0	-47%
Kings	3	0	0	3	2	0	2	0	-33%
Tulare	4	1	3	0	2	1	1	0	-50%
<i>Region Total</i>	<i>38</i>	<i>13</i>	<i>15</i>	<i>10</i>	<i>19</i>	<i>5</i>	<i>10</i>	<i>0</i>	<i>-50%</i>
Other Neighboring Counties									
Los Angeles	291	80	106	58	130	27	86	9	-55%
San Luis Obispo	4	1	3	0	4	1	3	0	0%
Ventura	16	2	7	3	5	0	4	0	-69%
<i>Table Total</i>	<i>311</i>	<i>83</i>	<i>116</i>	<i>61</i>	<i>139</i>	<i>28</i>	<i>93</i>	<i>9</i>	<i>-55%</i>

Source: State HCD AFFH Data Viewer, 2022)

¹Note: Cases may involve more than one bias category and other reasons may not be in the dataset.

Figure C-1 and Figure C-2 compares trends in the distribution of the number of FHEO cases in 2010 and 2020 respectively against State averages. The data, which is aggregated at the county level, reveals the following:

- Kern County depicted close to an average level of frequency within the State similar to such neighbors as Fresno and Ventura counties.
- Kern County depicted a slightly higher frequency compared to such other neighbors as Madera and Tulare Counties.

- The pattern was similar between 2010 and 2020.

Local Trends and Analysis

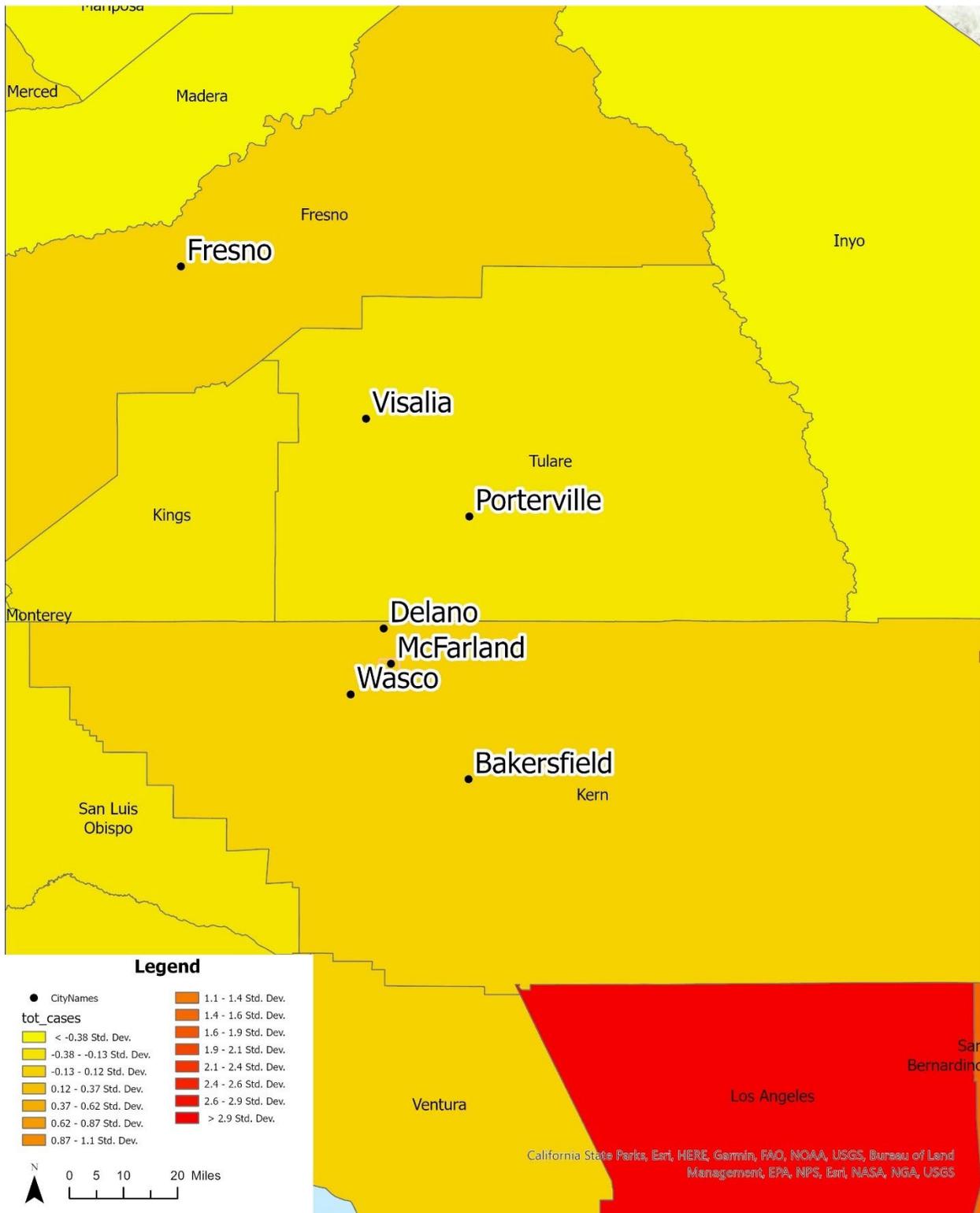
Complaints and Enforcement – The data on fair housing enforcement complaints is available at the county level. And the City of McFarland does not keep a record of such complaints. Therefore, it was not possible to analyze local trends on fair housing enforcement cases based on HCD’s AFFH data resources. City staff did not recall incidents of complaints in recent memory about fair housing issues in the City specifically that would necessitate enforcement action of local cases by officials. A new Program 6.7 is added for the City to begin record keeping on complaints and enforcement cases related to fair housing.

Needs of Large Households – Section 2.5.2 discusses Large Households. Its Table 2-25 shows the distribution of occupied housing units by number of persons and tenure for 2019. It provides further insight into the potential for overcrowding. Households with five or more persons occupied just over 40 percent of renter units and nearly 40 percent of owner units. While the share of large renter units was sufficient for the share of large households, the share of large owner units far outweighs the share of large households suggesting affordability issues with owner units for large families. The data does not suggest issues with fairness in the availability of large units. However, to address overcrowding and adequately supply large households with suitable housing, the City can offer incentives to facilitate the development of large housing units with four or more bedrooms. A shortage of large units can be alleviated through inclusionary zoning and community partnerships with entities such as Self-Help Enterprises, Habitat for Humanity, and other affordable housing developers that offer opportunities for affordable housing ownership.

Place-Based Strategies & Targeted Investments – The City has historically distributed affordable renter units of multi-family buildings in similar neighborhoods as single-family housing, which tend for the most part to be market rate. East of State Highway 99, affordable housing includes both single-family and multi-family units. The 2040 General Plan and the Housing Element also plan for the conversion of downtown to mixed-use not only for mixture of lower-income and moderate-income housing, but also to enable location efficiency and ease of access to the basic necessities of life for residents. Planned new developments, such as the Milicic Development, that are proposed for the western end of the City also include a mixture of single-family and multi-family units. These place-based strategies in the distribution of housing help to preserve and revitalize housing affordability, choice, and availability, thereby fostering geographic mobility, minimizing displacement, and furthering fair housing. Table 6.4 includes programs on place-based strategies.

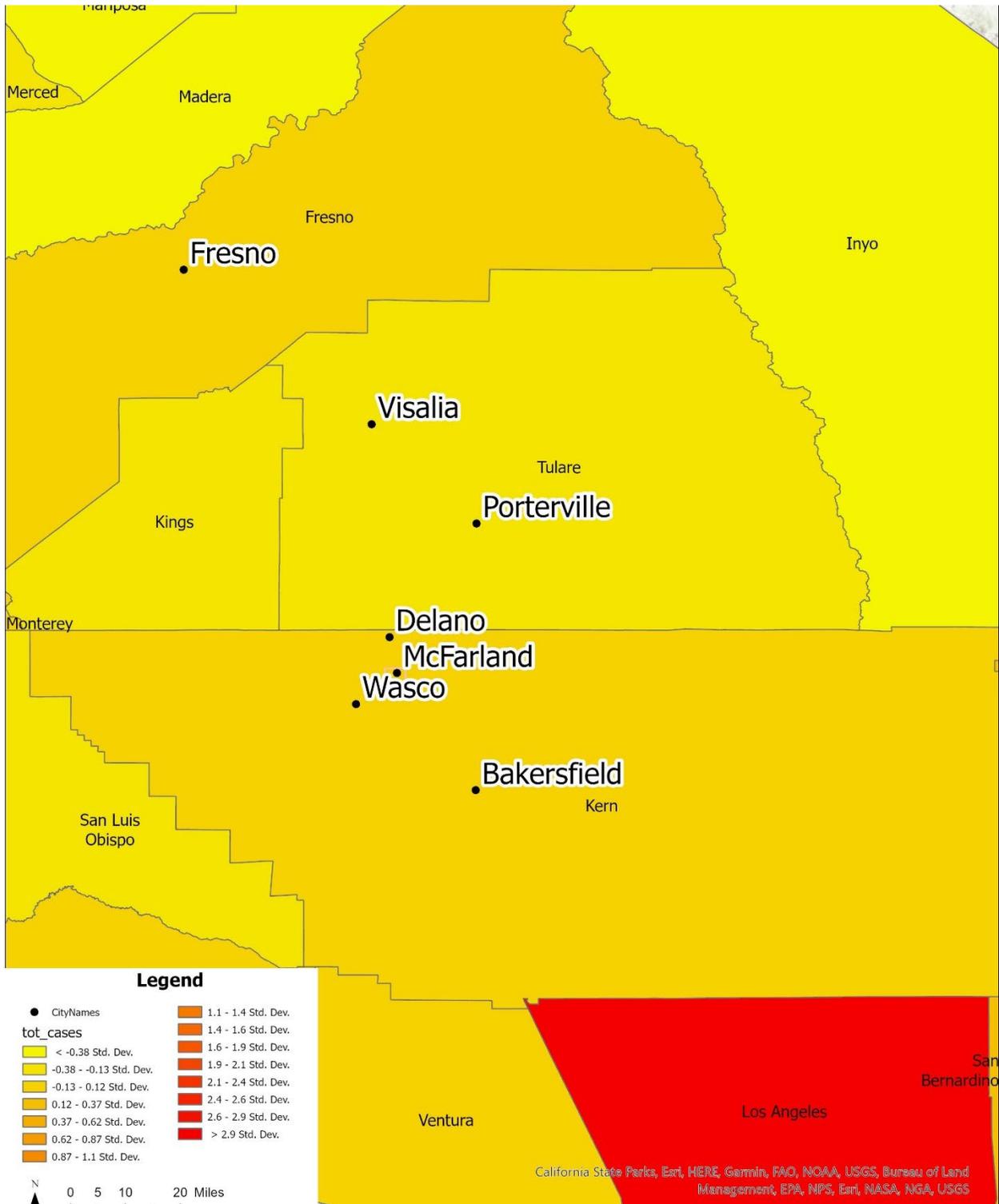
Investments & Disinvestments – The place-based strategies identified in the previous paragraph reflect investment in housing to suit a wide range of income groups across the City in a bid to foster investment in resource areas and to prevent disinvestment in older areas, such as downtown, which offer opportunities for location efficiency and fair housing. Location efficiency can be cost effective for residents in terms of accessibility while it makes housing affordable for them and prevent abandonment or deterioration of older areas with potential for convenient living.

Figure C-1: Distribution of Fair Housing Enforcement Cases in McFarland & Region, 2010



Source: State HCD AFFH Data Viewer, 2022

Figure C-2: Distribution of Fair Housing Enforcement Cases in McFarland & Region, 2020



Source: State HCD AFFH Data Viewer, 2022

7.3.2 Assessment of Fair Housing

McFarland is a predominantly Hispanic community. In 2019, for instance, nearly all of City residents or 95 percent claimed Hispanic origin. The assessment of affirmatively furthering fair housing (AFFH) discusses patterns and trends in socio-economic characteristics within the City and between the City and its region. The following subsections elaborate.

7.3.2.1 Integration and segregation patterns and trends

Integration refers to the situation when groups of varied demographic or socioeconomic characteristics mix in a geographic area resulting in even or proportional distribution of the groups within the area. **Segregation** is the separation of groups of varied demographic or socioeconomic characteristics into different geographic areas, resulting in uneven or disproportional distribution of the groups across geographic locations. This subsection discusses integration and segregation in the study area in terms of race and ethnic composition, populations with disabilities, household types, income groups, and trends in housing choice vouchers.

7.3.2.1-a Race and ethnic composition

The Fair Housing Act prohibits housing discrimination on the basis of race or ethnicity. Therefore, racial and ethnic composition of areas become useful considerations in analyzing housing demand, opportunity, acceptance, and other issues that relate to fairness in obtaining or keeping housing.

Regional Trends and Comparisons

Table C-2 reveals that the City of McFarland depicted slightly lower racial diversity than Kern County and neighboring counties in 2021. McFarland’s dominant racial groups were white (making up two thirds of the population) and two or more races (making up a fifth of the population). The shares of the white population were similar among the counties in the region but were lower than McFarland. Consequently, there were clear differences in the composition of other races between the City and the counties in the region. Table C-3 shows similar data for 2010 and confirms the persistence of the same trends over the decade.

Tables C-2 and C-3 also reveal that McFarland is a predominantly Hispanic community. This stems from its high dependence on an agriculture related economic base. The difference between McFarland and the region is most noticeable in Hispanic origin. While 50 percent to 65 percent of residents in the counties within the region claimed Hispanic origin, most of the City residents or approximately 90 percent claimed Hispanic origin in 2010 and 2020. Since persons of Hispanic origin are generally considered “minorities”, one can also conclude that the City of McFarland is a predominantly minority community. Therefore, McFarland appears less integrated and more segregated in racial and ethnic **composition** in comparison to its region.

Table C-2: Population by Race/Ethnicity - McFarland City & Region, 2021

Race and Ethnicity	McFarland city, California		Kern County, California		Tulare County, California		Fresno County, California	
	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent
Racial Distribution								
White	9,261	65.80%	564,183	62.30%	279,500	59.30%	544,633	54.30%

Race and Ethnicity	McFarland city, California		Kern County, California		Tulare County, California		Fresno County, California	
	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent
Black or African American	133	0.90%	48,741	5.40%	7,835	1.70%	45,282	4.50%
American Indian and Alaska Native	100	0.70%	8,842	1.00%	5,675	1.20%	12,048	1.20%
Asian	108	0.80%	43,812	4.80%	17,195	3.70%	106,953	10.70%
Native Hawaiian and Other Pacific Islander	0	0.00%	1,214	0.10%	745	0.20%	1,687	0.20%
Some other race	1,298	9.20%	124,568	13.80%	95,442	20.30%	159,057	15.90%
Two or more races	3,185	22.60%	114,284	12.60%	64,607	13.70%	133,490	13.30%
Total Population	14,085	100.00%	905,644	100.00%	470,999	100.10%	1,003,150	100.10%
Hispanic Origin								
Hispanic or Latino (of any race)	12,762	90.60%	495,742	54.70%	309,737	65.80%	541,344	54.00%
Not Hispanic or Latino	1,323	9.40%	409,902	45.30%	161,262	34.20%	461,806	46.00%
All Origins	14,085	100.00%	905,644	100.00%	470,999	100.00%	1,003,150	100.00%

Source: U.S Census Bureau, 2021 American Community Survey 5-Year Estimates, Table DP05

Table C-3: Population by Race/Ethnicity - McFarland City & Region, 2010

Race and Ethnicity	McFarland city, California		Kern County, California		Tulare County, California		Fresno County, California	
	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent
Racial Distribution								
White	9,329	75.80%	537,410	65.90%	332,169	77.40%	556,526	61.20%
Black or African American	147	1.20%	45,273	5.60%	6,294	1.50%	45,704	5.00%
American Indian and Alaska Native	192	1.60%	8,367	1.00%	5,062	1.20%	9,276	1.00%
Asian	106	0.90%	32,097	3.90%	14,669	3.40%	85,253	9.40%
Native Hawaiian and Other Pacific Islander	22	0.20%	947	0.10%	354	0.10%	1,156	0.10%

	McFarland city, California		Kern County, California		Tulare County, California		Fresno County, California	
Race and Ethnicity	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent
Some other race	2,019	16.40%	159,750	19.60%	58,352	13.60%	175,412	19.30%
Two or more races	487	4.00%	31,849	3.90%	12,504	2.90%	35,503	3.90%
Total Population	12,302	100.10%	815,693	100.00%	429,404	100.10%	908,830	99.90%
Hispanic Origin								
Hispanic or Latino (of any race)	10,978	89.20%	388,756	47.70%	253,058	58.90%	446,727	49.20%
Not Hispanic or Latino	1,324	10.80%	426,937	52.30%	176,346	41.10%	462,103	50.80%
All Origins	12,302	100.00%	815,693	100.00%	429,404	100.00%	908,830	100.00%

Source: U.S Census Bureau, 2010 American Community Survey 5-Year Estimates, Table DP05

Local Trends and Analysis

Within City comparisons are between neighborhoods as defined by residents and local officials by housing type, income, and other socioeconomic characteristics. Figure C-4 identifies fifteen neighborhoods within the City. Households and families of mixed-income groups occur in the neighborhoods within the built-up areas east and west of State Highway 99. Similarly, multifamily housing and assisted housing facilities occur in neighborhoods on both sides of the Highway.

As seen in Figure C-3, the City of McFarland is predominantly Hispanic or Latino. All the neighborhoods within the City show Hispanic or Latino as the predominant population, with most areas a deeper shade of green indicating Hispanic or Latino as the principal racial demographic across the City. While the Northern most portion and the island to the West of the City are not shaded in the same manner, this is due to there being no households in these areas. With this information, the City does not believe there to be an overconcentration of any one racial or ethnic group in the City.

Figure C-3: Predominant Population within the City of McFarland

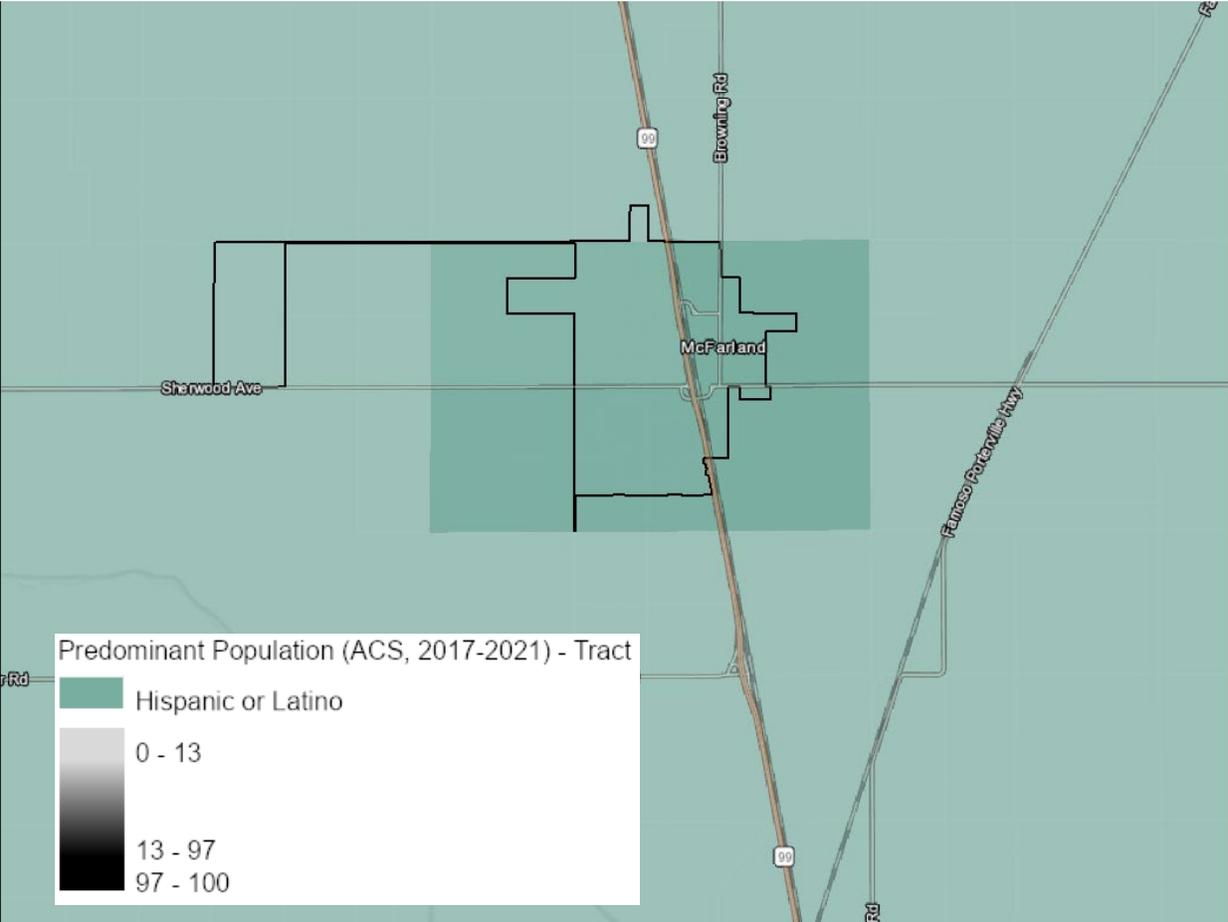
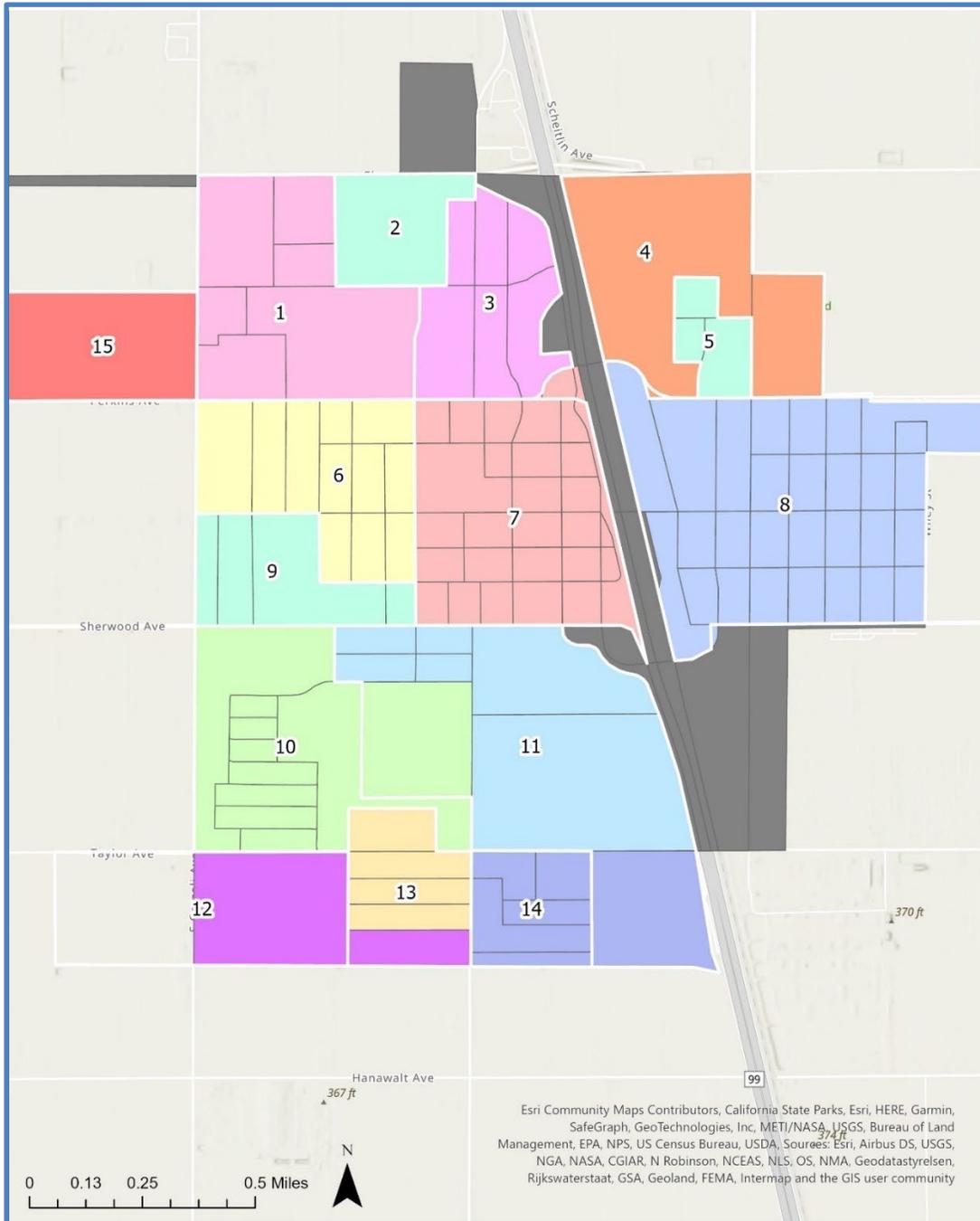


Figure C-4: 2020 Neighborhood Designations within the City of McFarland



Source: City of McFarland local government personnel

Figures C-3 and C-4 show the concentrations of persons of Hispanic ethnicity in McFarland and its immediate region for 2010 and 2020, respectively. It is noteworthy that the concentration is more pronounced in McFarland than in its two neighboring cities.

Within McFarland, differences in ethnic composition vary only slightly by neighborhood. East of SR 99, the composition is uniformly high between 80 percent and 100 percent of the population. West of SR 99 shows pockets of slightly lower composition of Hispanics between 60 percent and 80 percent.

Trends and Patterns

It is discernible from Figures C-3 and C-4 that trends in Hispanic residency have persisted and intensified across the region. In McFarland, just as it is for Delano and Wasco, the concentration of Hispanic residents increased between 2010 and 2020.

Other Relevant Factors

The typical pattern in the composition of labor pools by race and ethnicity indicates a more than proportionate concentration of persons of Hispanic origin in the agricultural sector, especially in California. As a geographical epicenter of agricultural production in the State, the Central Valley of California has a high concentration of agricultural workers. Since McFarland is located in the Central Valley and its economic base is predominantly agricultural, it follows reason that most of its residents are Hispanic. It is also notable that incomes are much lower in the agricultural sector than in many other sectors of the economy. The issue of affordability of housing would gain prominence in such a community. Conventional knowledge indicates that Hispanics tend to have larger families than other races in the US. The average household size in McFarland was 4.14 persons and the average family size was 4.47 persons in 2019 compared to 3.17 and 3.69 persons respectively in Kern County. This would mean the need for large housing units even as the units are affordable.

Conclusion

Segregation and integration are not key issues in McFarland. Population data indicates steady growth which would suggest the need for a steady supply of housing. The comparatively low incomes, the youthful population, and relatively larger than average family sizes could indicate the need for affordable housing to suit large families among other special needs groups.

Figure C-5: 2010 Concentrations of Hispanic Population by Census Block in McFarland and its Region

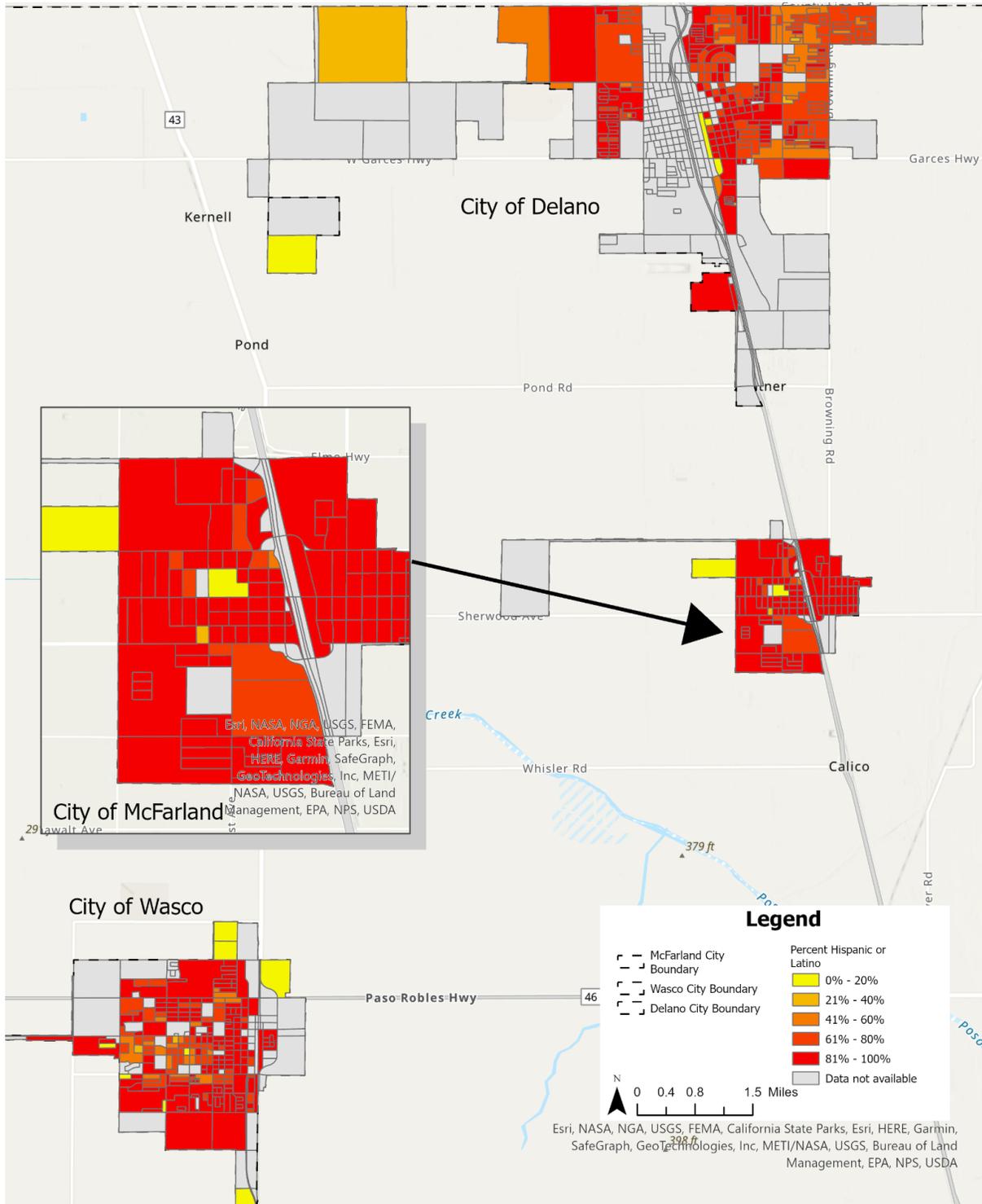
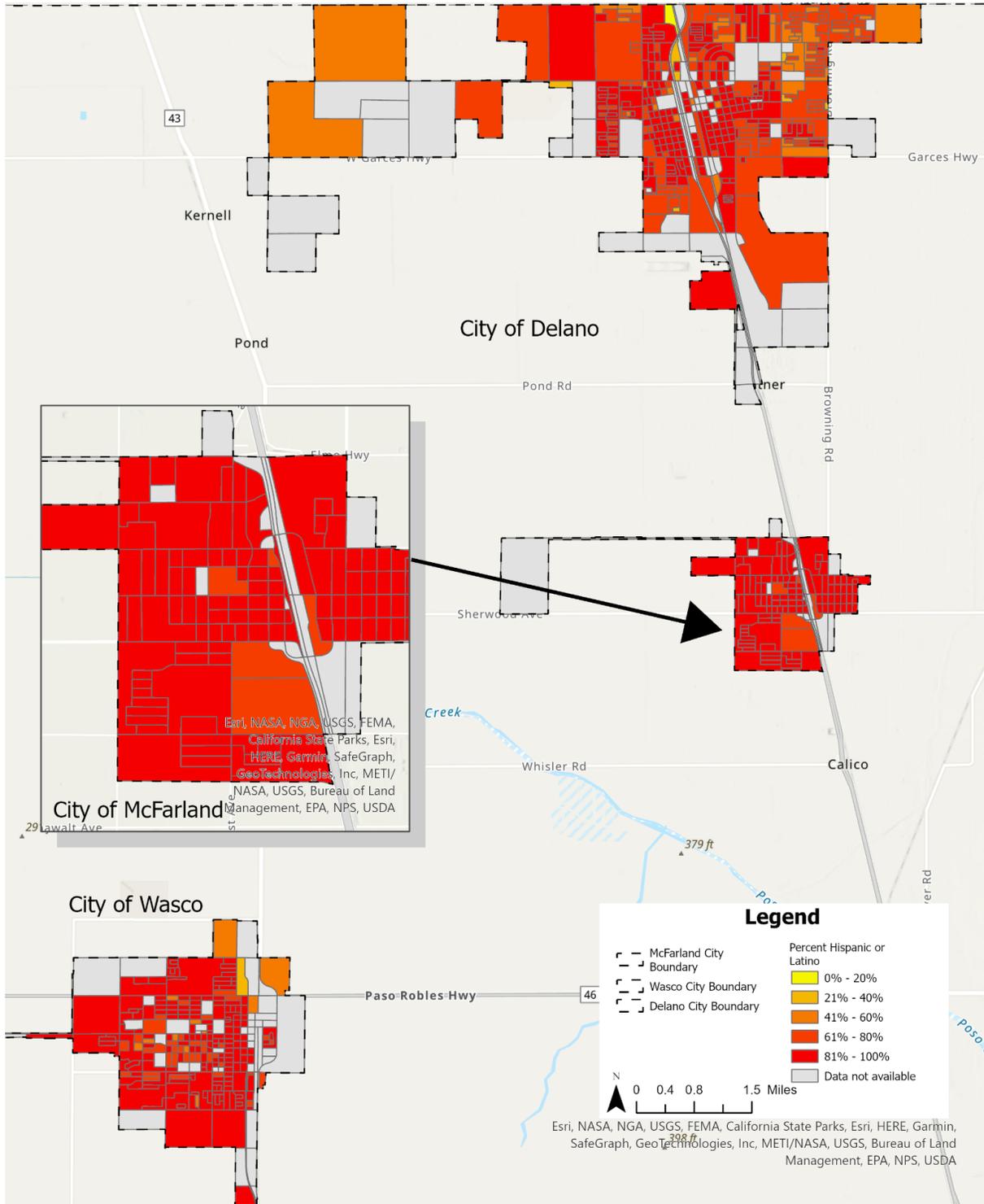


Figure C-6: 2020 Concentrations of Hispanic Population by Census Block in McFarland and its Region



7.3.2.1-b Populations with disabilities

The Fair Housing Act prohibits housing discrimination on the basis of disability. The US Census Bureau identifies persons with any one of six impairments as having a disability. The impairments may relate to hearing, vision, cognitive, ambulatory, self-care, and independent living. Persons with disabilities may have special housing needs because of the higher health costs associated with the disability or inaccessibility and unaffordability of housing. Additionally, many persons with disability could depend on fixed incomes which could further limit housing options for them. Also, the disability status and the types of accommodations associated with them sometimes can make them victims of housing discrimination.

Regional Trends and Comparisons

Table C-4 shows the incidence of disability among the county populations in the McFarland region in 2015 and 2021. Overall, the percentages of persons with disabilities were close and remained consistent among counties in the region in both years but they varied widely by race, age, and type of disability. A notable observation between the two years is the higher incidence of disability with advancement in age, its prevalence among senior populations, and the consistency of its prevalence among the counties in the region.

Figures C-5 and C-6 show the concentrations of persons with disability by census tract in McFarland and its region for 2014 and 2019, respectively. The concentration measured as percent of population varied widely across the region and within Kern County. The two maps reveal that the levels of concentration in the region reduced between 2014 and 2019 compared to the respective statewide averages.

Local Trends and Analysis

Table C-4 also shows the incidence of disability in McFarland. Overall, it is historically half as much in the City as in the counties in the region. It reduced between 2015 and 2021 overall but it became more noticeably prevalent among the City's senior population (above 75 years old) in 2021.

With tract-level data, one could not distinguish the concentrations in populations with disability among neighborhoods within McFarland. Citywide, while the concentration was close to the state average in 2014, it fell well below the state average in 2019.

This information is further reflected in Figure C-9, showing that all areas of the City have less than 10% of the population with a disability, with some areas showing as little as 2.2% of the City's population with a disability. Furthermore, there are no concentrations of individuals with a disability in any of the neighborhoods in the City, or any concentrated areas of need. Therefore, it can be assumed that housing specific to persons with a disability can be incorporated into the general special housing needs program and can apply Citywide.

Table C-4: Incidence of Disability in the McFarland Region, 2019

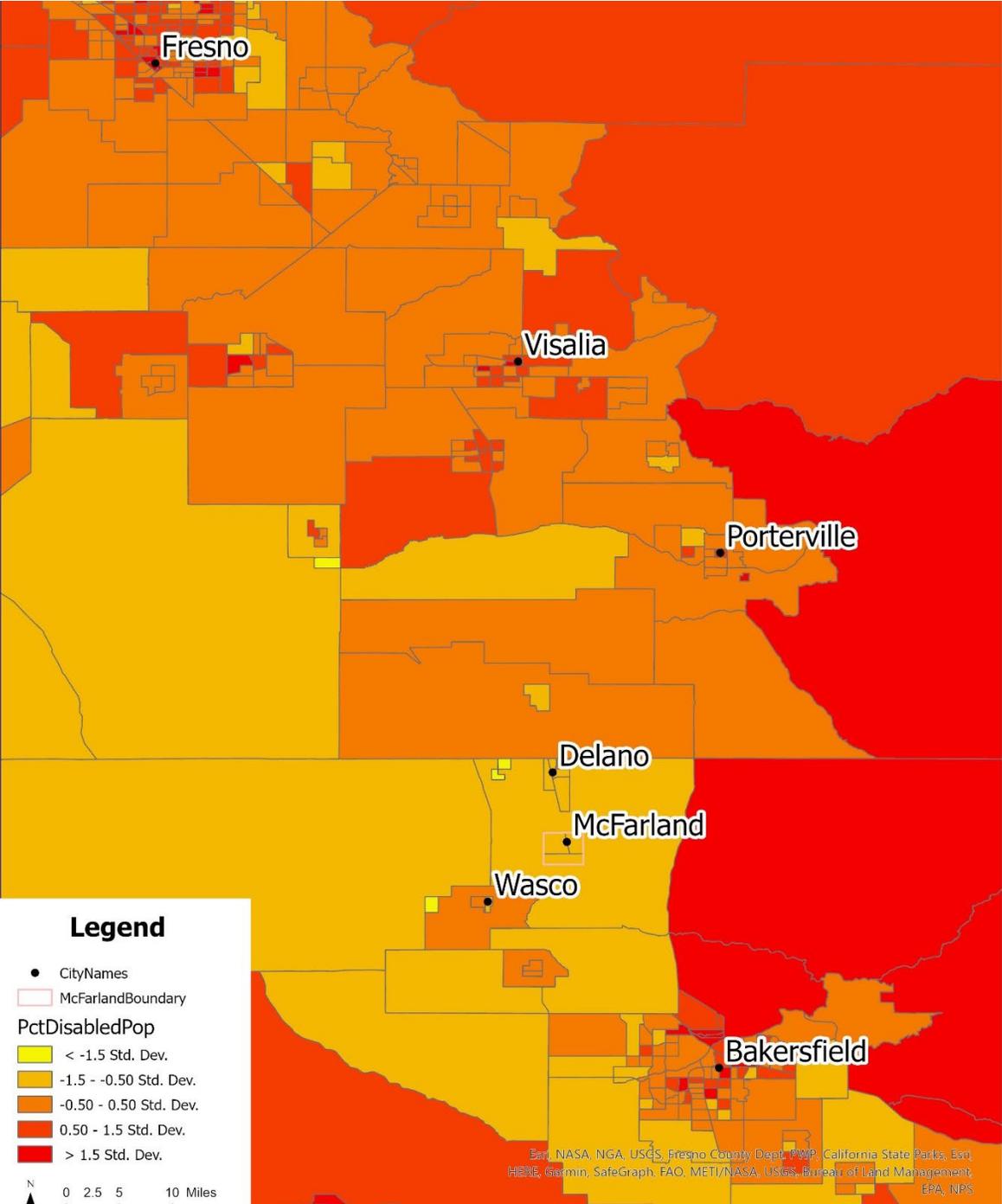
C-4: 2015	Fresno County	Kern County	Tulare County	McFarland City
Total civilian noninstitutionalized population	12.4%	11.1%	11.6%	5.6%
BY RACE AND HISPANIC OR LATINO ORIGIN				
White alone	13.0%	11.2%	11.2%	5.3%
Black or African American alone	17.7%	14.1%	21.8%	100.0%
American Indian and Alaska Native alone	15.6%	17.3%	18.8%	0.0%
Asian alone	11.0%	8.8%	13.4%	-
Native Hawaiian and Other Pacific Islander alone	18.3%	6.3%	3.1%	100.0%
Some other race alone	9.6%	9.3%	11.3%	6.8%
Two or more races	12.6%	12.1%	11.3%	6.4%
Hispanic or Latino (of any race)	9.6%	7.3%	8.6%	5.3%
BY AGE				
Under 5 years	0.6%	1.0%	1.0%	0.0%
5 to 17 years	5.0%	4.0%	4.5%	3.4%
18 to 34 years	6.2%	6.0%	5.7%	4.8%
35 to 64 years	15.2%	14.0%	14.2%	7.0%
65 to 74 years	30.7%	29.2%	32.8%	25.1%
75 years and over	57.0%	54.7%	57.4%	39.5%
BY TYPE OF DISABILITY				
Hearing difficulty	3.6%	2.9%	3.1%	1.0%
Vision difficulty	2.7%	2.3%	2.5%	2.0%
Cognitive difficulty	5.3%	4.6%	4.7%	2.0%
Ambulatory difficulty	7.3%	6.6%	6.9%	2.8%
Self-care difficulty	2.9%	2.4%	2.6%	1.1%
Independent living difficulty	6.7%	5.4%	6.0%	2.8%

Sources: U.S Census Bureau, 2015 American Community Survey 5-Year Estimates, Table S1810

C-4: 2021	Fresno County	Kern County	Tulare County	McFarland City
Total civilian noninstitutionalized population	13.1%	11.2%	11.4%	3.8%
BY RACE AND HISPANIC OR LATINO ORIGIN				
White alone	14%	12%	12%	3%
Black or African American alone	20%	16%	13%	29%
American Indian and Alaska Native alone	16%	17%	16%	4%
Asian alone	11%	8%	12%	0%
Native Hawaiian and Other Pacific Islander alone	14%	12%	11%	
Some other race alone	11%	11%	8%	6%
Two or more races	12%	9%	11%	4%
Hispanic or Latino (of any race)	11%	8%	9%	3%
BY AGE				
Under 5 years	1%	1%	1%	0%
5 to 17 years	6%	5%	5%	2%
18 to 34 years	7%	6%	6%	1%
35 to 64 years	15%	13%	12%	6%
65 to 74 years	31%	29%	29%	15%
75 years and over	57%	50%	55%	66%
BY TYPE OF DISABILITY				
Hearing difficulty	4%	3%	3%	1%
Vision difficulty	3%	2%	3%	1%
Cognitive difficulty	6%	5%	4%	1%
Ambulatory difficulty	7%	6%	6%	2%
Self-care difficulty	3%	3%	2%	1%
Independent living difficulty	7%	6%	6%	2%

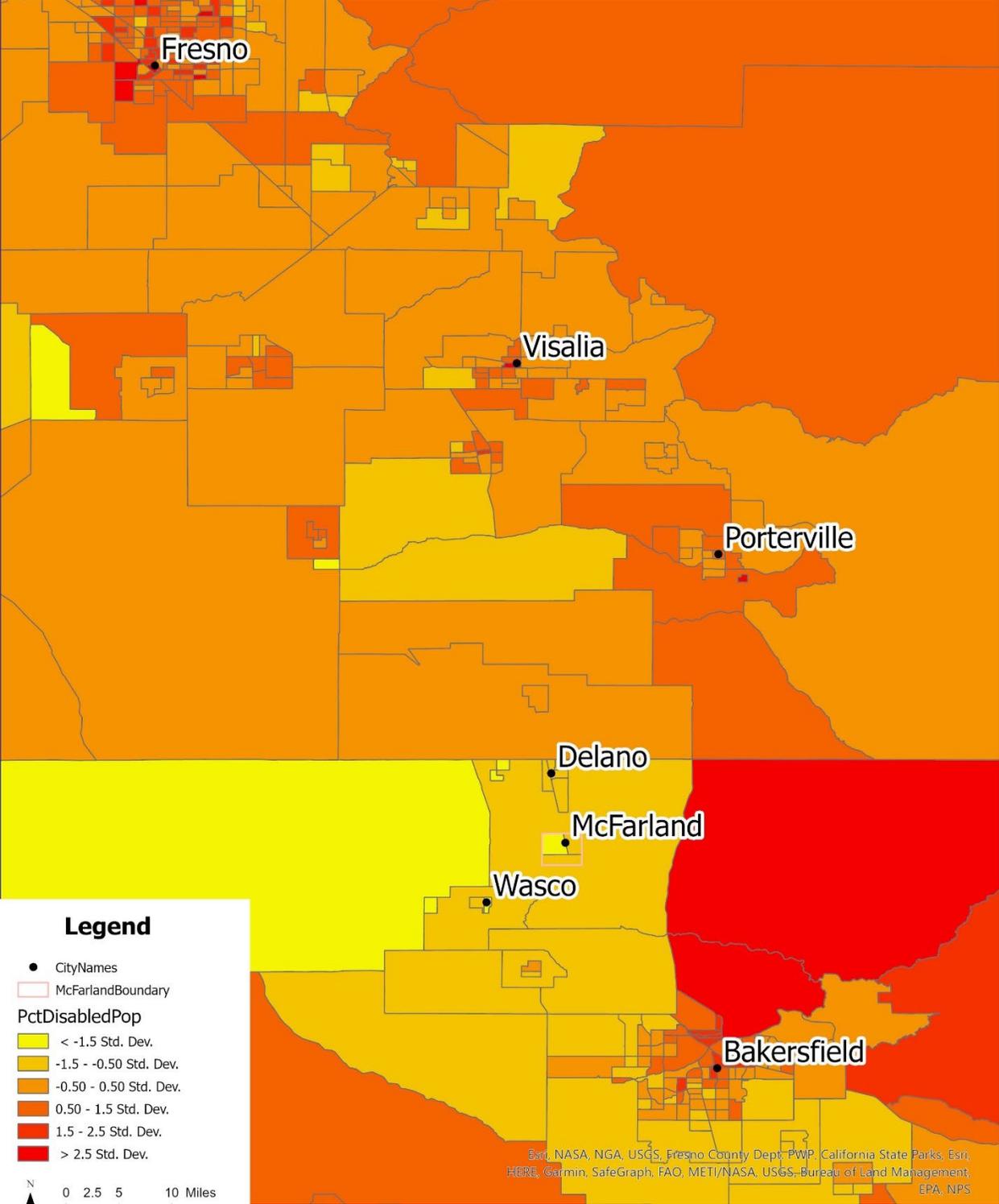
Sources: U.S Census Bureau, 2021 American Community Survey 5-Year Estimates, Table S1810

Figure C-7: 2014 Concentrations of Disability Populations in McFarland and its Region



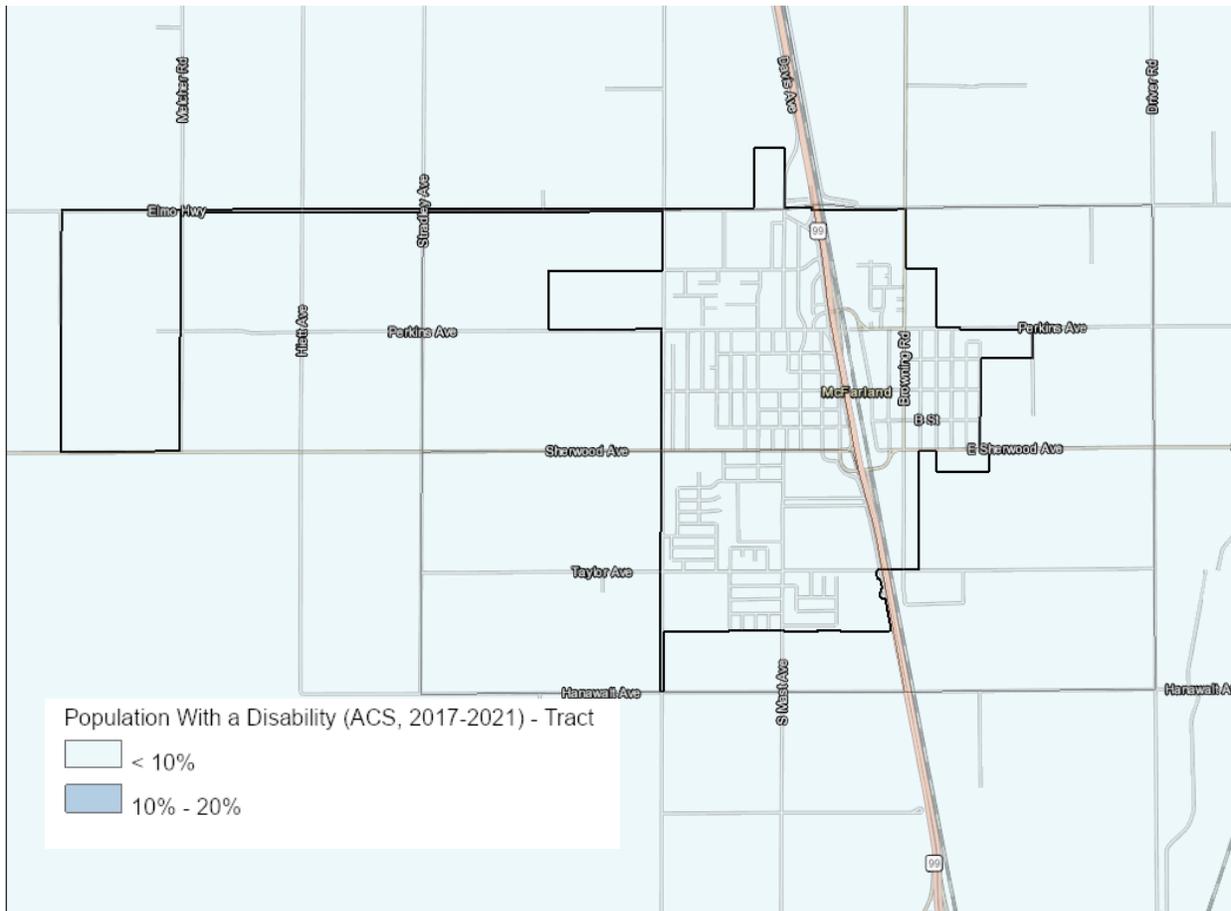
Source: State HCD AFFH Data Viewer, 2022

Figure C-8: 2019 Concentrations of Disability Populations in McFarland and its Region



Source: State HCD AFFH Data Viewer, 2022

Figure C-9: Concentration of Persons with Disability in McFarland (ACS 2017-2021)



7.3.2.1-c Household type or family status

The Fair Housing Act prohibits housing discrimination on the basis of family status or household type. Family status refers to the presence of children under the age of 18, pregnant women, or persons in the process of securing legal custody of a minor child whether by adoption or foster parenting. Household type refers to such characteristics as family or non-family groups, marriage, male or female heads, or single parenting.

Regional Trends and Comparisons

Tables C-5 and C-6 show the distribution of households and family types in the McFarland region in 2010 and 2020, respectively. In 2010, family households dominated across the region ranging from 89 percent in Fresno County to 92 percent in Tulare County and 97 percent in McFarland. By 2020, family households remained dominant but reduced in shares across the board ranging from 72 percent in Fresno County to 78 percent in Tulare County and 85 percent in McFarland.

Local Trends and Analysis

Similarly, Tables C-5 and C-6 show county-level and city-level data but revealed that McFarland maintained the highest share of family households in the region. Figure C-10 shows, however, that an area of the City has a higher rate of children in female-headed households than other areas of the City. While there is no single determinant of the higher rate of children in a female-headed households, the City will look to target County programs to assist female-headed and single-parent households to this neighborhood.

Table C-5: Distribution of Household/Family Types in the McFarland Region, 2010

2010 Household/Family Type	Fresno County	Kern County	Tulare County	McFarland City
Total Households	912,927	802,874	437,407	11,486
Family households	89%	90%	92%	97%
Married couple family	61%	63%	64%	71%
Other family	28%	27%	28%	26%
Male householder, no spouse present	9%	9%	9%	9%
Female householder, no spouse present	20%	18%	18%	17%
Nonfamily households	11%	10%	8%	3%
Households with a male householder	6%	6%	4%	2%
1-person household	3%	3%	2%	1%
2-or-more-person household	3%	3%	2%	1%
Households with a female householder	5%	5%	4%	1%
1-person household	4%	3%	3%	1%
2-or-more-person household	2%	1%	1%	0%

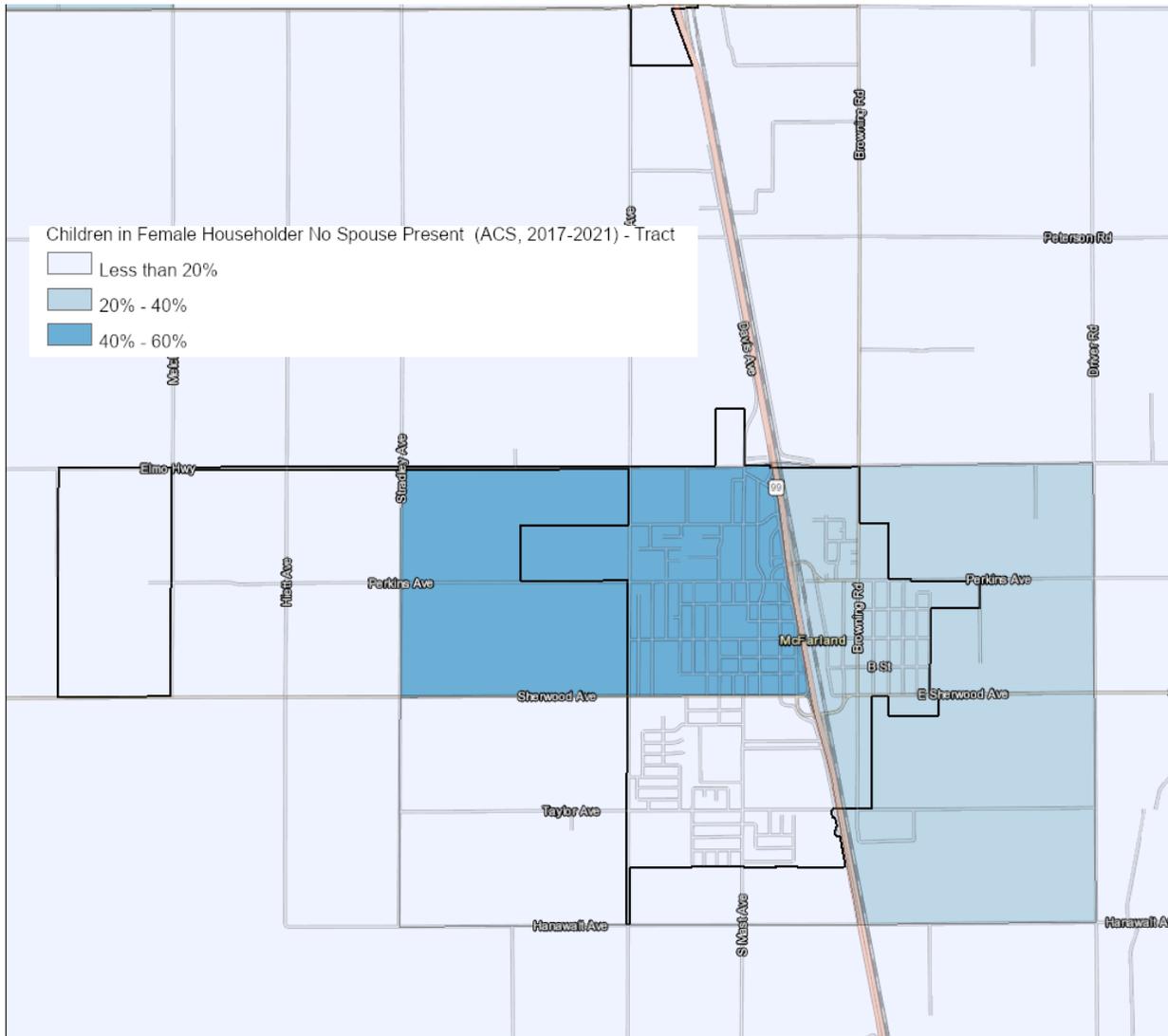
Sources: U.S Census Bureau, 2010 Decennial Census, Table P30

Table C-6: Distribution of Household/Family Types in the McFarland Region, 2020

2020 Household/Family Type	Fresno County	Kern County	Tulare County	McFarland City
Total Households	310,097	273,556	139,044	2,933
Family households	72%	74%	78%	85%
Married couple family	47%	50%	53%	59%
Other family	25%	23%	25%	26%
Male householder, no spouse present	8%	7%	8%	4%
Female householder, no spouse present	17%	16%	17%	22%
Nonfamily households	28%	26%	22%	15%

Sources: U.S Census Bureau, 2020 American Community Survey 5-Year Estimates, Table DP02

Figure C-10: Concentration of Children in Female-Headed Households in McFarland (ACS 2017-2021)



7.3.2.1-d Income groups

Household and family income levels are key to housing affordability. The concentration of populations of various income levels in geographic areas affect perception of wealth of residents and have implications for integration and segregation of populations. The income profiles of areas have direct relationship to issues about fair housing especially for those in lower income brackets. Ultimately, the share of income spent on housing reflects affordability for respective income groups no matter how high or low the income or whether the household owns or rents housing. Housing that requires 30 percent or more of household income is unaffordable.

Regional Trends and Comparisons

Table C-7 compares median incomes in 2010 and 2020 across the McFarland region. In both years, median incomes were reasonably close among the counties in the region and increased noticeably by

2020. The table also reveals that levels of poverty were comparable among counties in the region. Over the decade, median incomes grew between 16 percent in Kern County and 23 percent in Fresno County. The percentage of residents below the poverty level only changed slightly in the counties over the decade.

Figures C-7 and C-8 show the percentages of home owners by census tract who paid 30 percent or more of their incomes on housing in 2014 and 2019, respectively. In 2014, tract-level data indicate that 20 percent to 60 percent of owners paid more than 30 percent of incomes on housing. Effectively, one can conclude that home ownership was generally unaffordable across the region. In 2019, the situation improved slightly for owners across the region. One would assume that home prices fell, or incomes went up, or more wealthy persons took over much of the housing. or multiple income earners shared in the housing cost per unit.

Figures C-9 and C-10 show the percentages of renters by census tract who paid 30 percent or more of their incomes on housing in 2014 and 2019, respectively. Similarly in 2014, tract-level data indicate that 40 percent to 80 percent of renters paid more than 30 percent of incomes on housing. Effectively, one can conclude that rental housing was noticeably unaffordable in communities across the region. In 2019, the situation shifted around but remained essentially the same for renters across the region. One would assume that home prices fell, or incomes went up, or more wealthy persons took over much of the housing. or multiple income earners shared in the rental housing cost per unit.

Table C-7: 2010 and 2020 Median Incomes and Poverty Levels in the McFarland Region

Income and Poverty	Fresno County	Kern County	Tulare County	McFarland City	
2010				Percent of Kern County	
Median income	\$46,430	\$47,089	\$43,851	\$35,656	76%
Below poverty level	19%	18%	19%	31%	
2020					
Median income	\$57,109	\$54,851	\$52,534	\$36,586	67%
Below poverty level	19%	19%	19%	26%	
Percent change 2010 to 2020					
Median income	23%	16%	20%	3%	
Below poverty level	-2%	7%	0%	-16%	

Sources: U.S Census Bureau, 2010 & 2020 American Community Survey 5-Year Estimates, Table S2201

Local Trends and Analysis

Data was not detailed enough to make comparisons by neighborhoods. Table C-7 revealed that McFarland historically depicted lower median incomes than Kern and the other counties in the region. It also depicted a higher percentage of persons living below the poverty line than the counties in the region. Over the decade, while McFarland's median income increased by 3 percent, the percentage of residents living below the poverty level decreased by 16 percent.

Using Figures C-7, C-8, C-9, and C-10, the census tract within which McFarland falls depicted similar trends as the region. For home owners, McFarland was in the 40 percent to 60 percent range in 2014 and the situation remained the same in 2019 for owners who had unaffordable housing costs. For renters, the situation was worse in 2014 when 40 percent to 80 percent of renters had to pay unaffordable costs for housing and the situation remained the same in 2019. The maps showed a more severe situation for renters residing west of State Route (SR) 99 than those residing east of SR 99 within the City. However, as seen in Figure C-11, the local median income for McFarland does not differ across the neighborhoods.

Figure C-11: Local Median Income (ACS 2017 – 2021)

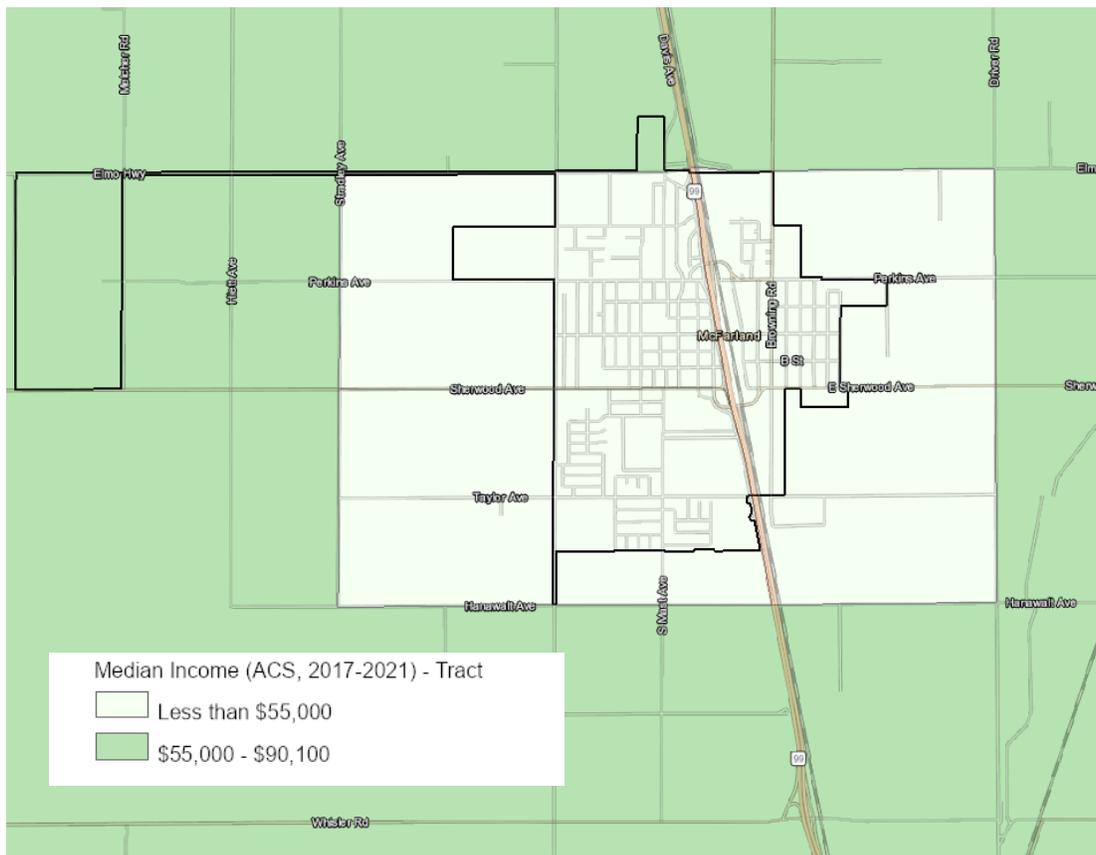
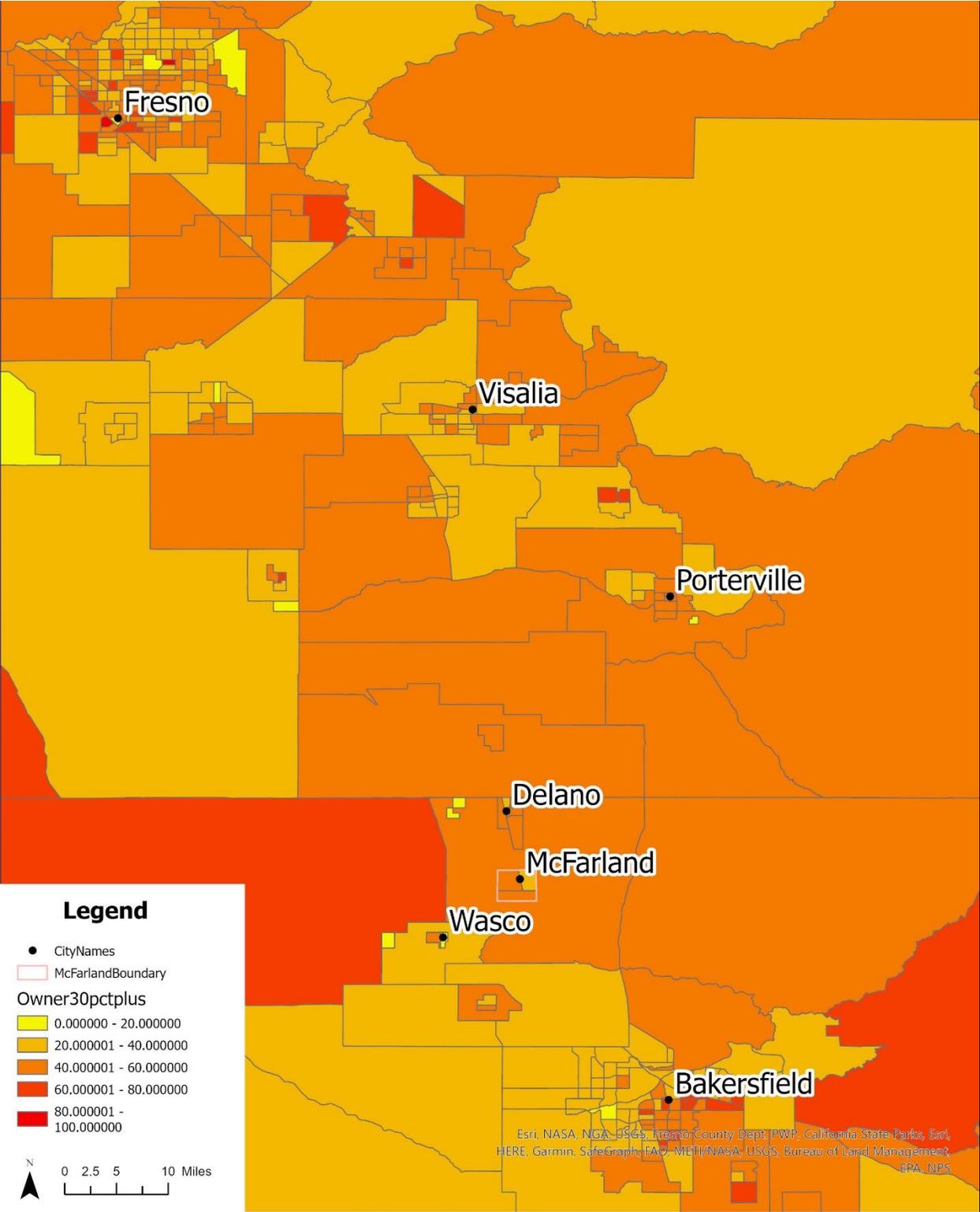
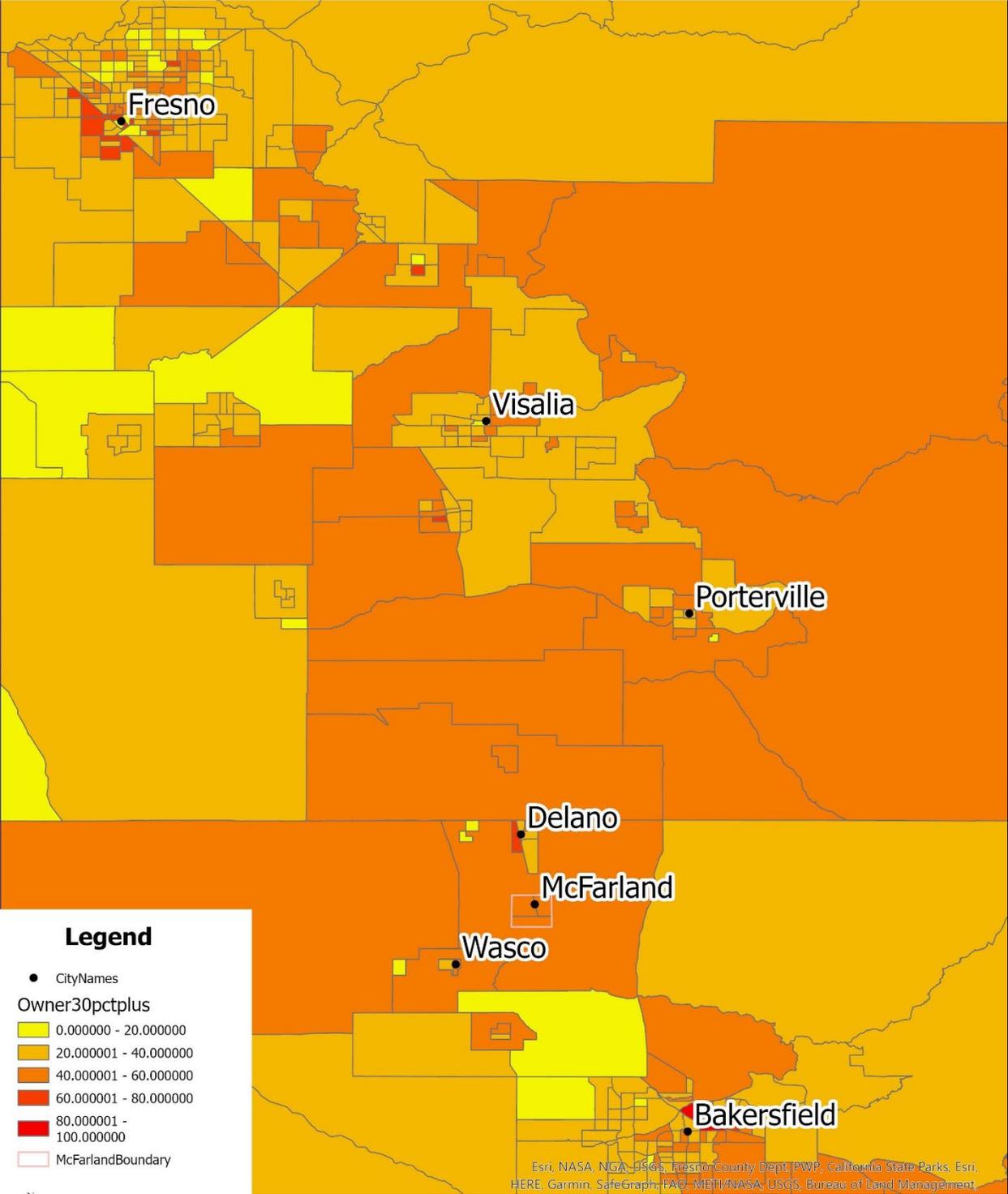


Figure C-12: Percent of Home Owners Paying >30% of Incomes on Housing, McFarland Region, 2014



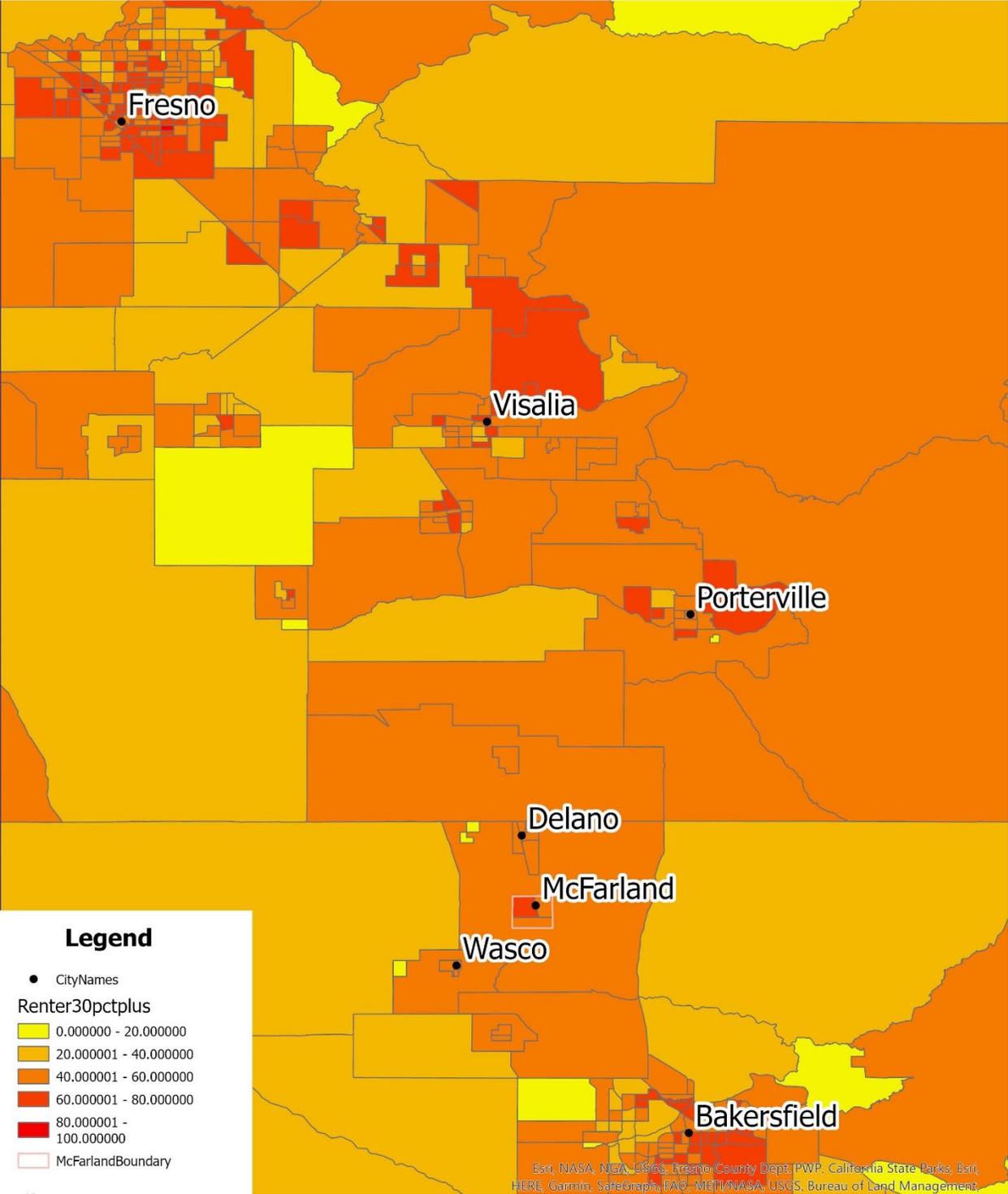
Source: State HCD AFFH Data Viewer, 2022

Figure C-13: Percent of Home Owners Paying >30% of Incomes on Housing, McFarland Region, 2019



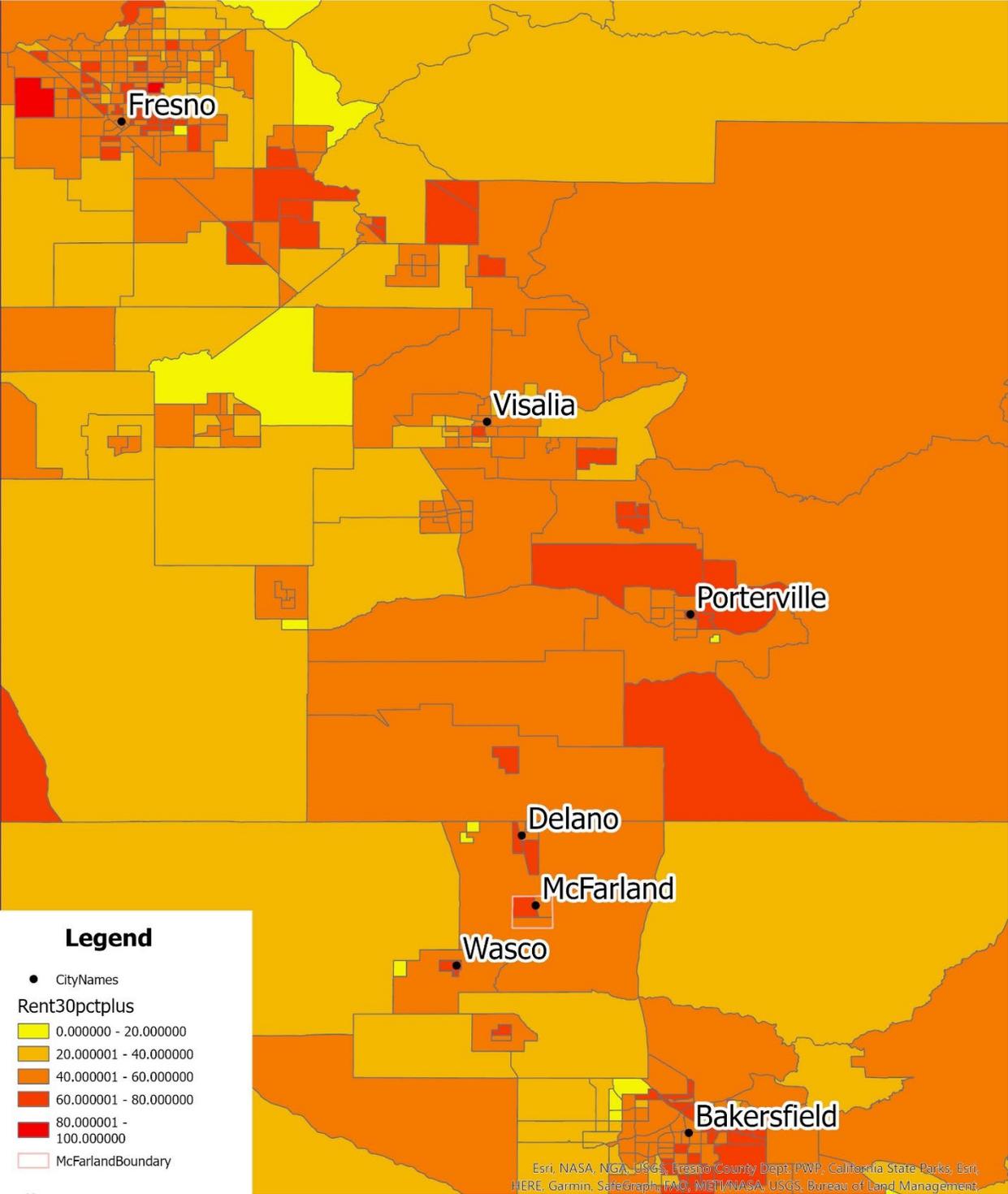
Source: State HCD AFFH Data Viewer, 2022

Figure C-14: Percent of Renters Paying >30% of Incomes on Housing, McFarland Region, 2014



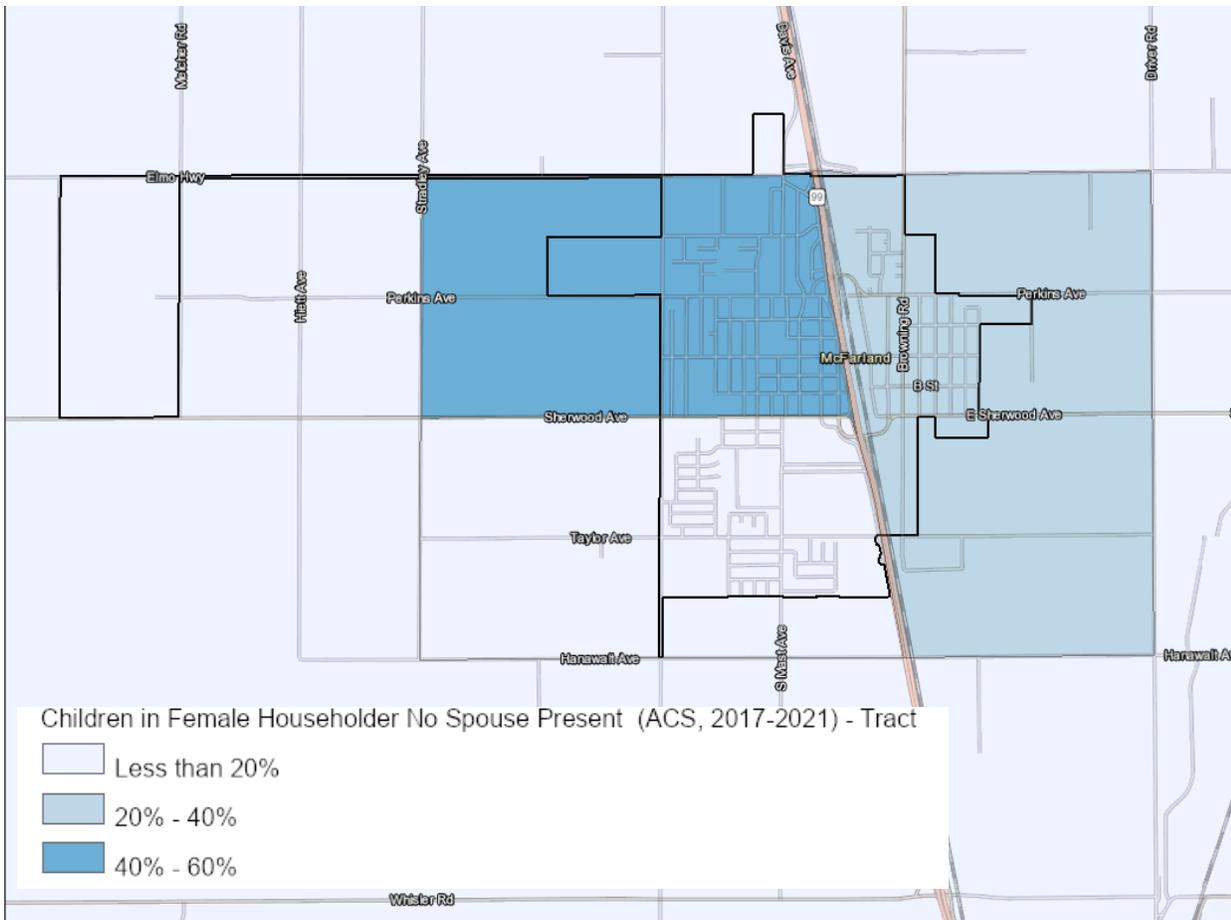
Source: State HCD AFFH Data Viewer, 2022

Figure C-15: Percent of Renters Paying >30% of Incomes on Housing, McFarland Region, 2019



Source: State HCD AFFH Data Viewer, 2022

Figure C-16: Children in Female-Headed Household (ACS 2017-2021)



7.3.2.1-e Trends in housing choice vouchers

The US Department of Housing and Urban Development (HUD) explains the housing choice voucher (HCV) program as “the federal government’s major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments.” (https://www.hud.gov/topics/housing_choice_voucher_program_section_8)

Public housing agencies (PHAs) receive federal funds from HUD to administer the voucher program. Notably, participants are free to choose any housing that meets the requirements of the program and are not limited to units located in subsidized housing projects. The PHA pays a housing subsidy directly to the landlord on behalf of the participant. The family then pays the difference between the actual rent and the amount the program subsidizes. With authorization from the PHA, a participant may use the voucher to purchase a modest home under certain circumstances.

A key objective of the program is to help participants get out of poverty. Therefore, if the use of HCV concentrates participants in areas of high poverty because of low rents in those areas, then segregation into enclaves of poverty can occur and it defeats integration.

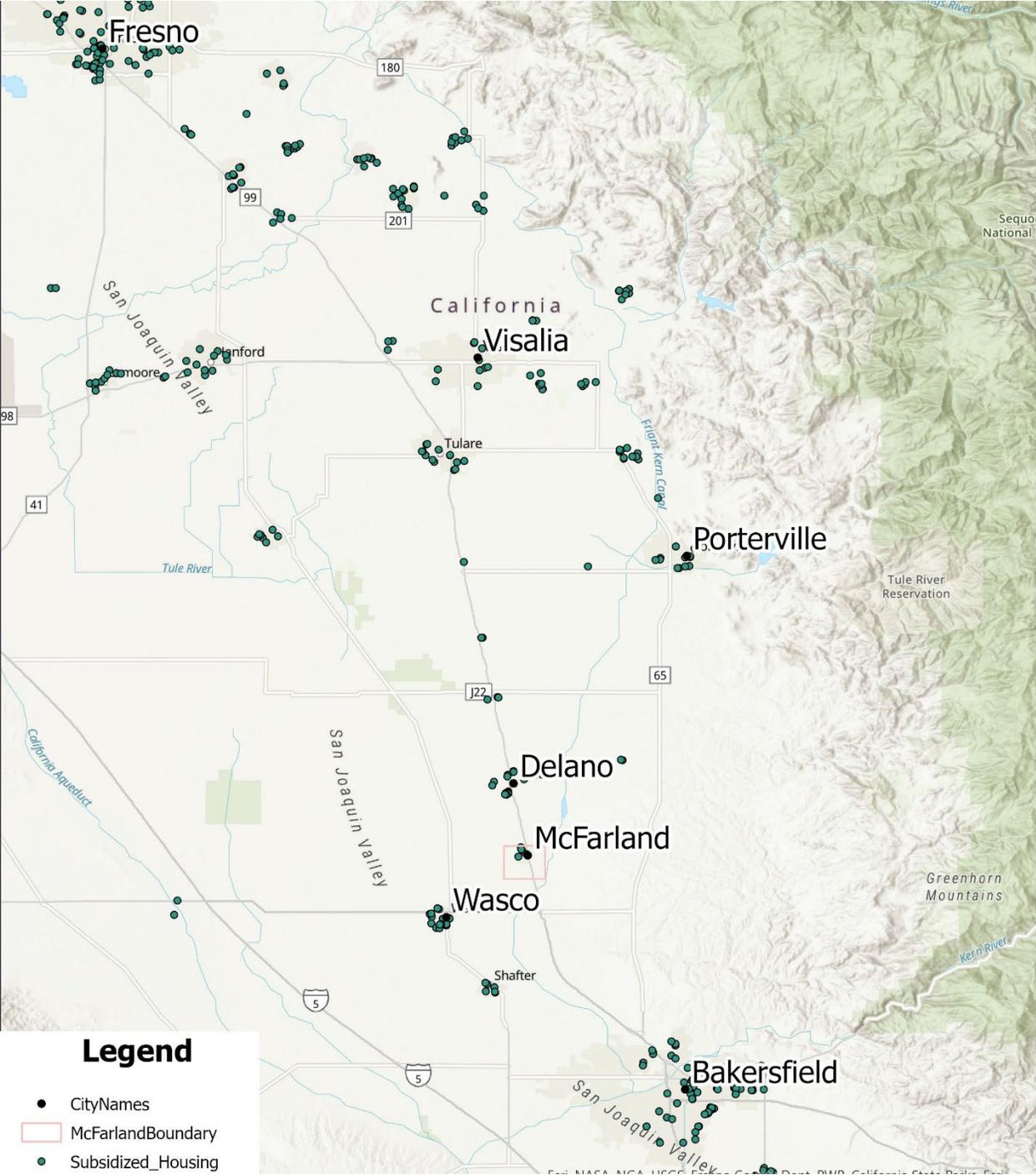
Regional Trends and Comparisons

Figure C-11 shows the locations of subsidized housing projects in the McFarland region in 2021. They do appear in all urbanized areas across the region and are more frequent in larger urban areas. The map reveals that subsidized housing units tended to distribute through the respective cities and smaller communities in the region.

Local Trends and Analysis

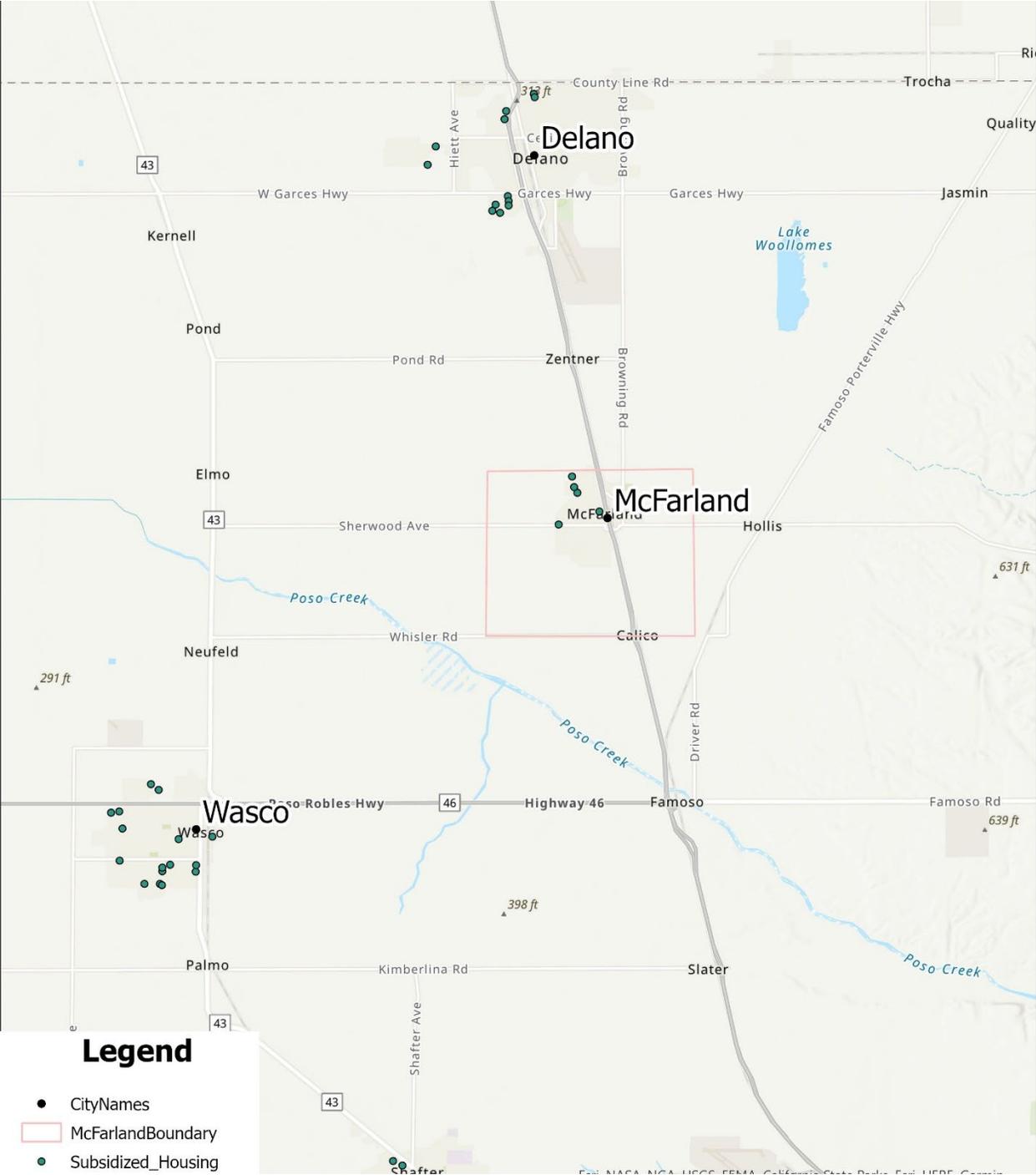
Figure C-12 zooms onto the locations of subsidized housing projects within the City of McFarland in 2021. The map reveals that subsidized housing units are distributed across the City instead of clustering into any particular enclave. This is consistent with the integration objective of the housing choice voucher program.

Figure C-17: Locations of Subsidized Housing Projects in the McFarland Region, 2021



Source: State HCD AFFH Data Viewer, 2022

Figure C-18: Locations of Subsidized Housing Projects within McFarland and Vicinity, 2021



Source: State HCD AFFH Data Viewer, 2022

7.3.2.2 Racially or ethnically concentrated areas of poverty

HUD has developed a definition of racially/ethnically-concentrated areas of poverty (R/ECAPs). The definition combines thresholds for racial/ethnic concentration and poverty. Census tracts with extreme poverty that satisfy the racial/ethnic concentration thresholds are deemed R/ECAPs as follows:

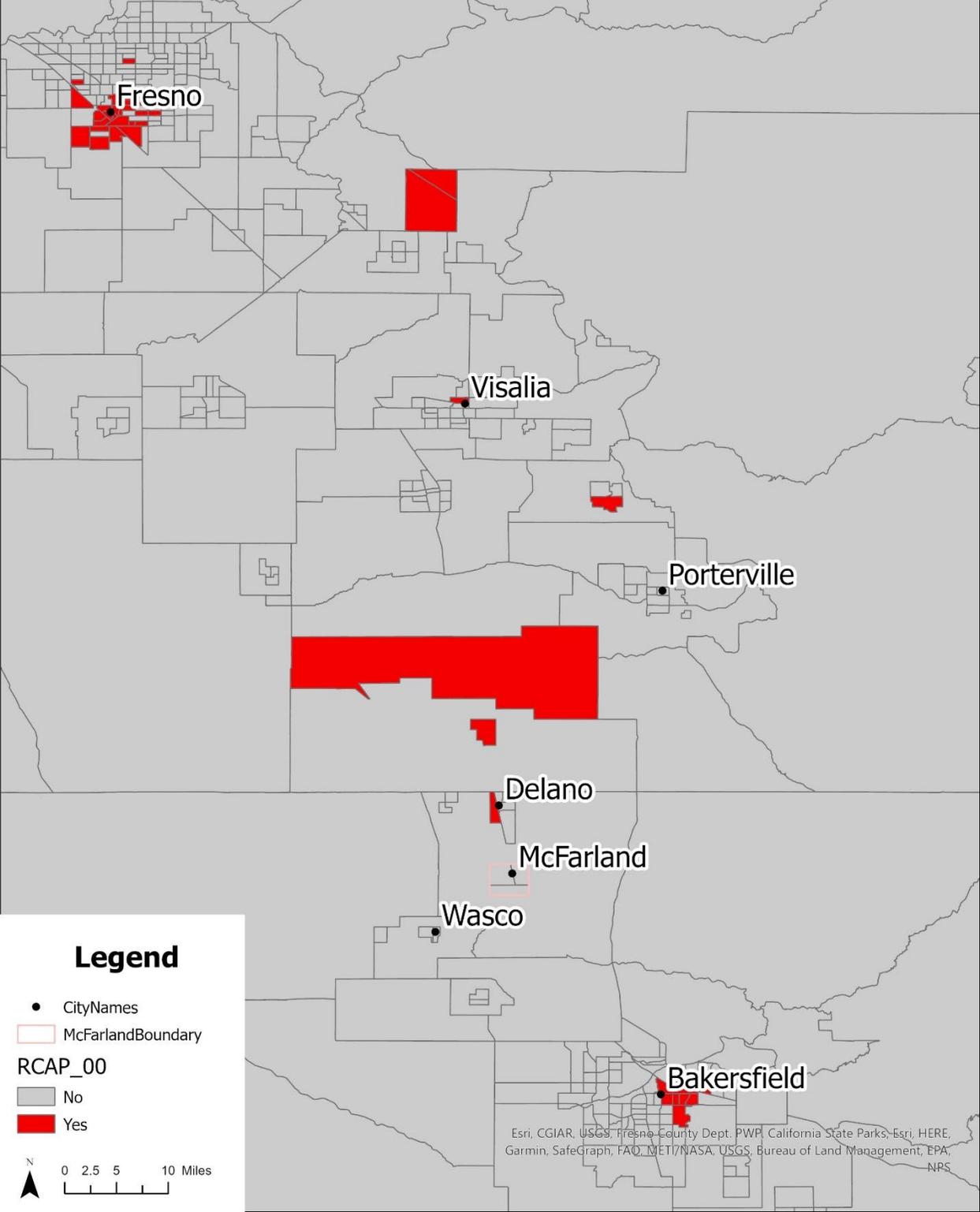
- **The threshold for racial/ethnic concentration** flags R/ECAPs with concentrations of non-white populations:
 - In relatively large, urbanized areas for up to Core Based Statistical Areas (CBSAs), which are urban centers of at least 10,000 people plus adjacent counties that are tied to the urban centers socioeconomically by commuting, census blocks with 50 percent or more of non-white populations qualify as R/ECAPS.
 - In smaller areas outside of CBSAs and larger geographies which are unlikely to have racial or ethnic concentrations as high as 50 percent, the racial/ethnic concentration threshold is set at 20 percent.
- **The threshold for extreme poverty** typically defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements the typical with an alternate criterion. Thus, a neighborhood meets the poverty qualification for R/ECAP based on the lower of two poverty thresholds:
 - If it has a poverty rate that exceeds 40 percent.
 - If it is three or more times the average tract poverty rate for its metropolitan or micropolitan area.

Similarly, the California Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened a group of independent organizations and research centers in February 2017 that became the California Fair Housing Task Force. TCAC and HCD charged the Task Force with the creation of an opportunity map to identify areas in every region of the State where research supports the need for positive economic, educational, and health outcomes for low-income families and especially in the long-term outcomes for children.

Regional Trends and Comparisons

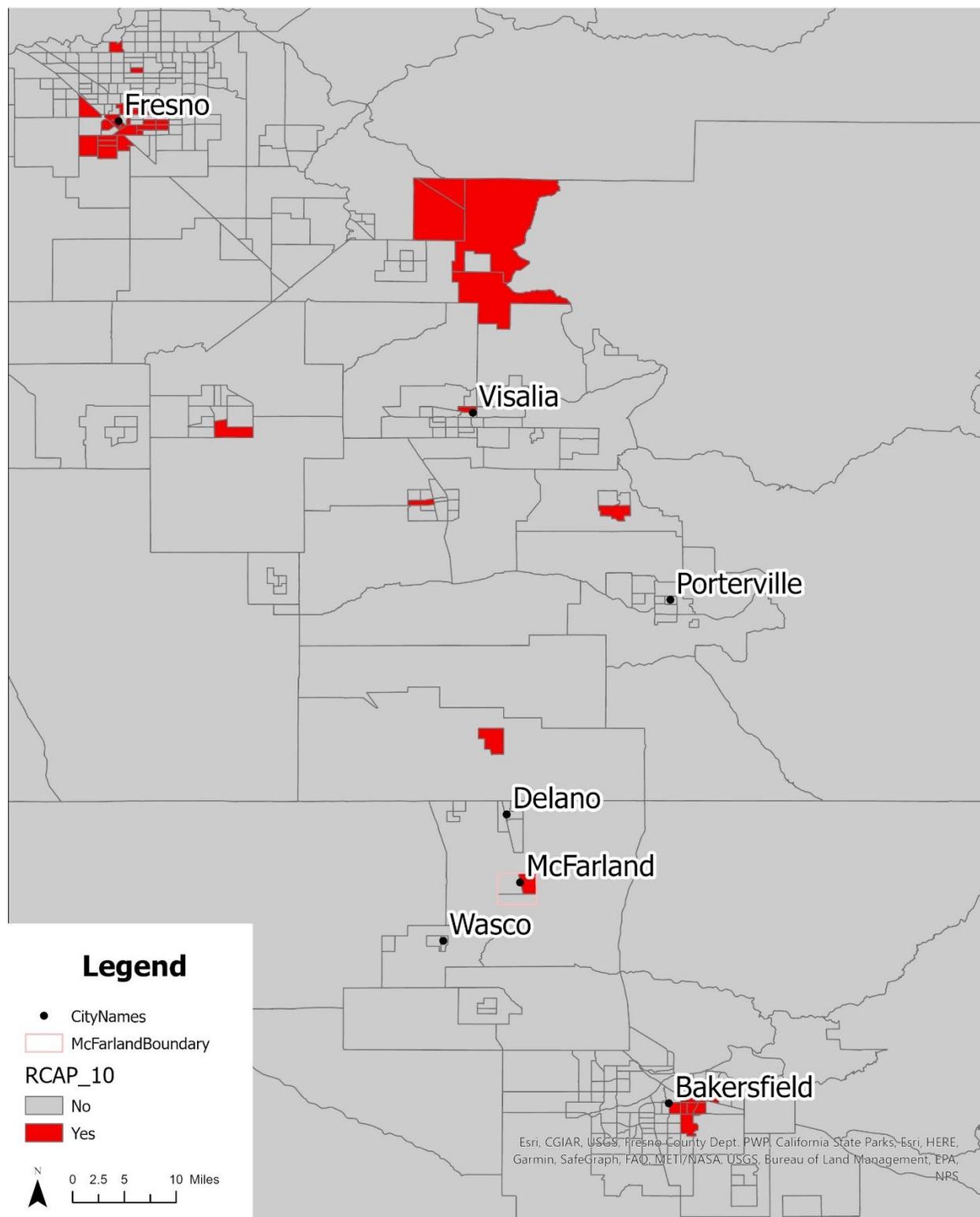
Figure C-13, Figure C-14, Figure C-15, and Figure C-16 depict trends in the incidence of race and ethnic concentrations of poverty within McFarland and its region in 2000, 2010, 2013, and 2020, respectively. The maps depict that such concentrations are more common in larger cities within the region. Hence the noticeably large racial and ethnic concentrations of poverty in Fresno and Bakersfield with lower incidences in Visalia and Delano and no such concentration in McFarland in 2000. But the condition worsened by 2010 and continued to increase rapidly with noticeable expansion of pockets of poverty in big cities across the region and the beginning of such concentrations in smaller cities like McFarland.

Figure C-19: Racially and Ethnically Concentrated Areas of Poverty in McFarland & Region, 2000



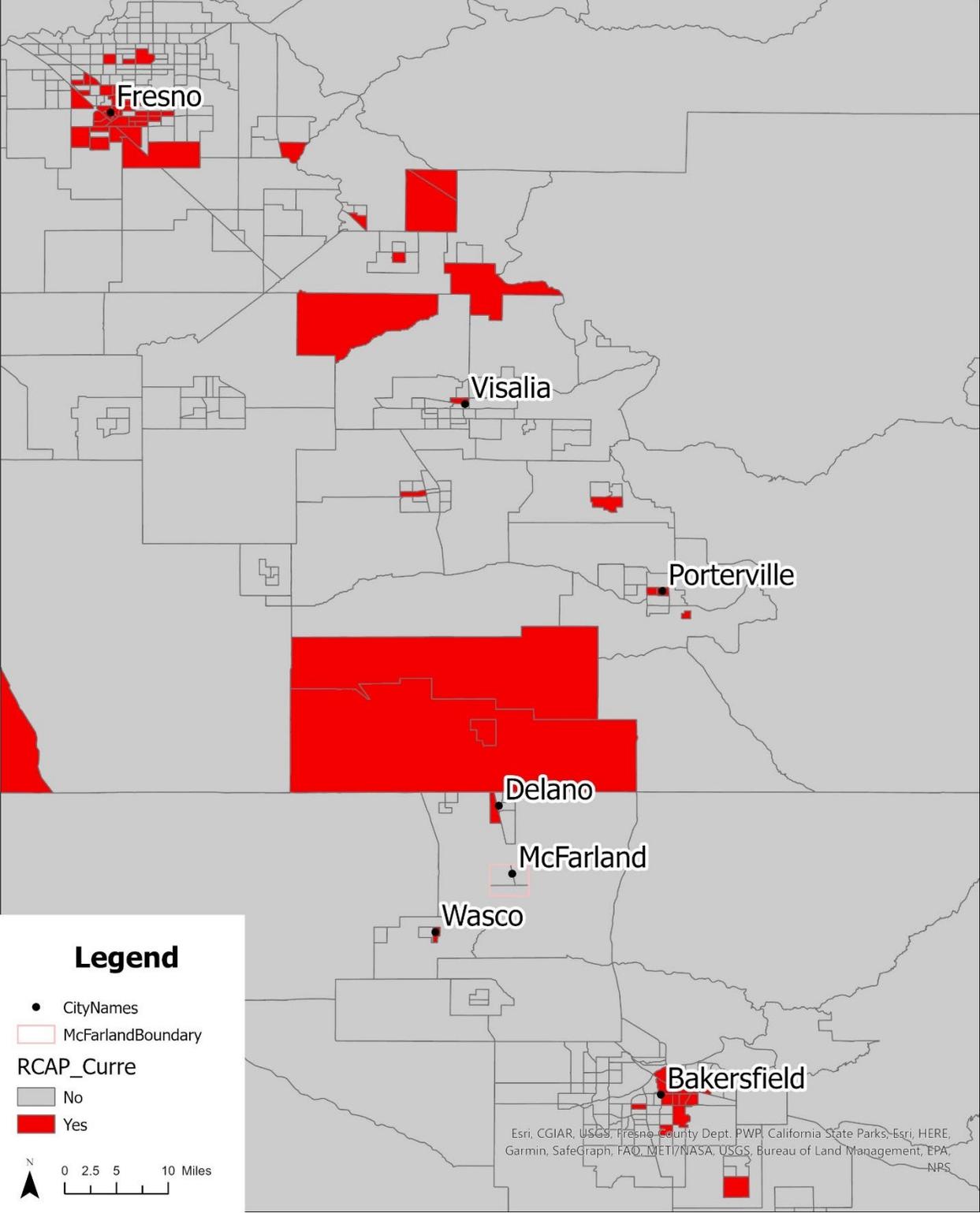
Sources: State HCD AFFH Data Viewer, 2022. Decennial census (2000)

Figure C-20: Racially and Ethnically Concentrated Areas of Poverty in McFarland & Region, 2010



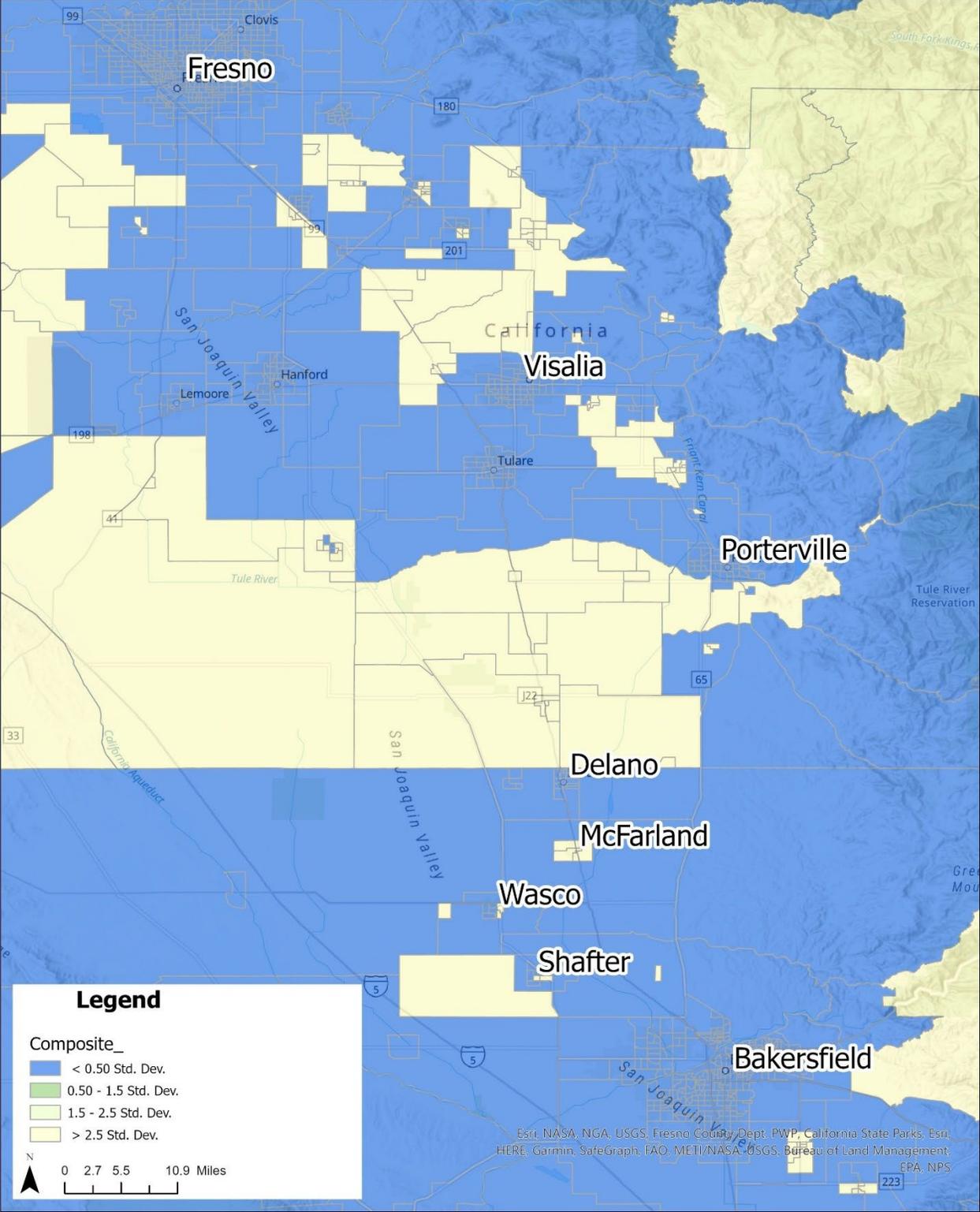
Sources: State HCD AFFH Data Viewer, 2022. Decennial census (2010)

Figure C-21: Racially and Ethnically Concentrated Areas of Poverty in McFarland & Region, 2013



Sources: State HCD AFFH Data Viewer, 2022. American Community Survey (ACS), 2009-2013

Figure C-22: Composite Opportunity Areas in McFarland & Region, 2020



Sources: State HCD AFFH Data Viewer, 2022. Original data sourced from: <https://www.treasurer.ca.gov/ctcac/opportunity/2020.asp>

Local Trends and Analysis

Although McFarland had no such areas of poverty in 2000, it gained a few in the neighborhoods east of SR 99 by 2010. Locally, the area east of SR 99 is acknowledged as a lower income area. Given that most of the population in McFarland is Hispanic, neighborhoods of noticeably low income become ethnically concentrated areas of poverty.

It is noteworthy that the City as a whole falls predominantly in the lower income categories. McFarland's median household earned \$35,069 in 2017, which was 69% of Kern County's median household income and 52% of California's median household income. Because McFarland's median household income fell below 80% of the area median income, it qualifies as a Disadvantaged Community. Notably, McFarland's median family income was lower than its median household income. Typically, family income was higher than household income in Kern County and California. McFarland's percentage of residents earning less than the poverty level was over 1.5 times as large as Kern County's and more than double California's. Many of the residents below the poverty level were children. Over 50% of children under the age of 5 were below the poverty level. Almost 50% of children aged 5 to 17 were below the poverty level. The percentage below the poverty level decreased rapidly with age.

As noted above, incomes in the City are relatively the same across neighborhoods, with areas East of Highway 99 only slightly lower than neighborhoods West of Highway 99. For example, the area noted as "High Segregation and Poverty" had a median household income of roughly \$33,000, while other neighborhoods in the City had a median income of \$37,625 and \$41,700, confirming there is some, but not a great deal of, difference between neighborhoods in the City. With racial demographics being relatively homogeneous across neighborhoods in the City, the slightly lower incomes East of Highway 99 trigger these areas being considered "High Segregation and Poverty" within the City. While Table 6-4 highlights AFFH actions and programs that are targeted to these areas, it should be noted that previous investments in the City have been proportional when considering a West/East split. For instance, the City used Local Early Action Planning (LEAP) funding to support infrastructure planning to increase housing opportunities in the City by over 10,000 units.

Lastly, information from City officials suggests that differences between neighborhoods in the City is fairly minimal. The housing stock in the "High Segregation and Poverty" area is older than other areas of the City, but do not show any signs of higher concentrations of units lacking plumbing or a complete kitchen. Furthermore, the largest park in the City is located within the "High Segregation and Poverty" neighborhood, although services like grocery stores, laundromats, and gas stations are lacking in this portion of the City. Street improvements, as shown in Figure C-24, show the City made improvements to all areas of the City.

As noted in other sections of the housing element, the most recent development in the City has occurred west of Highway 99, particularly in the northwestern portion of the City. As a result, streets, sidewalks, and infrastructure in these areas tend to be newer than in the portion designated as High Segregation and Poverty. However, this does not indicate that High Segregation and Poverty areas are lacking adequate infrastructure, but rather that the existing infrastructure has been maintained to a good condition.

Sidewalks in the City generally are in fair condition, with a few exceptions. According to a windshield survey conducted by City staff, in the area of High Segregation and Poverty, portions of San Juan and San Pedro Streets have "inconsistent" sidewalks, which include a combination of paved and unpaved sidewalks. In the Western portion of the City, portions of Davis Avenue, 5th Street, and Frontage Road exhibit "inconsistent" sidewalks. Improvements to these areas are incorporated into the City's Capital

Improvement Program, programmed in conjunction with other improvements, including handicap, accessibility ramps, storm drain, culverts, and street paving.

Additionally, as noted in Figure C-24 below, recent street improvements have been made in all areas of the City, including the High Poverty and Segregation neighborhood. The City's Street Conditions Report is the best source for existing street conditions within the City. Within the last 18 months, the City has completely renovated or restored 6 of the 8 major North/South streets in the East side of the City, which were reported as "Poor" or "Failed" Streets Conditions Report. In the Western portion of the City, 4 streets have been renovated within the last 18 months, which similarly reported "Poor" conditions in the Street Conditions Report. An additional 3 streets are slated for repair, which will be phased after school improvement projects are completed.

While this neighborhood in the City has an older housing stock and code enforcement data was not broken down to this level of detail, using City staff knowledge, staff does not note any difference in the quality of homes, indicative of homeowners keeping up with maintenance associated with homeownership.

Schools in McFarland are predominantly located west of Highway 99 with the exception of Browning Road Steam Academy. However, in 2014 the City was awarded Safe Routes to Schools funding to install sidewalks, ADA curb ramps, and curb and gutter improvements at various locations around the Browning Road facility.

Additionally, the City completed Phase I of the McFarland Community Garden and Trail during the 5th Cycle planning period, also located in the area of High Segregation and Poverty. This project, in which the City partnered with agencies such as the California Department of Transportation, turned formerly unoccupied land into an interactive and sustainable green space. The project enhanced citywide connectivity by adding a multi-use trail which connects to a bridge over Highway 99 for access to the western portion of the City, as well as adding fitness stations, a community garden, a basketball court, and electric vehicle charging stations.

Access to community facilities in the Area of High Segregation and Poverty include the City's two largest parks, Blanco Park and Browning Road Park. The facilities within these parks are well-maintained (bathrooms, walkways, waste collection, etc.) are similar to parks located in the Western portion of the City. In addition to these parks, and the McFarland Community Garden and Trail project, the City is in the process of adding two additional community facilities in the form of a pickleball court and a dog park. A mobile food truck park is also located in the Eastern portion of the City, adjacent to the Community Garden.

The City's next planned growth area is located in the Eastern portion of the City. This includes 14 acres of planned or under construction as well as 1,200 acres of industrially-zoned land. This project includes annexing land into the City and will balance out the predominantly-residential nature of the City with much needed commercial amenities and job-producing industries in the City. The next phase of this project is the adoption of a Specific Plan for this area, slated by the end of 2025, at which point specific policies and actions to support full use of this annexation.

Figure C-23: High Segregation and Poverty, 2023

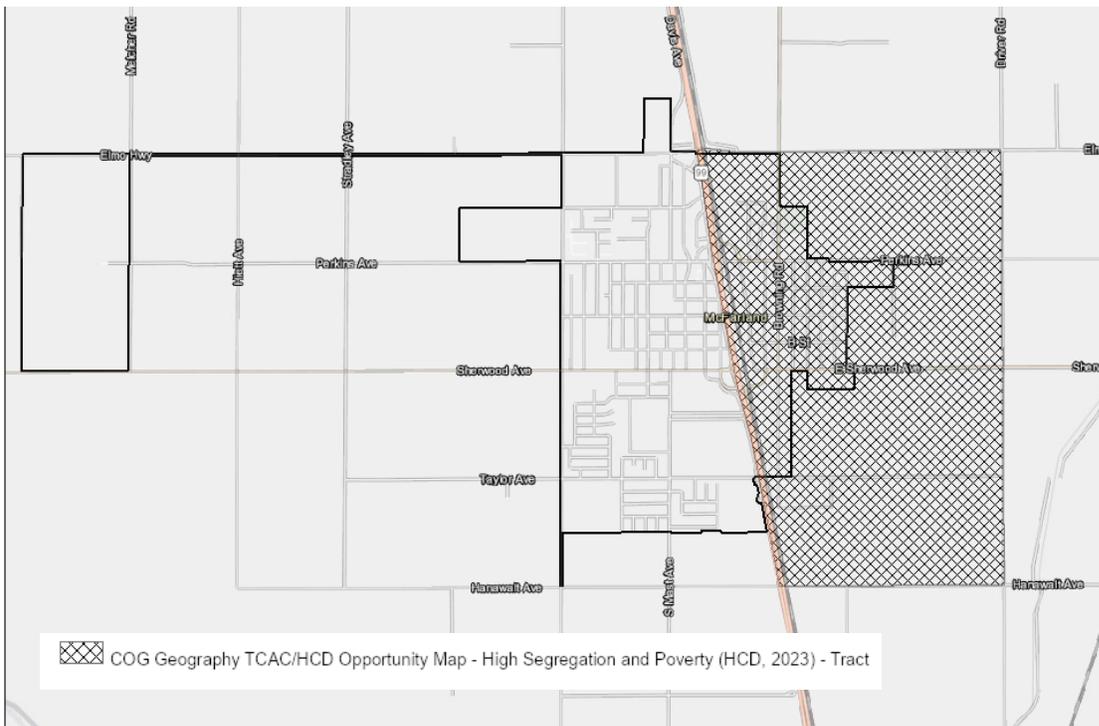
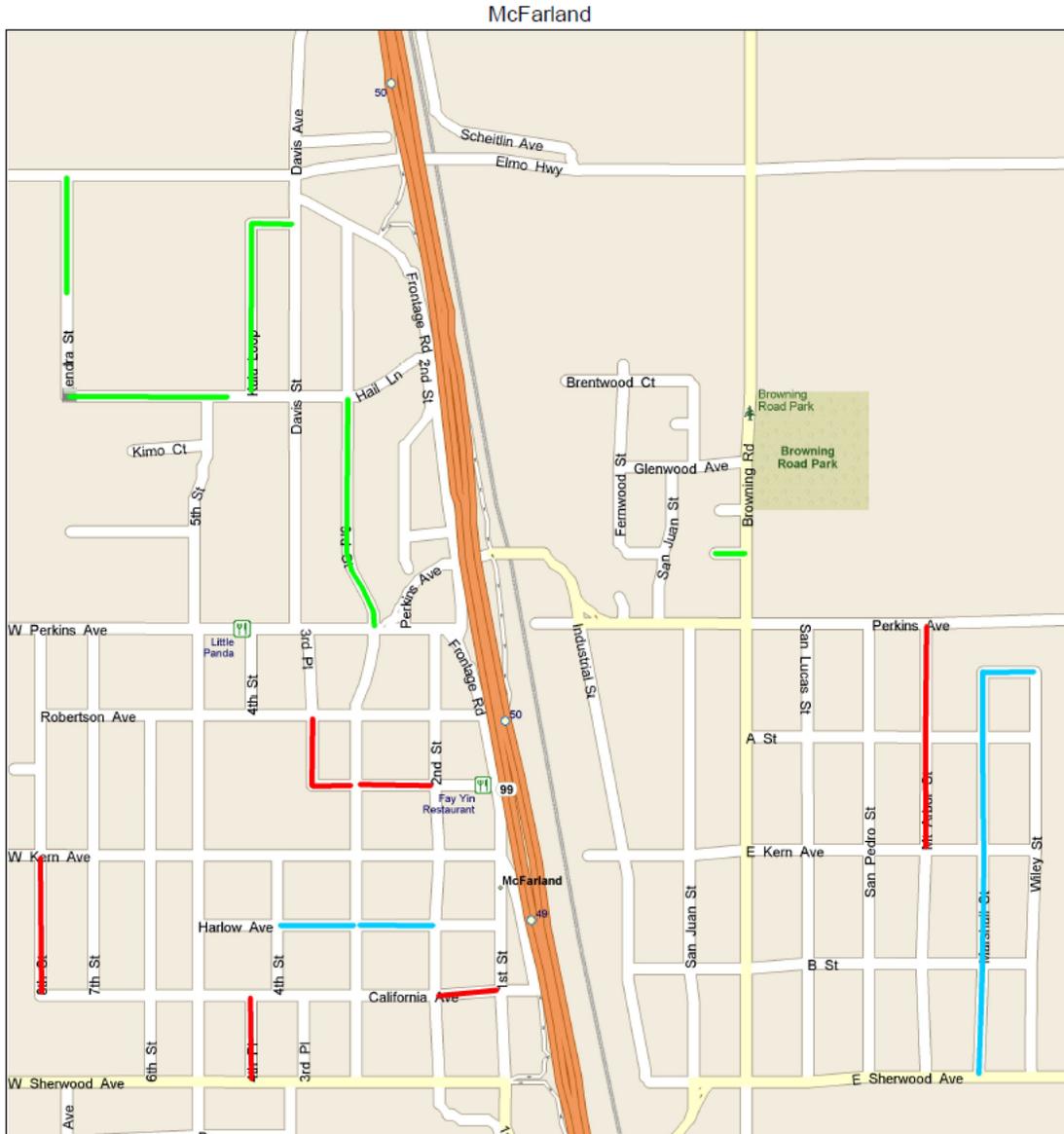


Figure C-24: McFarland Street Slurry Map. September 2024



Trends and Patterns

Figures C-13 and C-15 show that trends in concentrations of poverty persisted and intensified across the region from 2000 to 2010 and beyond. In McFarland, just as it was for Delano and Wasco, the concentration of poverty increased over the decade. Figure C-23 shows the current area noted as an area of “High Segregation and Poverty”.

Other Relevant Factors

The interplay of low incomes and higher housing costs in California than other parts of the nation mean high burdens of housing cost among households.

Conclusion

Relatively low incomes vis-à-vis relatively large families and households with relatively high unemployment can lead to poverty. That is the situation in McFarland. This would place many family units in the City within those income categories in need of affordable housing. The relatively

homogeneous ethnic composition in McFarland all but eliminates the issue of poverty concentrations by racial enclaves but the City's Hispanic dominance creates ethnic concentrations of poverty.

7.3.2.3 Disparities in access to opportunity

Research shows that places have independent and inter-related effects on such critical life outcomes as educational attainment, earnings from employment, and economic mobility. Different places present different levels of opportunity to achieve these critical life outcomes as well as housing choice. Mapping is a way to measure and visualize place-based characteristics linked to opportunity. Results of the analyses can inform how to target investments and policies to achieve beneficial economic, educational, health, and housing outcomes. It is noteworthy, however, that opportunity mapping has limitations since the accuracy of maps depends on the accuracy of the data which may derive from self-reported surveys of subsets of an area's population, and sometimes may not be recorded or be reliable in some areas.

HUD compiled data and analytic procedures on criteria that measure disparities in access to opportunity. The data and mapping tool to aid preparation of the AFFH is useful in determining segregation and disparities in access to opportunity. The definitions of various opportunity indices are as follows:

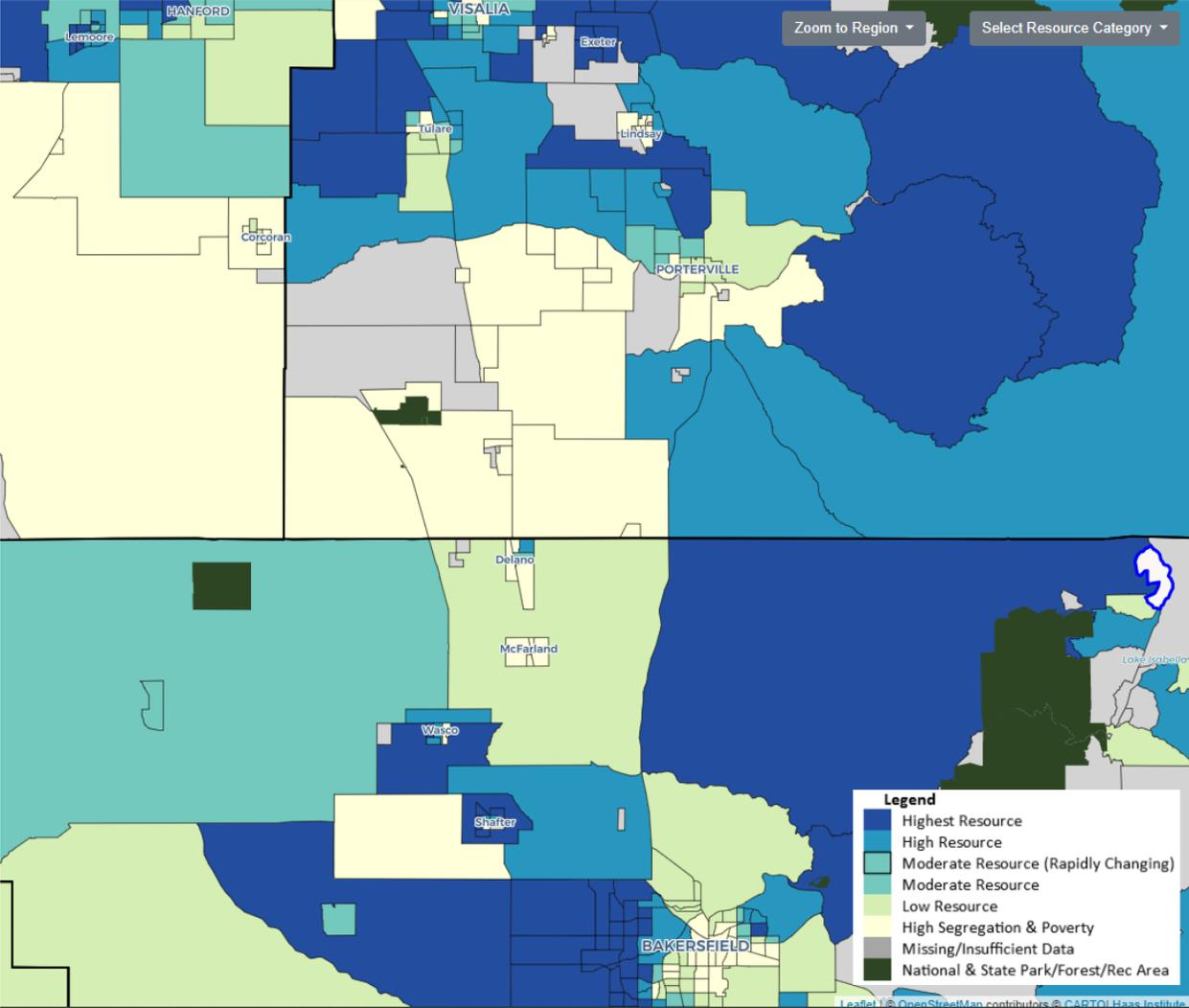
- *School Proficiency*: This index applies school-level data on the performance of 4th grade students on State exams to describe neighborhoods in the proximity of high-performing and low-performing elementary schools. The higher the value of the index, the higher is the quality of the school system serving the neighborhood.
- *Labor Market Engagement*: This index summarizes the relative intensity of labor market engagement and human capital in a neighborhood based on the level of employment, labor force participation, and educational attainment within the applicable census tract. The higher the value of the index, the higher is the labor force participation and human capital in the neighborhood.
- *Transit Access*: This index is based on estimates of transit trips taken by a single-parent family with three persons and income at 50 percent of the median income for renters in the region, which is defined as the Core-Based Statistical Area (CBSA). The higher the value of the index, the more likely it is that residents in that neighborhood would use public transit.
- *Transportation Cost*: This index is based on estimates of transportation costs for a single-parent family with three persons and income at 50 percent of the median income for renters in the region, which is defined as the Core-Based Statistical Area (CBSA). The higher the value of the index, the lower the cost of transportation in that neighborhood.
- *Proximity to Jobs*: This index estimates the accessibility of a residential neighborhood as an inverse function of its distances to all job locations within a region (CBSA) and a direct function of the sizes of the employment centers. The higher the value of the index, the better the access to employment opportunities for residents in the neighborhood.
- *Environmental Health*: This index summarizes potential exposure to harmful toxins at the neighborhood level. The higher the value of the index, the lower the exposure to toxins that are harmful to human health. Therefore, the higher the index value, the better the environmental quality of the neighborhood, which is defined as a census block-group.

Regional Trends and Comparisons

Figure C-17 depicts the levels of resource availability in McFarland and its region in 2020. Larger cities to the north and south of McFarland within the region feature varying levels of opportunity measured in levels of resource availability which range from low to high. The low areas of opportunity occur most frequently in central cities of the larger cities. McFarland falls to the lower end of the range. Its surroundings are low-resourced while the City limits shows up as an area of high segregation and poverty. Given that the City of Wasco, which is McFarland's nearest neighbor to the south depicts the full range of resources and thus range of opportunities, it is possible for McFarland to achieve the same.

Educational attainment and level of training affect job opportunities a person qualifies to hold. And the number and type of new future jobs affect future housing needs. Table C-8 shows projected job growth by occupation for the Bakersfield Metropolitan Statistical Area (Bakersfield MSA) over the decade from 2018 to 2028. Total employment is projected to grow by 10 percent during this period for an increase of 38,000 new jobs. This would bring the employment of Bakersfield MSA to approximately 432,700 by 2028 (California Employment Development Department, 2022). Close examination reveals that economic sectors with the most growth are largely made up of typically well-paying occupations such as Private Educational Services and Health Care, Transportation, Construction, and Professional and Business Services. Table C-8 shows, however, that the fastest growing sector is predicted to be Private Household Workers, which is a typically lower paying occupation. This would not bode well in terms of housing affordability for residents in the area (including McFarland) who are concentrated in this low-paying job sector, as without multiple income-earning persons in households, difficulties with housing affordability would remain. However, there is opportunity to move into higher paying sectors as jobs in the higher-paying sectors continue to increase and McFarland residents get the opportunity for skill development to qualify for such jobs.

Figure C-25: Levels of Resource Availability in McFarland & Region, 2020



Sources: State HCD AFFH Data Viewer, 2022.

Table C-8: Projected Job Growth by Occupation from 2018 to 2028 - Bakersfield Metropolitan Statistical Area

Occupation Title	Annual Average Employment		Employment Change	
	2018	2028	Jobs	Percent
Educational Services (Private), Health Care, and Social Assistance	38,100	46,000	7,900	21%
Trade, Transportation, and Utilities	53,300	59,200	5,900	11%
Total Farm	62,400	66,700	4,300	7%
Transportation, Warehousing, and Utilities	13,200	17,200	4,000	30%
Government	66,100	69,300	3,200	5%
Professional and Business Services	27,200	30,300	3,100	11%
Construction	15,900	18,600	2,700	17%
Leisure and Hospitality	26,700	29,300	2,600	10%
Self-Employment	19,500	20,700	1,200	6%
Retail Trade	31,800	32,900	1,100	3%
Manufacturing	13,200	13,900	700	5%
Wholesale Trade	8,300	9,000	700	8%
Financial Activities	7,600	8,000	400	5%
Private Household Workers	100	300	200	200%
Information	2,000	2,100	100	5%
Mining and Logging	9,300	9,200	-100	-1%
Total Employment	394,700	432,700	38,000	10%

Source: California Employment Development Department, 2022

Local Trends and Analysis

Different types of employment opportunities determine household incomes which in turn determine the types and sizes of housing that households could afford. According to the American Community Survey, both McFarland and Kern County depicted similar levels of employment with approximately three out of five of those residents in the labor force employed in 2019. Approximately 10 percent of those in the labor force were unemployed. This is higher than both the state and national trends, which were around 6 percent unemployment. Table 2-4 is reproduced here as Table C-9. The next paragraph further explores the distribution of incomes by employment type and households respectively and implications for housing affordability.

Table C-9: Labor Force and Employment Rates - McFarland City vs. Kern County, 2019

	McFarland City		Kern County	
	Persons	Percent	Persons	Percent
In Labor Force*	5,754	56%	382,691	58%
Employed	4,983	87%	345,187	90%
Unemployed	771	13%	37,504	10%
Not in Labor Force	4,467	44%	273,725	42%
All ages 16 and over	10,221		656,416	

*Ages 16 and over in labor force

Source: U.S Census Bureau, 2019 American Community Survey 5-Year Estimates, Table S2301

Table C-10 shows the distribution of employment by occupation and median income. In 2019, the largest employment sector for McFarland residents was agriculture with two out of every five employed residents. With a median income of just over \$17,000, agriculture provided nearly \$5,000 more in annual salary than the lowest-paying sector (Food Preparation and Serving), but it provided \$70,000 lower annual salary than the highest-paying sector (Management). Close examination of the distribution suggests that working residents of McFarland fall predominantly into occupations that pay low to mid-level salaries that are below \$43,000 a year. Housing affordability would depend on the number of income earners in households and families.

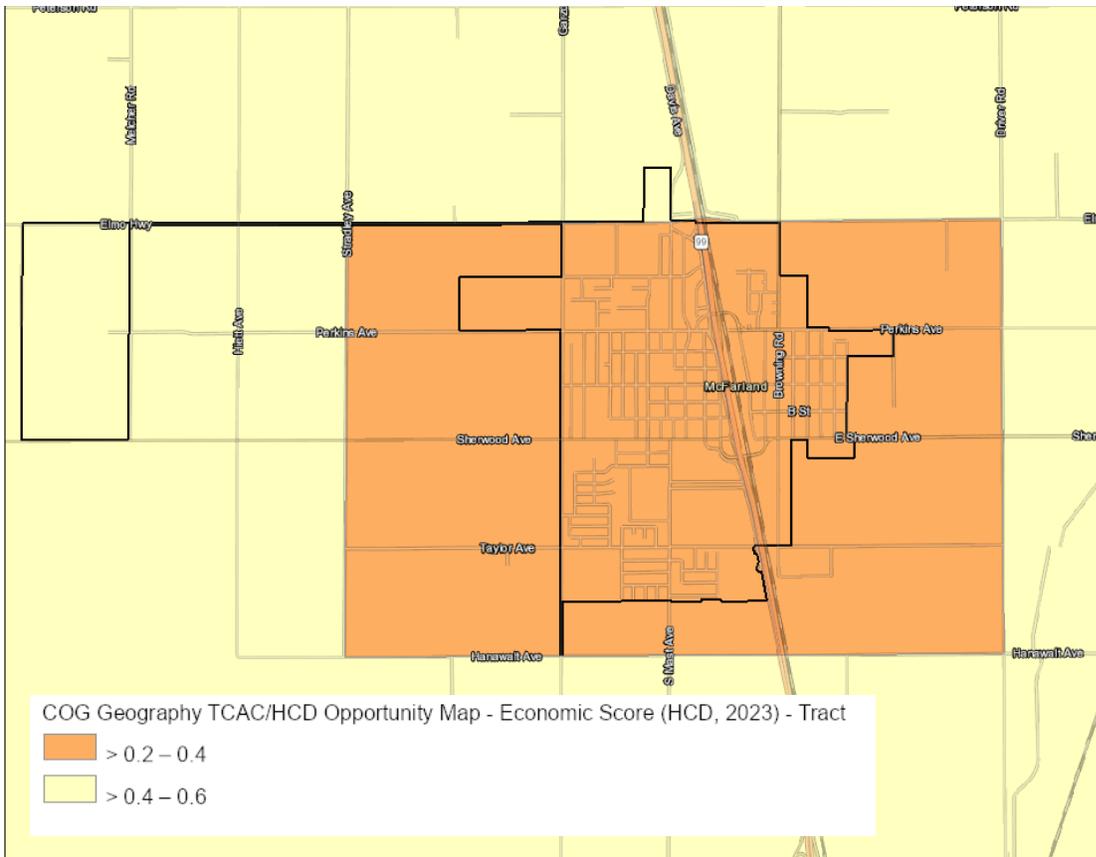
Education and job training are ways to evolve toward opportunities for higher earning ability. However, populations in Kern County and McFarland, particularly, lagged behind in educational attainment. In 2021, for instance, 36 percent of the population in California attained a bachelor’s degree or higher. In comparison, approximately half (18.6 percent) of the population in Kern County attained a bachelor’s degree or higher. Notably in McFarland, 4 percent of its population attained that level of education. This realization is the impetus behind the push by a non-profit community development organization like Self-Help Enterprises to provide resources and educational classes to low-income families in McFarland.

Transit options are limited within the City. The City does not have any “High Quality Transit Stops” or “High Quality Transit Areas within ½ mile”, and only has one bus route (Route 110) that runs through the City. This line has terminus points in Delano and Bakersfield, stops at the McFarland Community Center, and runs 5 buses Southbound and 6 buses Northbound. Though the system has a wide reaching service area (as North as Delano and South as Santa Clarita) the frequency of bus routes makes it more suitable for local travel to and from Bakersfield.

Using CalEnviroScreen 4.0 data, the City currently ranks as having the most negative environmental factors. Multiple factors contribute to the poor environmental quality, such as the Valley’s topography trapping air pollutants, heavy truck traffic on I-5 and Highway 99, and agricultural activities, according to the Environmental Protection Agency. Therefore, this is not a condition unique only to the City, rather, it affects the Valley as a whole.

According to metrics from Great Schools, McFarland Unified School District students tend to test slightly below the state average, however, have higher than average graduation rates compared to the state average. Most schools in the district have a summary rating between 4-5, indicating schools are between “below average” and “average”.

Figure C-26: Economic Score (TCAC/HCD Opportunity Map, 2023)



Trends and Patterns

Unemployment in McFarland was higher than in Kern County and California. McFarland’s 2017 unemployment rate was 14.2% compared to Kern County’s rate of 10.7% and California’s rate of 7.0%. The level of disparity has remained similar for several years. It is discernible from data that trends in unemployment have persisted across the region. In McFarland, just as it is for Delano and Wasco, the rate of unemployment remained relatively high over the previous decade if compared to Kern County and the State of California.

Other Relevant Factors

Lower than typical educational attainment, minimal opportunities to improve skills through education and training, and higher than typical unemployment rates spell confinement to lower income jobs. This situation would more often than not lead to lower ability to earn higher incomes and the perpetuation of the need for affordable housing for the lower-income groups. And this is the prevalent scenario in McFarland.

Conclusion

Low opportunities to improve earning power coupled with relatively high unemployment can lead to poverty. That is the situation in McFarland. This would place many households in the City within those income categories in need of affordable housing. The relatively homogeneous ethnic composition in McFarland all but eliminates the issue of disparities in opportunities by racial enclaves but emphasizes

such a phenomenon in terms of ethnicity. Limitations on opportunity for higher housing affordability is by and large similar across a large segment of the population.

Table C-10: Distribution of Employment by Occupation and Median Income – McFarland City, 2019

Industry	Persons	Percent	Median Salary
Farming, fishing, and forestry occupations	2,121	43%	17,209
Office and administrative support occupations	565	11%	31,533
Sales and related occupations	339	7%	20,054
Production occupations	250	5%	26,475
Installation, maintenance, and repair occupations	231	5%	29,226
Material moving occupations	228	5%	19,231
Construction and extraction occupations	217	4%	68,224
Community and social service occupations	151	3%	50,547
Food preparation and serving related occupations	149	3%	12,318
Building and grounds cleaning and maintenance occupations	133	3%	14,472
Healthcare support occupations	133	3%	16,503
Transportation occupations	131	3%	40,026
Educational instruction, and library occupations	97	2%	16,392
Personal care and service occupations	96	2%	13,750
Management occupations	42	1%	86,538
Business and financial operations occupations	38	1%	-
Legal occupations	33	1%	-
Healthcare practitioners and technical occupations	31	1%	43,897
Architecture and engineering occupations	0	0%	-
Arts, design, entertainment, sports, and media occupations	0	0%	-
Computer and mathematical occupations	0	0%	-
Life, physical, and social science occupations	0	0%	-
Protective service occupations	0	0%	-
All Employed	4,985	100%	20,080

Sources: U.S Census Bureau, 2019 American Community Survey 5-Year Estimates, Table S2401; U.S Census Bureau, 2019 American Community Survey 5-Year Estimates, Table B24011

7.3.2.4 Disproportionate housing needs with displacement risk

Residential displacement may be defined as “the process by which a household is forced to move from its residence or is prevented from moving into a neighborhood that was previously accessible to them because of conditions beyond their control” (UC Berkley Urban Displacement Project). Factors that can trigger residential displacement include redevelopment of previously affordable areas to higher cost units and general increase in housing costs.

Urban Displacement Project’s (UDP) Estimated Displacement Risk (EDR) model for California identifies varying levels of displacement risk for low-income renter households in all census tracts in the state from 2015 to 2019. The EDR uses machine learning and household level data to predict displacement. To create the EDR, UDP joined data from the following multiple sources:

- Household-level data from Data Axle (formerly Infogroup);
- Tract-level data from the 2014 and 2019 5-year American Community Survey;
- Affirmatively Furthering Fair Housing (AFFH) data from various sources compiled by the California Department of Housing and Community Development (HCD);
- Longitudinal Employer-Household Dynamics (LEHD) Origin-Destination Employment Statistics (LODES) data; and
- The Environmental Protection Agency’s Smart Location Database.

UDP uses a machine learning model to determine the variables that most strongly relate to displacement at the household level. Then it uses model parameters to predict tract-level displacement risk statewide while controlling for the region. UDP models displacement risk as the net migration rate of three separate income categories of renter households:

1. Extremely low-income (ELI), which are households with incomes from 0% to 30% of the Area Median Income (AMI);
2. Very low-income (VLI), which are households with incomes from 30% to 50% of AMI; and
3. Low-income (LI), which are households with incomes from 50% to 80% of AMI.

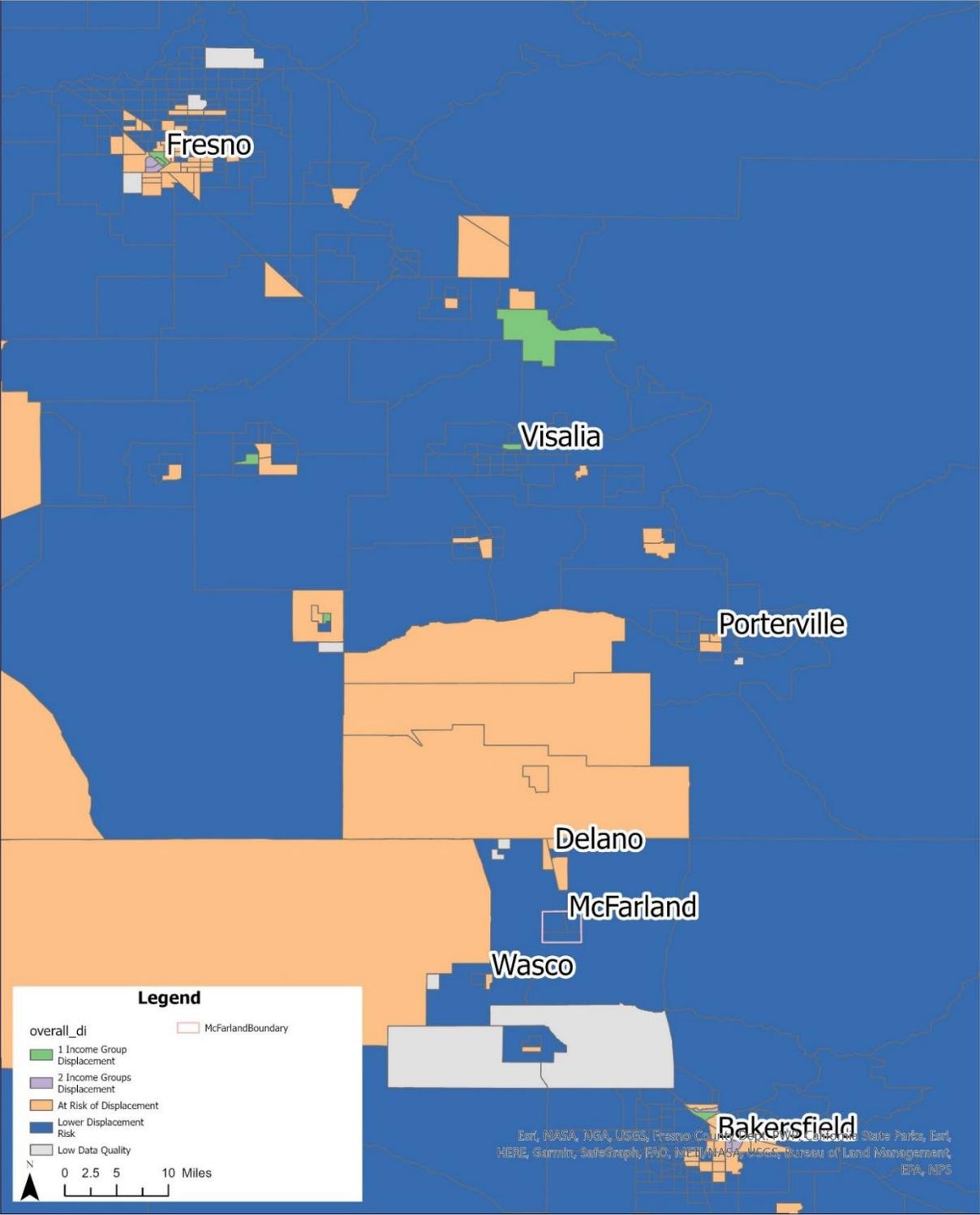
The model classifies census tracts with predicted net losses within these groups as experiencing any of three levels of displacement labeled as elevated, high, or extreme. The output also includes a category, termed “At Risk of Displacement”, in tracts that might be experiencing displacement.

Regional Trends and Comparisons

Figure C-18 shows estimated levels of displacement risk in McFarland and its region. While the full range of displacement risks exist in the larger cities of Fresno and Bakersfield, there are noticeable pockets of areas across the region that have the classification, “at risk of displacement”. This means the model estimates potential displacement or risk of displacement of the given population in the tracts with this classification.

The City of McFarland notably has the classification of “lower displacement risk”. This means the loss of low-income households in neighborhoods within McFarland is likely to be lower than the gain in low-income households. However, some of the neighborhoods could have small pockets of displacement within their boundaries.

Figure C-27: Levels of Displacement Risk in McFarland & Region, 2019



Local Trends and Analysis

There are no development proposals in the 2040 General Plan and its housing section that would cause disproportionate housing needs within the jurisdiction or create the risk of displacing segments of the population. On the contrary, development proposals promote a variety of type and cost of housing in the form of mixed-use, ADU, and medium-income housing. The exception to this observation is difficulty in producing sufficient variety of housing to meet the allocation within every affordability group. The RHNA process determines the allocation within affordability groups at the regional level while considering the needs of the City and the larger region within which McFarland resides.

Trends and Patterns

Figures C-19 and C-20 depict a drastic trend over the previous decade in McFarland toward the really low vacancy rates characteristic of its neighboring cities. Review of the two previous housing elements, the *2008 to 2013 Housing Element* and the *2015 to 2023 Housing Element*, reveals that McFarland has a progressively good record of accomplishment in meeting its allocated housing needs and most consistently in taking care of the need in the lower income groups. The following paragraphs illustrate.

During the 2008-to-2013 period, the City of McFarland did not satisfy its total share of the RHNA allocation particularly in the above moderate-income category even though the City designated sufficient land to accommodate all housing types. The City produced a total of 442 units (or 55%) of the 805 total RHNA allocated units. The majority of the inadequacy was in the above moderate-income category. Inability to produce 318 above moderate-income units (or 40% of total RHNA allocation) was due to factors outside of the City's control and included the relatively low median family income and the consequent reluctance from the development community at the time to offer the more expensive homes in the City. Notably, however, the City of McFarland exceeded the low-income housing allocation by 146 units (or extra 92% of allocated need). This is noteworthy since predominantly lower-income households live in the City.

During the 2015-to-2023 period, the City of McFarland satisfied its total share of the RHNA allocation with excess production in the above moderate-income category. Table C-11 is a reproduction of Table A-3a, which presents the City's progress in meeting the quantified objectives in the 2015 to 2023 Housing Element. The City compensated for its inability to produce above moderate-income housing in the previous cycle by producing additional 166 units (or 210% higher number of units) in that category of housing than its RHNA allocation. As Table C-11 shows, Milestone Housing broke ground in 2022 with expected completion of its 80 assisted housing units in 2023. Together with other units constructed during the 2015-to-2023 planning period, units produced fell primarily in the very low and above moderate-income categories, which would fulfill more than the City's RHNA allocations for the planning period in those two income categories and in so doing also meet the overall allocation total. The category showing noticeable shortfall in the fifth cycle is the "moderate-income" category (or middle-income housing) which many jurisdictions in California seem to have a hard time fulfilling. The 2020 General Plan includes policies to enhance production of low-income and moderate-income housing through development of mixed-use areas and accessory dwelling units.

Locally, the highest concentration of renter overpayment is seen West of Highway 99, where 60-80% of households are paying more than 30% of household income towards rent. For homeowners, 40-60% of households are paying more than 30% of household income towards their mortgage. This can be seen in Figures C-30 and C-31. Households who are overcrowded tend to be in areas East of Highway 99 and in the Southern portion of the City. These areas have 15-20% and 10-15% of households that are overcrowded, respectively. This can be seen in Figure C-32.

Figure C-28: 2010 Incidence of Housing Vacancy by Census Block in McFarland and its Region

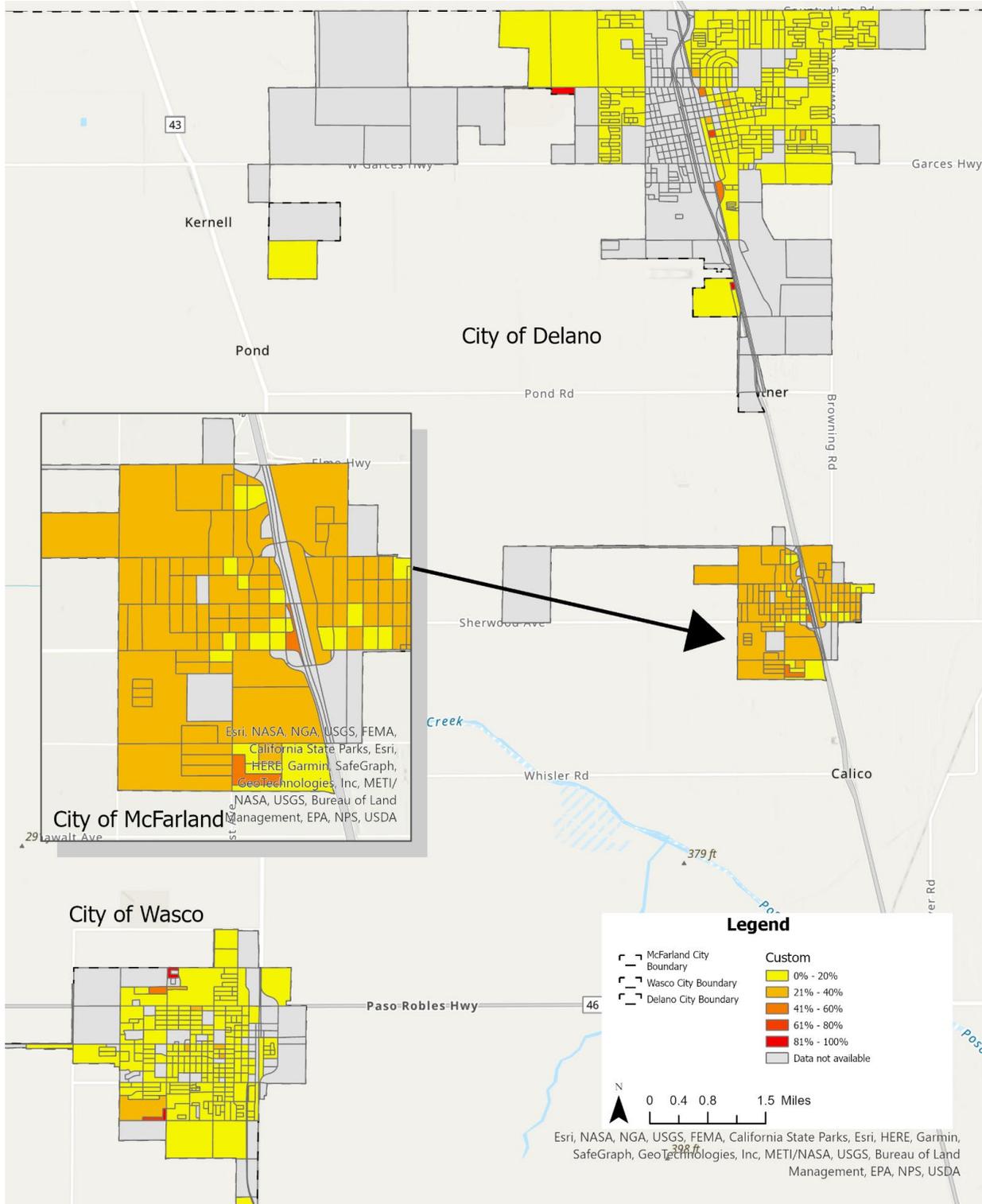


Figure C-29: 2020 Incidence of Housing Vacancy by Census Block in McFarland and its Region

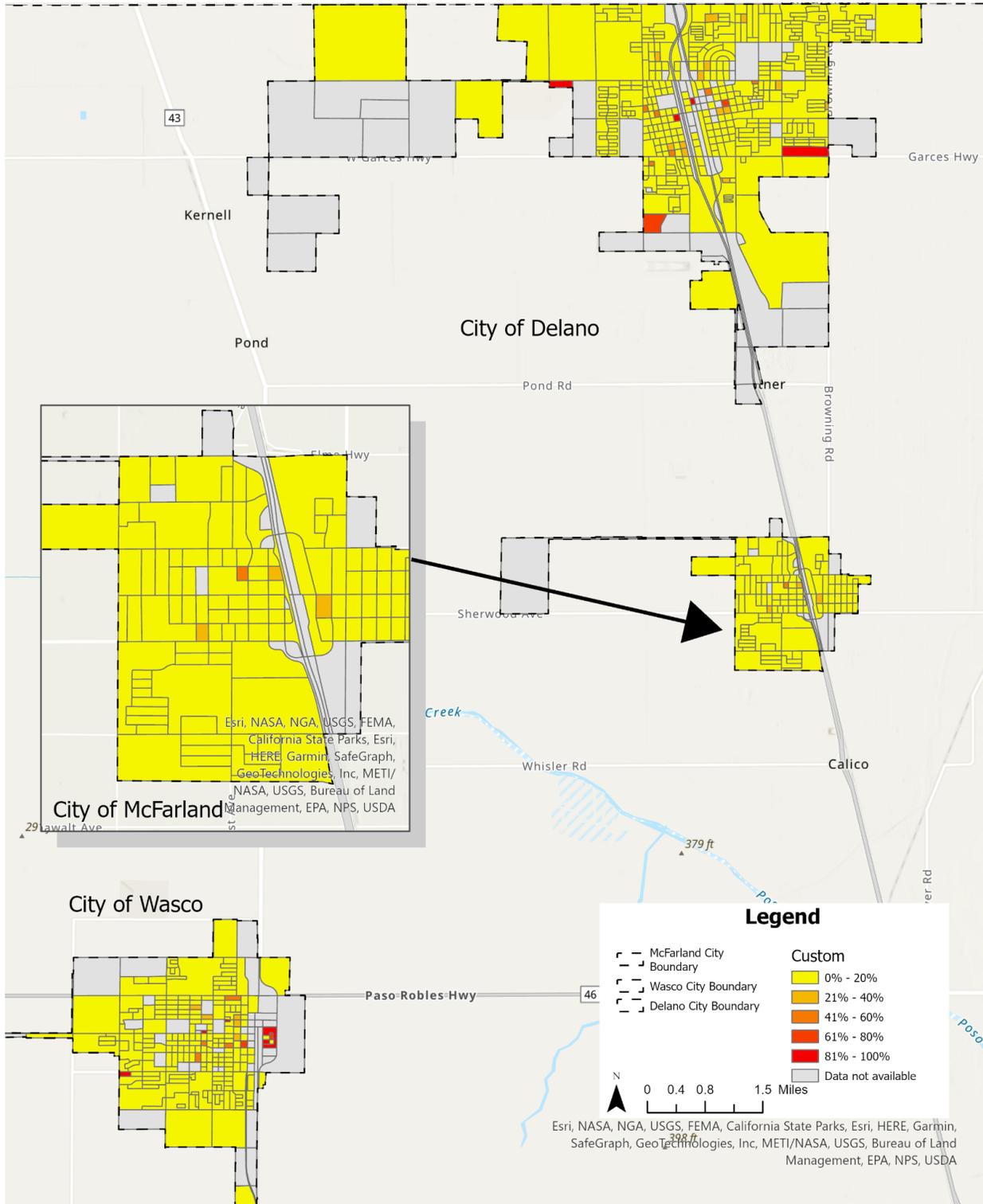


Figure C-30: Overpayment by Renters (ACS, 2017-2021)

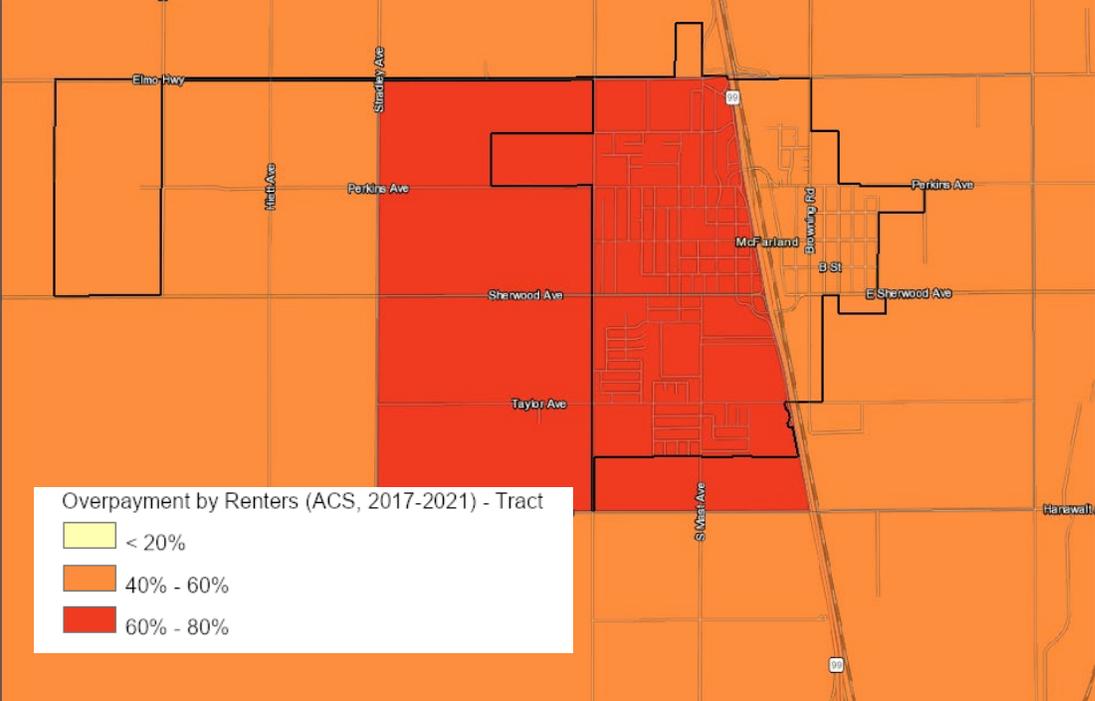


Figure C-31: Overpayment by Homeowners (ACS, 2017-2021)

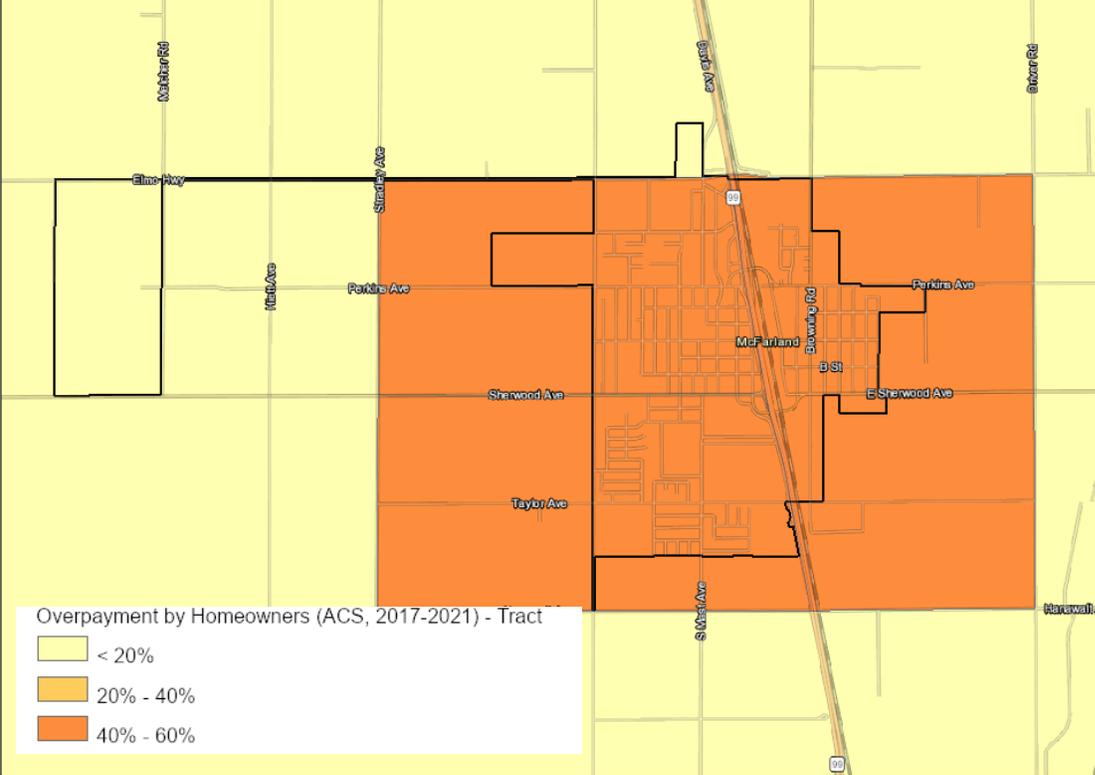


Figure C-32: Overcrowding (ACS, 2017-2021)

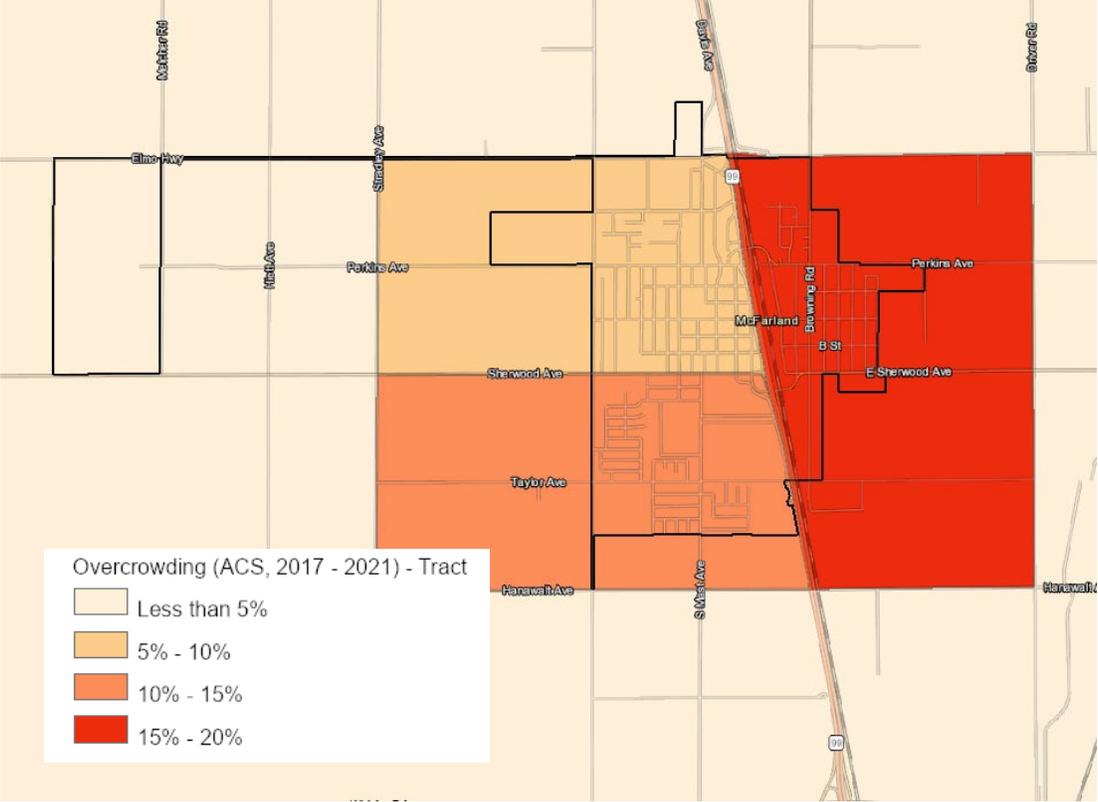


Figure C-33: Displacement Risk

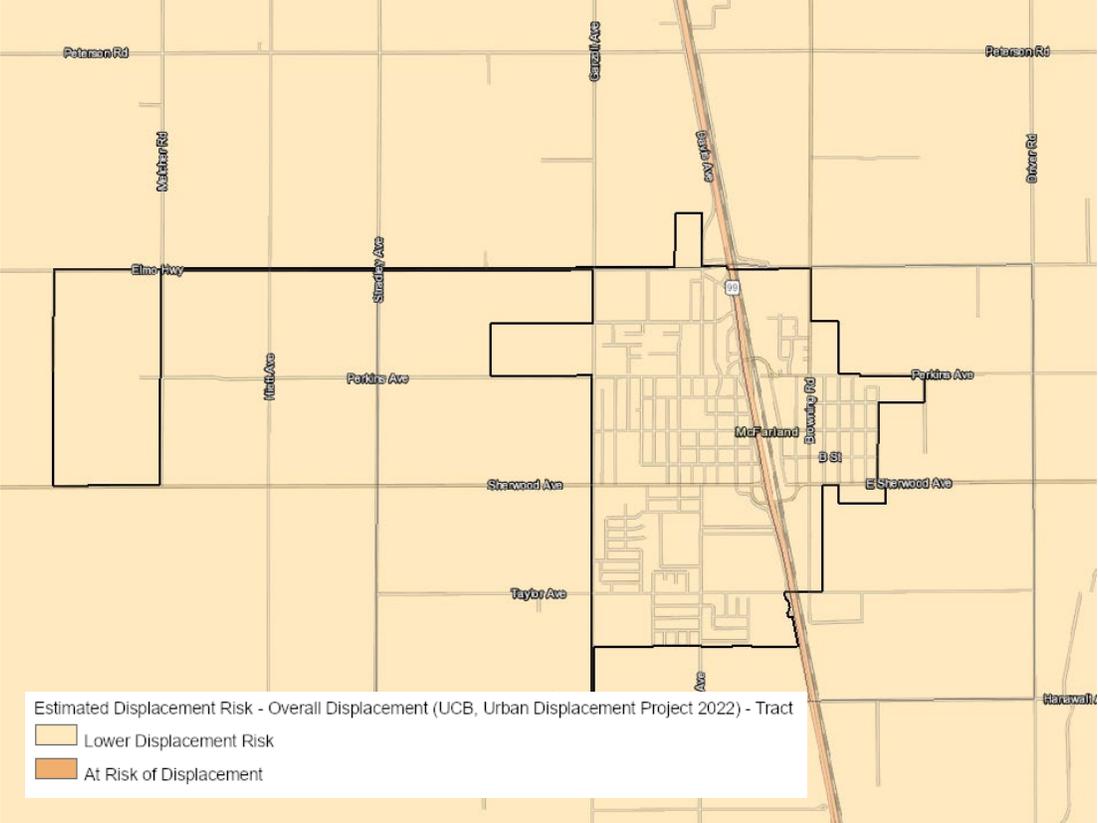


Table C-11. Progress in Achieving Quantified Objectives (All Incomes) in 2015-2023 Housing Element

Table A-3a					
Income Category	2015-2023 RHNA (Dwelling Units)	Completed in 5th Cycle	Under Construction in 5th Cycle	Accomplished in 5th Cycle	Percent of RHNA to be Met
Very Low ¹	93	13	80	93	0%
Low ²	73	55		55	25%
Moderate	66	0		0	100%
Above Moderate	79	245		245	-210%
Total	311	313	80	393	-26%

Source: City of McFarland, Planning Department Data, 2022; 2015 McFarland Housing Element

¹ Milestone Housing broke ground in 2022. Expected completion of 80 assisted housing units in 2023;

² Kendrea Place (at 1020 Kendrea Pl) was completed in 2020; it includes rental and privately owned, 3- to 4-bedroom single family homes; occupants are Ag-oriented workers whose rents are based on salaries in the Ag sector; rental range from \$280 monthly up.

Other Relevant Factors

Closely related to the risk of displacement are the price and availability of the housing stock. The housing vacancy rate depicts the availability, which reflects the relationship between housing supply and demand. For example, if the demand for housing is greater than the available supply, then the vacancy rate would be very low, and the price of housing would most likely increase. A low overall vacancy rate that indicates high demand and short supply of housing may result in overcrowding and ultimately unsafe, unsanitary, or otherwise unsuitable accommodations. When low vacancy results in high prices of homes and rentals, the effect is most severe on lower income households, people on fixed incomes, families with children, and other special-need groups. Housing discrimination could occur when the rental vacancy rate is low. And the risk of displacement could increase most notably to lower income households.

The vacancy rate also indicates whether a community has an adequate housing supply to provide choice and mobility. The US Department of Housing and Urban Development (HUD) indicates that a vacancy rate of 5 percent is enough to provide choice and mobility. The highest vacancy rate in McFarland over the previous two decades was 4 percent in 2010 in the aftermath of the housing market crash of the mid-2000s. Before and after the crash, the vacancy rate was close to 2 percent. The data reveal that the City has been typically below the recommended vacancy rate of 5 percent, which would indicate that McFarland residents have limited housing choice and mobility and could be susceptible to displacement risks that low vacancy rates could trigger. There are, however, no known homeless populations in the City.

Conclusion

While there are no development proposals in the 2040 General Plan and its housing section that would cause disproportionate housing needs within the jurisdiction or create the risk of displacing segments of the population, the City has been typically below the recommended vacancy rate of 5 percent, which would indicate that McFarland residents have limited housing choice and mobility and could be susceptible to displacement risks that low vacancy rates could trigger. While such risks may be greater for households in the lower-income segments from price competition, the City has steadfastly kept the production of lower-income housing at par with its allocations over the previous two cycles. And the incidence of homelessness is rare in the City.

7.3.3 Sites Inventory

Appendix B has details on residential land inventory. Preparation of the 2040 McFarland General Plan included a complete land use inventory in 2019, which identified specific sites that were suitable for residential development. The site inventory and analysis helped in determining whether program actions are necessary to designate sites with appropriate zoning, development standards, and infrastructure capacity to accommodate the RHNA-allocated units. Using the inventory of available land, the analysis proceeded to determine (a) the suitability of individual parcels, (b) the appropriate development densities, and (c) the location of previously-approved projects. For the 2023 to 2031 planning horizon, the Kern County Council of Governments approved the Regional Housing Needs Allocations (RHNA) and assigned a total of 244 new housing units to McFarland. To further assess the location of identified units and affirmatively furthering fair housing, Section 7.3.3.1 provides both a qualitative and quantitative assessment on meeting the RHNA. This assessment is presented analyzing the individual census tracts in the City. In addition, this analysis is also helpful to understand the impact of the area of High Segregation and Poverty in the City and strategies to promote housing opportunities beyond meeting the RHNA. The areas for analysis are as follows:

- Census Tract 47.04: Northwestern portion of the City, west of Highway 99
- Census Tract 47.03: Southwestern portion of the City, west of Highway 99
- Census Tract 47.02: All incorporated areas east of Highway 99

7.3.3.1 Location and Affordability of Sites

The City issued a certificate of occupancy for the Sherwood Family Apartments in 2024 and uses this site to meet the RHNA. This site, as seen in Figure C-34, is located in the Southern portion of the City and constitutes 97% of the total lower-income RHNA for the City. Additional location of sites, including maps of specific sites, can be found in Appendix B.

In addition, the 6th-Cycle, 2023 to 2031 Housing Element, narrowed its focus on the location and affordability of new housing development onto the downtown and immediate vicinities as the most accessible and most location-efficient areas for relatively short-term housing development. Table B-4 in Appendix B is an inventory showing vacant parcels with residential development opportunities in the downtown area. Parcels that are vacant and designated for housing development can accommodate 36 additional moderate and above moderate housing units.

For mixed-use development, the Housing Element designates mixed-use development at such strategic locations as the City's downtown. This offers additional housing opportunities for a range of income groups, including those for lower income residents. The 2040 General Plan identified 56 acres of land across 25 parcels to accommodate mixed-use development in the downtown area for conversion to mixed-use (housing and commercial) development for low, very low, and moderate-income housing.

As the inventory in Table B-5 of Appendix B shows, it is particularly notable that two of the parcels that are vacant are relatively large and can accommodate mixed-use, specific plan centers for 223 additional units. Figure B-3 of Appendix B identifies parcels for mixed-use development. The location of sites in the City's downtown is especially important given the higher rates of overpayment by renters in this neighborhood, as evidenced by Figure C-30.

For accessory dwelling units, residential lots with potential to comfortably develop affordable accessory dwelling units (ADU) have the potential to generate 117 such units in the downtown area. Table B-6 of Appendix B is an inventory of those lots while Figure B-3 of Appendix B identifies parcels with ADU potential. However, the element assumed 8 ADUs for the planning period to meet the RHNA, with 4 ADUs slated to meet the lower-income RHNA, 3 ADUs to meet the moderate-income RHNA, and 1 ADU to meet the above-moderate income RHNA. Given the higher rates of overcrowding in neighborhoods, such as those East of Highway 99, ADUs represent a strong opportunity to alleviate overcrowding issues persistent in this area.

The analysis points to the conclusion that the number of units possible in the downtown area, the location of sites, and the affordability of units to build can accommodate lower, moderate, and above moderate income RHNA allocations and result in a favorable assessment of fair housing in McFarland. The sites would not raise issues with integration and segregation within the City nor would they foster racially and ethnically concentrated areas of poverty due to its predominant Hispanic ethnicity. Rather than reduce areas of opportunity, the sites hold the promise of expanding convenience of access and filling gaps in any disproportionate housing needs of the past including the risk of displacements for lower income households.

Given the City meets its lower-income RHNA through pipeline projects and ADUs, the City believes that future development opportunities for higher-density housing can be added as annexations are processed and incorporated into the City during the planning period, therefore meeting current RHNA obligations while also providing additional residential capacity into the future. These strategies as a whole demonstrate the City's compliance with affirmatively furthering fair housing and requirements set forth by State Housing Element Law.

The combination of strategies to meet the RHNA and their location can be seen in the table below.

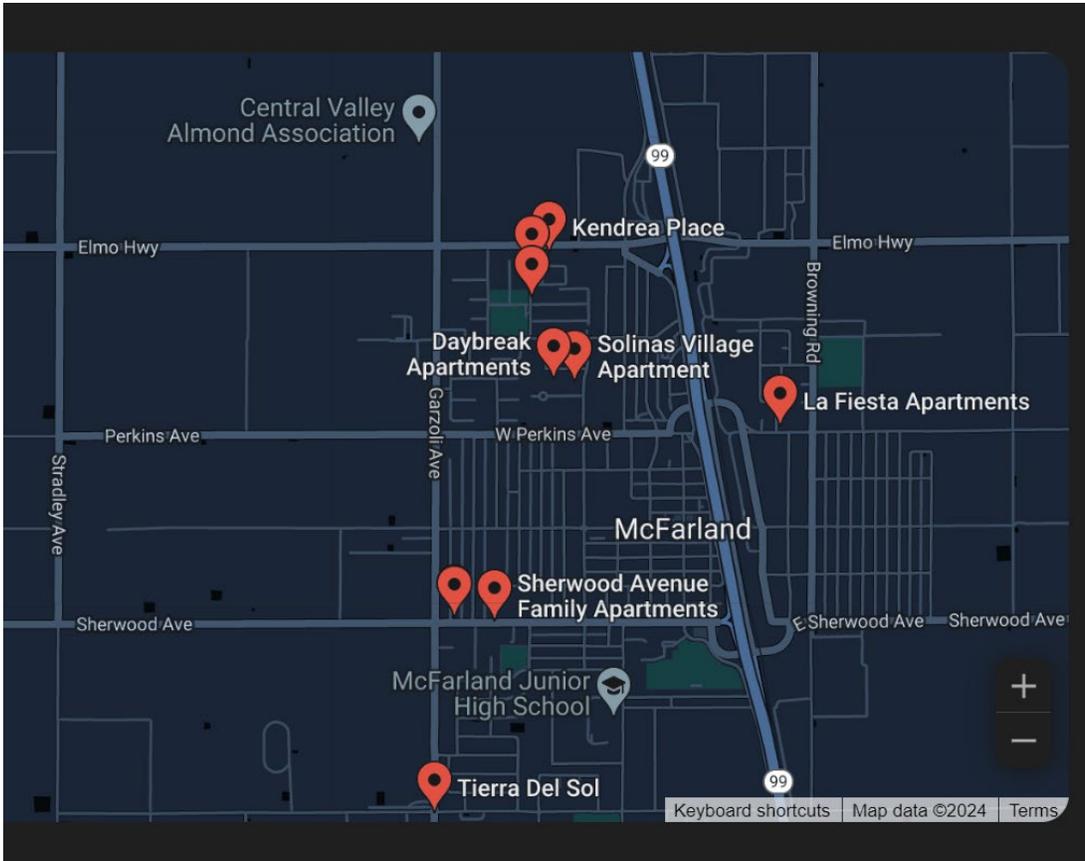
As shown in the following table and as discussed in the analysis throughout the AFFH section, while the City is focusing capacity to meet the RHNA in areas of relatively-higher resource, additional strategies for residential development exist outside of meeting the RHNA. For instance, a proposed annexation on the City's east side would add additional commercial and residential capacity in Census Tract 47.02 and help balance out recent growth in areas west of Highway 99. However, due to timing constraints for identifying appropriate and adequate sites to meet the RHNA for the 6th Cycle, this strategy was not included for RHNA purposes. This can be seen in Figure C-35.

Table C-12: Residential Unit Capacity by Census Tract in McFarland

Census Tract	Existing Households	RHNA Capacity			AFFH Indicators											
		Low	Mod.	Above Mod.	Integration and Segregation				Access to Opportunity			Displacement Risk				
					Median Income	Poverty Rate	Non-White Population	Disability Rate	Resource Designation	Jobs Proximity Index	CalEnviro Screen Percentile	Overcrowding Rate	Renter Overpayment Rate	Homeowner Overpayment Rate	% Renter Households	
47.02	1,059	4	3	1	\$33,162	34.90%	96.01%	4.70%	High Segregation and Poverty	86-89	85	19.17%	48.00%	43.00%	56.21%	
47.03	1,002	0	78	145	\$41,700	20.00%	95.40%	2.20%	Moderate Resource	90-93	85	14.47%	75.00%	42.00%	32.44%	
47.04	1,474	80	128	494	\$37,625	29.20%	85.74%	4.10%	Moderate Resource	90-93	85	9.59%	65.00%	51.00%	48.90%	

Source: HCD AFFH Data Viewer 2.0

Figure C-34: Sherwood Family Apartments



7.3.3.2 Improvement or Exacerbation of Conditions by Sites

The concentration of new housing in and around downtown McFarland and the diversity of housing types proposed in the area are to assure location efficiency in terms of development cost since utilities are already present or within short extensions to the units to be developed. The cost of land would be minimal, if any, for mixed-use and ADUs which together with other location advantages can deliver affordable units of different sizes. Public transit already serves the downtown and is proposed under the Circulation Element of the General Plan to be routed through the central city for increased accessibility to this transportation alternative. The increase in intensity of development together with the mixture of residential and commercial uses in the central city would facilitate the use of non-motorized modes thereby reducing living costs for residents and indirectly expanding the abilities of those at the margins to afford housing in higher price ranges if they so choose.

The analysis points to the conclusion that instead of exacerbating conditions for each of the fair housing areas, the concentration of housing under the 6th Cycle in the downtown area, can enhance the affordability of units to build, accommodate lower, moderate, and above moderate income RHNA allocations, and result in a favorable assessment of fair housing in McFarland. The central concentration would not raise issues with integration and segregation within the City nor would it foster racially and ethnically concentrated areas of poverty. Rather than reduce areas of opportunity, the concentration holds the promise of expanding convenience of access and filling gaps in any disproportionate housing needs of the past including the risk of displacements for lower income households.

7.3.4 Identification of Contributing Factors

Among the factors that could contribute to high cost, environmental risk, and environmental justice concerns in relation to fair housing issues in a community are: (a) the presence of hazardous waste and (b) toxic release. For the City of McFarland, however, all indications are that these two factors are not major issues although much of the new housing is to go into a largely built-up area.

According to data from the Cal Enviro Screen site, McFarland had little *hazardous waste* in its central city area as well as its 2022 City limits. Figures C-19 and C-20 depict the conditions in 2010 and 2020 respectively within McFarland and its region.

Similarly, data from the Cal Enviro Screen site indicates that the City had minimal *toxic release* in its central city area as well as its 2022 City limits. Figures C-21 and C-22 depict the conditions in 2010 and 2020 respectively within McFarland and its region.

Given the analysis, the City identifies additional contributing factors, as follows:

AFH Identified Fair Housing Issues	Contributing Factors	Priority	Meaningful Actions
Housing Instability	Higher rates of overpayment Area with high rates of overcrowding	High	<i>Program-1.3</i> <i>Program-6.4</i>
Lack of commercial activity	Predominantly residential community Insufficient land zoned for commercial use	Medium	<i>Program-6.8</i> <i>Program-6.9</i>

As noted in the element, the City is adding additional units beyond the RHNA requirements to help alleviate instances of overpayment and overcrowding. In addition, annexations and the focus for more mixed-use development will add more commercial opportunities to the City which is lacking in this sector. Specific program information can be found in Table 6-4.

Figure C-35: Future Annexations (not included in RHNA)



Figure C-36: 2010 Incidence of Hazardous Waste by Census Block in McFarland and its Region

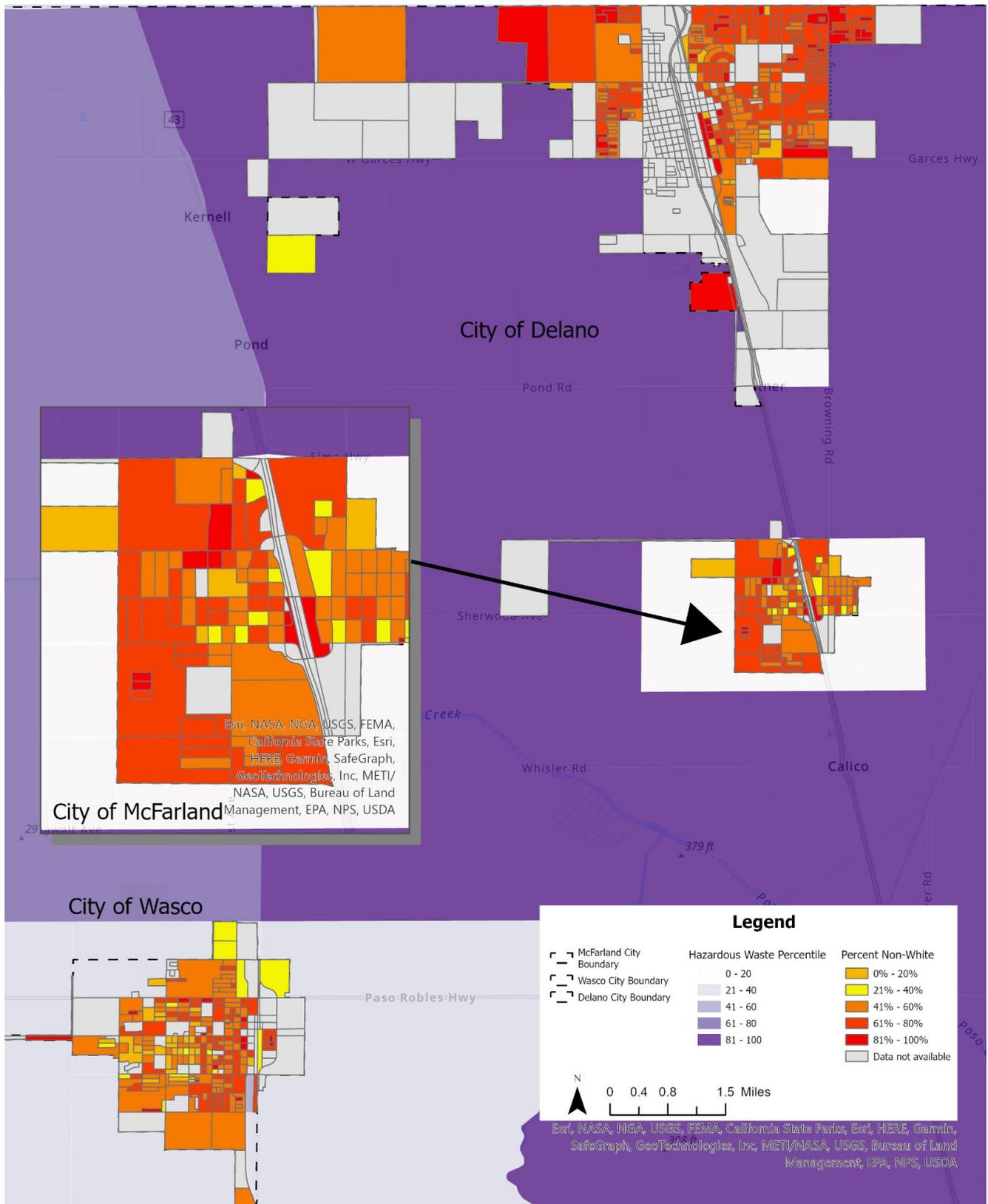


Figure C-37: 2020 Incidence of Hazardous Waste by Census Block in McFarland and its Region

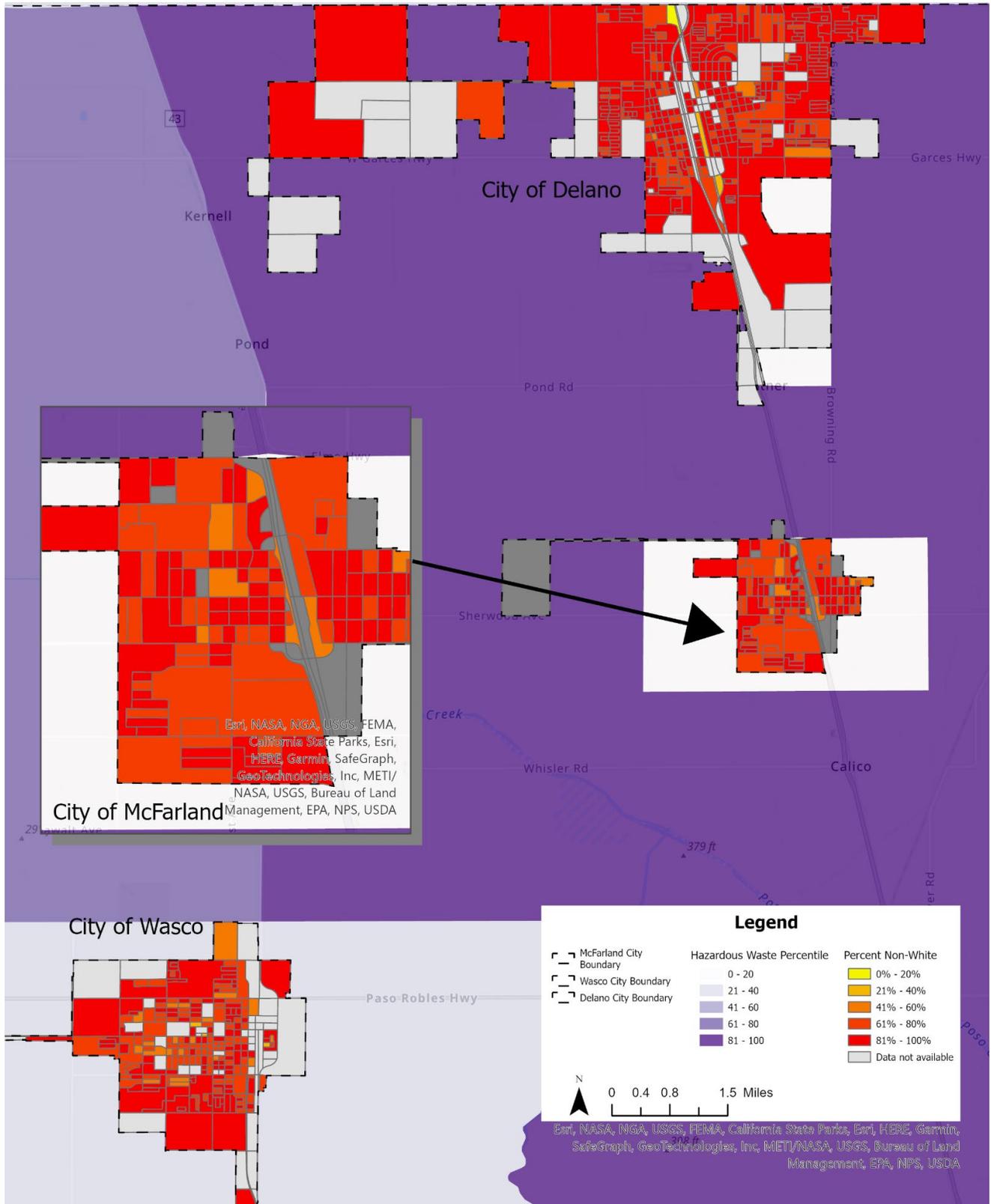


Figure C-38: 2010 Incidence of Toxic Release by Census Block in McFarland and its Region

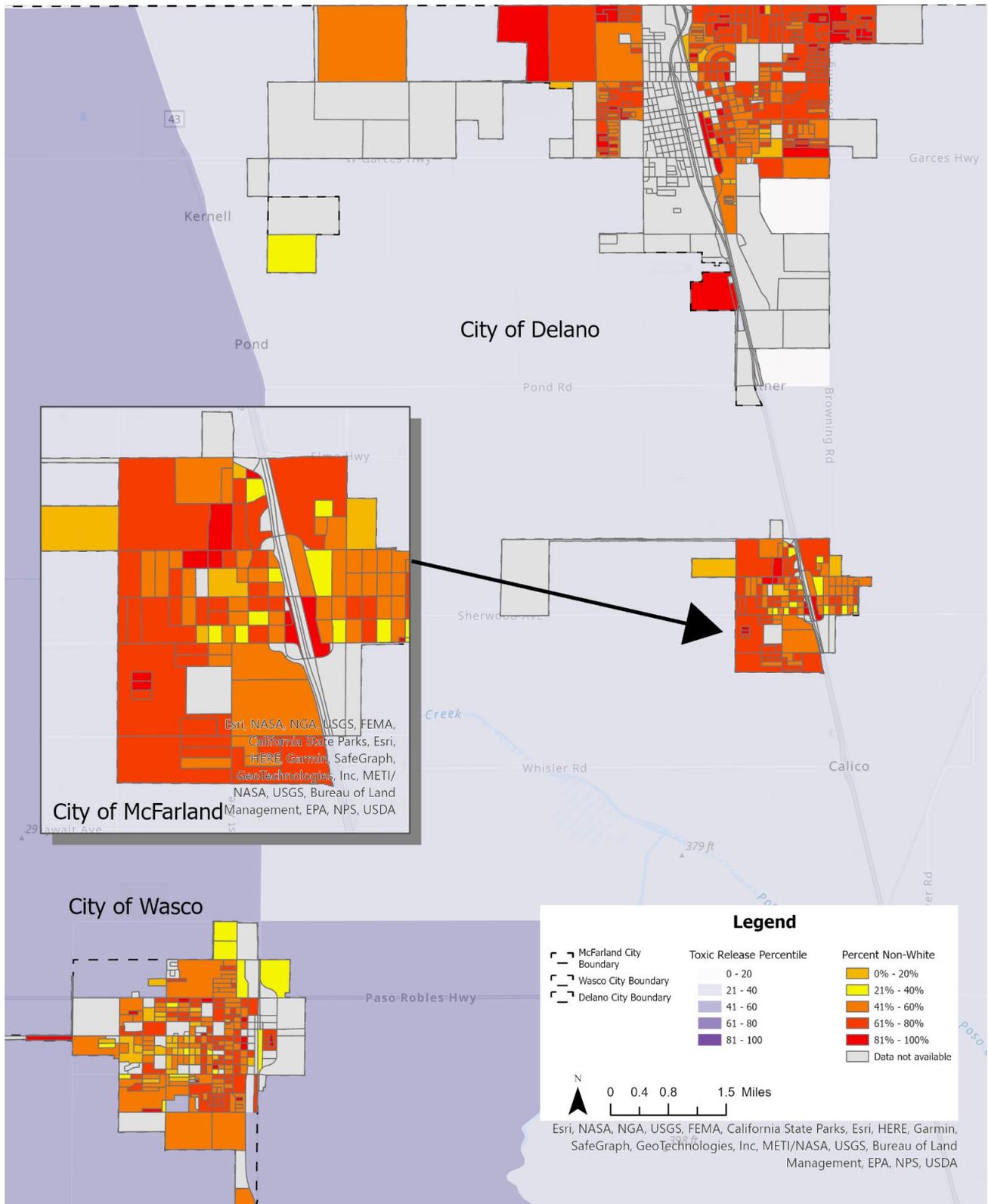
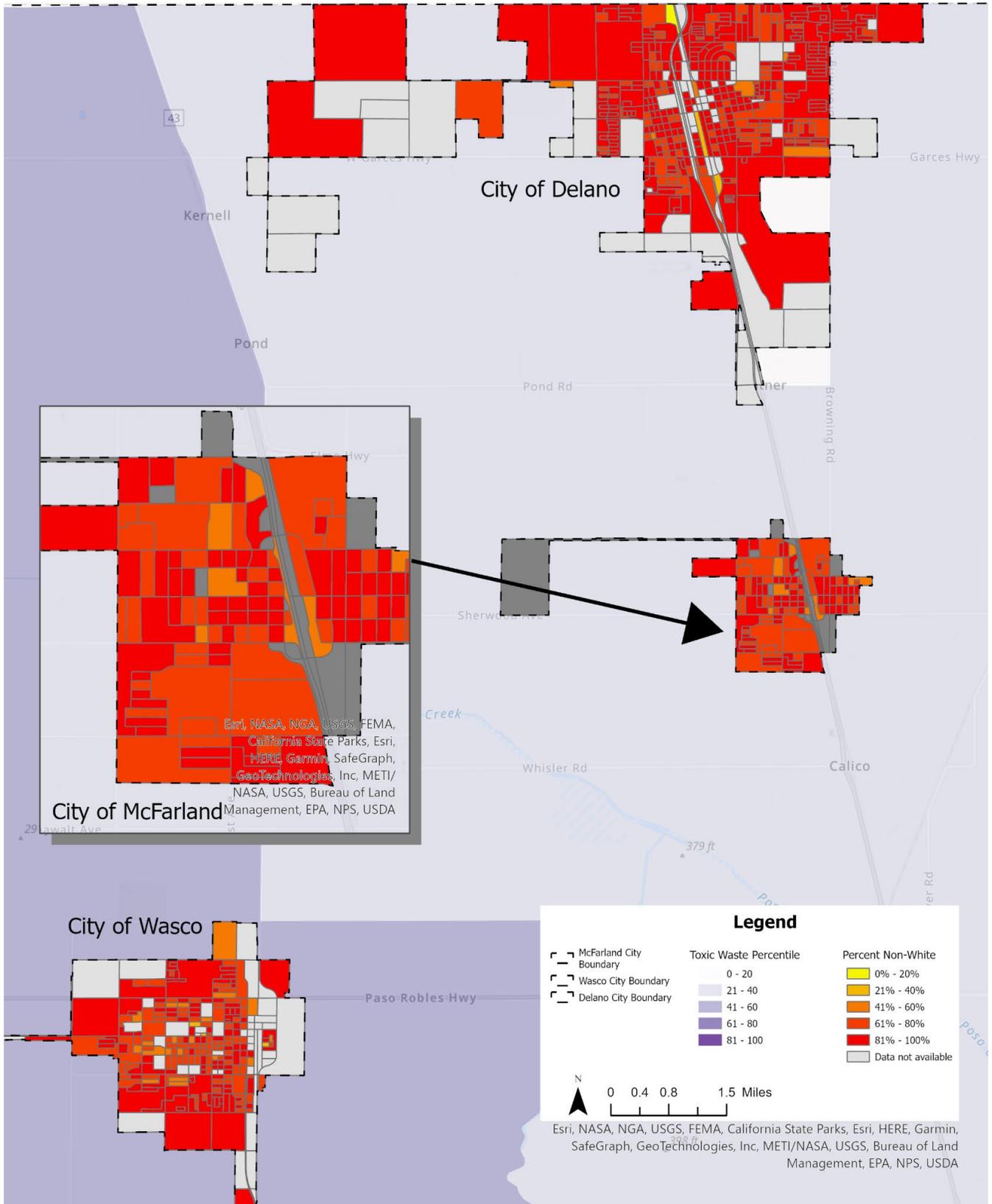


Figure C-39: 2020 Incidence of Toxic Release by Census Block in McFarland and its Region



7.3.5 Goals and Actions

Goal 6 of the 6th Cycle Housing Element and associated policies and programs consolidate actions toward affirmatively furthering **Fair Housing**. **Table 6-4** combines the relevant policy statements and initiatives that are not explicitly listed among the housing-specific policies of the Housing Element (sections 6.1 through 6.6). It is noteworthy that the additional fair housing actions (which are not housing-specific) do support the goal of affirmatively furthering fair housing. Refer to Table 6-4 for the comprehensive list of AFFH programs.

7.3.6 Local Data and Knowledge

In addition to information presented in the analysis of fair housing above, additional local data and knowledge is helpful to fully analyze potential impediments to fair housing.

The following summarizes local knowledge in the City:

- The City is primarily a residential neighborhood, with minimal commercial opportunities at present. However, the City is focusing its economic development strategy to include new commercial opportunities as the City continues to grow to provide residents with commercial and recreational opportunities in their own City. For example, the City is seeking to annex land into the City, primarily zoned for commercial and industrial uses to grow the City's economic base.
- Future annexations into the City provide residential opportunities for new and existing residents, however, were not included in the RHNA calculations due to timing of when these units would be available.
- There are no areas within the City with a concentration of persons with disabilities, group homes or residential care facilities, or locational differences in terms of disabilities. As part of the Capital Improvement Program, the City is implementing accessibility improvements in conjunctions with sidewalk improvements, such as handicap cutouts and ramps.
- The Northwestern and Northeastern portions of the City have higher concentrations of children in female-headed households with no spouse present. The McFarland Adult Learning Center and McFarland Healthy Start, respectively, are located in these areas and provide alternative educational opportunities.
- The Northwestern portion of the City has a higher concentration of subsidized housing, however, also is the area with the newest housing stock, suggesting these subsidized housing units are part of newer developments.
- As noted in further detail in the education section, there are no major differences between the schools in the City for elementary schools, and given the small size of the City, there are limited options for Junior High and High Schools. Future growth in the City is anticipated to be geared towards predominantly commercial and industrial uses, not immediately affecting school choice and access unless additional residential is included.
- Major industries in and around the City are centered around agriculture, with nearly 45% of residents in the labor force employed in this sector. As noted above, additional commercial (planned or under construction) as well as 1,400 acres of industrially pre-zoned land has the potential to add major employers and industries to the area. This land is located in the Eastern portion of the City, near the Area of High Segregation and Poverty, connecting residents of this area to new economic and employment opportunities.
- As part of the new growth area in the City, it is anticipated that infrastructure improvements could be necessary to support additional development. These improvements will be identified as part of the Specific Plan adoption process.

- Given the City's size, there are transit options within the City and to other parts of the region, including larger employment centers such as Bakersfield.
- Home prices in the western portion of the City, where the newer housing stock is concentrated, tend to be higher than those in the eastern portion of the City.
- Outside of agricultural land constraints (Williamson Act) and 100-year floodplain that exists east of Highway 99 and has been accounted for in the General Plan, no additional environmental constraints exist to residential development.

7.4 Appendix D: Development Fees

This appendix presents a consolidated list of fees, which combines common planning department fees with a master schedule of development fees in McFarland. City Council resolution adopted the 2021 Master Fee Schedule. Requested services not covered by the Master Fee Schedule are to be charged actual costs at full cost recovery and might require a deposit. Where:

Full cost recovery = actual cost + 30% Administrative Overhead

Table D-1: Consolidated List of Fees in McFarland



Schedule of User and Regulatory Fees

Contents

SCHEDULE OF USER AND REGULATORY FEES

Services / Activities / Subject Matter	Page
--	------

Building Fees

Planning Fees

Land Development Engineering and Encroachment Permit Fees

Animal Licensing and Regulation Fees

City of McFarland

SCHEDULE OF USER AND REGULATORY FEES - BUILDING FEES

A. Fees for Commonly Requested Building Permit Types (Fees Shown In This Section (Section A.) Include All Applicable Permit Issuance, Inspection, and Internal Plan Check). If third party plan review is required, additional fees apply. Additional fees may apply for services provided by other City Departments (e.g., Planning Review), Technology Enhancement Fees, and Fees Collected on Behalf of Other Agencies (e.g., State of California).

Activity Description	Fee	Charge Basis	Note
1 HVAC Change-Out - Residential	\$129	per permit	
2 HVAC Change-Out - Commercial (per unit)	\$173	per permit	
3 Residential Solar < 10 kW	\$259	per permit	
5 Service Panel Upgrade - Residential	\$129	per permit	
6 Service Panel Upgrade - Commercial	\$173	per permit	
7 Water Heater Change-Out	\$129	per permit	
8 Line Repair - Sewer / Water / Gas	\$129	per permit	
9 Residential Re-Roof			
a) Up to 2,000 SF	\$288	per permit	
b) Each Add'l 1,000 SF or fraction thereof	\$58	per permit	
10 Block Wall			
a) First 100 LF	\$173	per permit	
b) Each Add'l 50 LF or fraction thereof	\$58	per permit	
11 Commercial Tenant Improvement			
a) Non-Structural			
i) Up to 500 SF	\$460	per permit	
ii) Each Add'l 250 SF up to 5,000 SF	\$86	per permit	
iii) Each Add'l 250 SF after 5,000 SF	\$37	per permit	
b) Structural			
i) Up to 500 SF	\$690	per permit	
ii) Each Add'l 250 SF up to 5,000 SF	\$108	per permit	
iii) Each Add'l 250 SF after 5,000 SF	\$45	per permit	
12 Residential Remodel			
a) Non-Structural			
i) Up to 500 SF	\$345	per permit	
ii) Each Add'l 100 SF	\$43	per permit	
b) Structural			
i) Up to 500 SF	\$37	per permit	
ii) Each Add'l 100 SF	\$47	per permit	
13 Residential Addition			
a) Up to 500 SF	\$575		
b) Each Add'l 100 SF	\$47		
14 Demolition	\$173	per permit	
15 Temporary Power Pole	\$129	per permit	

City of McFarland

SCHEDULE OF USER AND REGULATORY FEES - BUILDING FEES

A. Fees for Commonly Requested Building Permit Types (Fees Shown In This Section (Section A.) Include All Applicable Permit Issuance, Inspection, and Internal Plan Check). If third party plan review is required, additional fees apply. Additional fees may apply for services provided by other City Departments (e.g., Planning Review), Technology Enhancement Fees, and Fees Collected on Behalf of Other Agencies (e.g., State of California).

Activity Description	Fee	Charge Basis	Note
16 Swimming Pool/Spa			
a) Swimming Pool / Spa	\$403	per permit	
b) Detached Spa / Water Feature	\$230	per permit	
c) Unit Alteration	\$345	per permit	
d) Equipment Change-out Alone	\$201	per permit	
17 Patio			
a) Standard (Wood/Metal Frame)			
i) Up to 200 SF	\$201	per permit	
ii) Greater than 200 SF	\$259	per permit	
b) Upgraded (with electrical, stucco, fans, etc.)			
i) Up to 200 SF	\$345	per permit	
ii) Greater than 200 SF	\$403	per permit	
18 Window / Sliding Glass Door			
a) Retrofit / Repair			
i) Up to 5	\$173	per permit	
ii) Each additional 5	\$29	per permit	
b) New / Alteration			
i) Up to 5	\$230	per permit	
ii) Each additional 5	\$43	per permit	
19 Business License Inspection	\$58		
20 Construction and Demolition Materials Management Plan Fee - Application Plan Review & Deposit Administration Fee	\$95		
21 Third-Party Plan Review (if applicable)	100% pass-through of actual cost		

City of McFarland

SCHEDULE OF USER AND REGULATORY FEES - BUILDING FEES

Building Permit Fees

Determination of Valuation for Fee-Setting Purposes

- Project valuations for new construction shall be based on data published by the International Code Council (ICC) (building valuation data table, typically updated in February and August of each year).
- Project valuations for tenant improvements, remodels, and additions shall be determined using 50% of the ICC building valuation data table when available. Project valuations for general construction shall be based on the total value of all construction work, including all finish work, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment. If, in the opinion of the Building Official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official. The Building Official shall set final building permit valuation. The final building permit valuation shall be set at an amount that allows the City to recover its costs of applicant plan check, permit and inspection activities.

Note: For construction projects with permit fees calculated using Section B, C, D, or E, additional fees apply for permit issuance. Additional fees may apply for services provided by other City Departments (e.g., Planning Review), Technology Enhancement Fees, and Fees Collected on Behalf of Other Agencies (e.g., State of California). Additional fees apply for plan review, when applicable.

B. Permit Fee for New Buildings, Additions, Tenant Improvements, Residential Remodels, and Combined Mechanical, Electrical, and/or Plumbing Permits

Total Valuation		Permit Fee	
\$1 to \$4,000	\$115.05		
\$4,001 to \$10,000	\$115.05 for the first \$4,000	plus \$28.77 for each add'l \$1,000 or fraction thereof, to and including \$10,000	
\$10,001 to \$50,000	\$287.64 for the first \$10,000	plus \$10.07 for each add'l \$1,000 or fraction thereof, to and including \$50,000	
\$50,001 to \$100,000	\$690.33 for the first \$50,000	plus \$9.20 for each add'l \$1,000 or fraction thereof, to and including \$100,000	
\$100,001 to \$500,000	\$1,150.55 for the first \$100,000	plus \$7.48 for each add'l \$1,000 or fraction thereof, to and including \$500,000	
\$500,001 to \$1,000,000	\$4,141.98 for the first \$500,000	plus \$2.76 for each add'l \$1,000 or fraction thereof, to and including \$1,000,000	
\$1,000,001 and up	\$5,522.64 for the first \$1,000,000	plus \$2.21 for each additional \$1,000 or fraction thereof over \$1,000,000	

For permits requiring plumbing, electric, or mechanical review, the following percentages shall be added to the base permit fee

Plumbing inspection fees = Base permit fee x .12

Electrical inspection fees = Base permit fee x .12

Mechanical inspection fees = Base permit fee x .12

City of McFarland

SCHEDULE OF USER AND REGULATORY FEES - BUILDING FEES

Building Permit Fees

C. Permit Fee for Stand-Alone Mechanical Permit

Total Valuation	Permit Fee		
Up to \$2,000	\$57.53		
\$2,001 to \$4,000	\$115.05		
\$4,001 to \$10,000	\$115.05	for the first \$4,000	plus \$19.18 for each add'l \$1,000 or fraction thereof, to and including \$10,000
\$10,000 and up	\$230.11	for the first \$10,000	plus \$7.67 for each additional \$1,000 or fraction thereof over \$10,000

D. Permit Fee for Stand-Alone Plumbing Permit

Total Valuation	Permit Fee		
Up to \$2,000	\$57.53		
\$2,001 to \$4,000	\$115.05		
\$4,001 to \$10,000 and including \$10,000	\$115.05	for the first \$4,000	plus \$19.18 for each add'l \$1,000 or fraction thereof, to
\$10,000 and up thereof over \$10,000	\$230.11	for the first \$10,000	plus \$7.67 for each additional \$1,000 or fraction

E. Permit Fee for Stand-Alone Electrical Permit

Total Valuation	Permit Fee		
Up to \$2,000	\$57.53		
\$2,001 to \$4,000	\$115.05		
\$4,001 to \$10,000	\$115.05	for the first \$4,000	plus \$19.18 for each add'l \$1,000 or fraction thereof, to and including \$10,000
\$10,000 and up	\$230.11	for the first \$10,000	plus \$7.67 for each additional \$1,000 or fraction thereof over \$10,000

City of McFarland

SCHEDULE OF USER AND REGULATORY FEES - BUILDING FEES

Building Plan Review Fees

	Fee Description	Fee	Charge Basis	Note
1	Plan Check Fees			
	a) Plan Review Fee, if applicable	75%	% of building permit fee	[a]
	b) Energy Review Fee, if applicable	5%	% of building permit fee	
	c) Phased Plan Check (when applicable)	1.5x full plan check fee for entire bldg	% of full plan check fee for entire building	
	d) Master Plan			
check fee	i) Master Plan	100% of standard plan		
	ii) Production Phase Units / Identical Buildings	25% of standard plan check fee		
	e) Alternate Materials and Materials Review (per hour)	\$115	per hour	[b]
	f) Excess Plan Review Fee (3rd and subsequent)(per hour) OR	\$115	per hour	
	g) Alternative Calculation for Plan Review Fee	100% pass through of actual cost	per hour	

When applicable, plan check fees shall be paid at the time of application for a building permit.

[a] Includes up to three plan checks. The City will bill hourly for additional plan review required.

[b] For identical buildings built by the same builder on the same lot or in the same tract and for which building permits are issued at the same time.

City of McFarland

SCHEDULE OF USER AND REGULATORY FEES - BUILDING FEES

Building Fees

F. Other Fees

Fee Description	Fee	Charge Basis	Note
1 Permit Issuance Fee	\$58	per permit	
2 General Plan Maintenance Fee (percent of permit fee)	5%	per permit	[a]
3 Technology Fee (percent of permit fee)	5%	per permit	
4 Training Fee (percent of permit fee)	5%	per permit	
5 Strong Motion Instrumentation (SMI)			
a) Residential	\$0.50 or valuation x .00013		
b) Commercial	\$0.50 or valuation x .00028		
6 Building Standards (SB 1473) Fee Calculation (Valuation)			
a) \$1 - \$25,000	\$1		
b) \$25,001 - \$50,000	\$2		
c) \$50,001 - \$75,000	\$3		
d) \$75,001 - \$100,000	\$4		
e) Each Add'l \$25,000 or fraction thereof	Add \$1		
7 Certificate of Occupancy			
a) Temporary Certificate of Occupancy (per 30 Days)	\$173		
b) Certificate of Occupancy	\$86		
8 Damaged Building Survey (Fire, Flood, Vehicle Damage, Etc.)	\$345		
Copies, Re-Print, Change Of Contractor			
9 Printing Scanned / Archived Drawings	\$8		
10 Job Card / Permit Re-Print	\$38		
11 Change Of Contractor	\$58		
Violation Fees			
12 Investigation Fee For Work Done Without Permits	2x Permit Fee		
Other Fees			
1 Phased Inspection Fee (per inspection)	\$58	per inspection	
2 After Hours Inspection (per hour) (2-hour minimum)	\$138	per hour; 2-hr minimum	
3 Re-inspection Fee (3rd Time or More) (each)	\$58	per inspection	[b]
4 Missed inspection Fee	\$58	per inspection	
5 Fees for Services Not Listed in this Fee Schedule (per hour)	\$115	per hour	

[a] Fee only applies to permits for new construction and additions.

[b] Reinspection fee applies after second re-inspection.

City of McFarland

SCHEDULE OF USER AND REGULATORY FEES - PLANNING FEES

Activity Description	Minimum Fee	Initial Deposit	Charge Basis	Note
1 Annexation and Rezoning	\$6,500	\$9,750	deposit	
2 Appeal to Commission or City Council (each)	\$1,000	\$1,000	deposit	[a]
3 Conditional Use Permit				
a) CUP Minor - within residential and open space zones	\$520	\$520	deposit	
b) CUP Major - within all other zones	\$1,560	\$4,680	deposit	
c) CUP Minor - Amendment	\$520	\$520	deposit	
d) CUP Major - Amendment	\$780	\$1,560	deposit	
4 Continued Public Hearing/Commission Item (applicant requested)	\$500		fixed fee	
5 Development Agreement / Amendment / Annual Review		\$3,900	deposit	
6 Environmental Review				
a) Categorical Exemption	\$200		fixed fee	
b) Negative Declaration / Initial Study	\$1,300	\$5,460	deposit	
c) Mitigated Negative Declaration / Initial Study	\$4,160	\$7,410	deposit	[b]
d) EIR / Amendment / Addendum	\$5,200	\$8,775	deposit	[b]
7 Façade Change Review	\$195		fixed fee	
8 General Plan Text/Map Amendment	\$4,500	\$5,200	deposit	
9 Home Occupation Permit	\$65		fixed fee	[c]
10 Land Use Contracts				
a) Create Preserve / New Contract (e.g., Williamson Act)	\$1,040	\$2,000	deposit	
b) Cancellation	\$1,560	\$2,000	deposit	
c) Non-Renewal	\$250		fixed fee	
11 Large Family Day Care Facility Permit	\$195	\$195	deposit	
12 Limited Term Permit	\$195	\$195	deposit	
13 Map				
a) Tentative Parcel Map	\$3,120	\$3,500	deposit	
b) Tentative Tract Map	\$4,160	\$4,500	deposit	
c) Final Parcel Map	\$2,080	\$2,500	deposit	
d) Final Tract Map	\$2,600	\$3,000	deposit	
e) Lot Line Adjustment	\$1,040	\$1,040	deposit	
f) Parcel Merger	\$1,040	\$1,040	deposit	
g) Parcel Map Waiver	\$1,040	\$2,000	deposit	
h) Revised Parcel Map	\$1,040	\$1,500	deposit	
i) Revised Tract Map	\$2,080	\$2,500	deposit	
j) Extension	\$520	\$520	deposit	

City of McFarland

SCHEDULE OF USER AND REGULATORY FEES - PLANNING FEES

Activity Description	Minimum Fee	Initial Deposit	Charge Basis	Note
14 Massage Operator's Permit	\$195	\$195	deposit	
15 Pre-Application Review	\$520	\$520	deposit	
16 Precise Development		\$5,000	deposit	
17 Second Dwelling Unit Review	\$390	\$390	deposit	
18 Sign Review				
a) Staff	\$260	\$260	deposit	
b) Planning Commission / City Council	\$600	\$600	deposit	
19 Site Plan Review / Architectural Review / Design Review				
a) Administrative	\$1,040	\$2,340	deposit	
b) Planning Commission / City Council	\$3,120	\$5,850	deposit	
20 Special Event / Temporary Use Permit / Limited Term Permit				
a) Staff	\$130	\$130	deposit	
b) Planning Commission / City Council	\$260	\$260	deposit	
21 Specific Plan / Master Plan / Development Plan				
a) New		\$9,750	deposit	
b) Amendment	\$3,900	\$3,900	deposit	
22 Street and Address Assignment / Change	\$130		fixed fee	
23 Substantial Conformance Review / Determinations /				
a) Staff	\$520	\$780	deposit	
b) Planning Commission / City Council	\$1,040	\$1,300	deposit	
24 Time Extension	\$520	\$1,040	deposit	
25 Variance	\$1,040	\$3,120	deposit	
26 Zone Change	\$4,500	\$5,200	deposit	
27 Zoning Verification Letter				
a) Single Family Verification Letter	\$100		fixed fee	
b) Verification Letter for Other Uses	\$260	\$260	deposit	
28 Technology Fee (% of fixed fee or % of minimum fee)	5%		fixed fee	
29 Training Fee (% of fixed fee or % of minimum fee)	5%		fixed fee	
30 Zoning Clearance - Planning Plan Check				
a) Alterations/Additions - Residential	\$65		fixed fee	
b) New Construction - Single Family Residential	\$130		fixed fee	
c) New Construction - 2-4 Residential Units	\$195		fixed fee	
d) New Construction - 5+ Residential Units	\$520		fixed fee	
e) New Construction - Non-Residential	\$260		fixed fee	
f) Alterations/Additions - Non-Residential	\$130		fixed fee	

City of McFarland

SCHEDULE OF USER AND REGULATORY FEES - PLANNING FEES

Activity Description	Minimum Fee	Initial Deposit	Charge Basis	Note
Hourly Rate for Deposit Based Billings or Services Not Listed in this Schedule				
31 Planning In-House Staff (per hour)	\$130		per hour	
32 Planning Contract Service Provider - Planning (per hour)	Actual Cost plus 15%		per hour	
33 Building In-House Staff (per hour)	\$115		per hour	
34 Building Contract Service Provider - Building (per hour)	Actual Cost plus 15%		per hour	
35 Engineering Contract Service Engineering (per hour)	Actual Cost plus 15%		per hour	
36 Attorney / Other Professional Services	Actual Cost plus 15%		per hour	
37 Peer Review	Actual Cost plus 15%		per hour	

* The City will pass through to the applicant all costs of required mailings, noticing, and amounts payable to other agencies (e.g., County Recorder, Department of Fish and Wildlife).

[a] Depending on the subject of the appeal, specialized expertise may be solicited, at the expense of the applicant, for the purpose of providing input to the City Manager, Planning Commission, other Commission or Board, or City Council.

[b] Monitoring program time will be billed against deposit.

[c] If public hearing is required, a deposit will be collected and the City will bill hourly for services.

Full Cost Deposits and Deposit Replenishment

Applicants for full cost (deposit-based) submittals shall pay for all City staff and contract service provider time and materials required to process the application. A full cost reimbursement agreement shall be included with the project application submittal package. Projects outside the scope of this fee schedule will be subject to a full cost reimbursement agreement to be approved by the City Manager and/or City Council. This reimbursement agreement will include the identification of a work program and will include cost estimates for both City staff time and consultant services based on a defined scope of work.

Initial deposits will be collected and held by the City in a deposit account at the time the application is submitted. Project billing amounts will be drawn from the deposit account. A positive account balance shall be maintained at all times during the review process. No work will be performed on a project with a negative fund balance. If the deposit is reduced to below 20% of the initial deposit amount, the applicant will be notified and required to supplement the deposit account with an additional amount no less than 50% of the original deposit.

When more than one full cost application is submitted, the sum total of the initial full cost deposit amount can be reduced by 20%.

Funds expended for staff time shall not be dependent upon the City's approval or disapproval of the application request. The deposit account will be held open for 90 days after project approval for City to complete any miscellaneous clean up items and to account for all project related costs. Any deposit amounts remaining after final project close out will be returned to applicant (less bond amounts held by the City).

As may be required by the Community Development Department or Public Works Department for project evaluation or environmental review, all payment for consultant work shall be the responsibility of the applicant.

Refund Policy

Application fees are not refundable except as follows:

- A. Refund of 100% shall be made if a determination is made by the Community Development Director or Public Works Director that the permit and associated fee are not required by the City's Municipal Code or adopted City Resolution.
- B. If an applicant requests to withdraw a fixed fee application prior to project evaluation, refund of 50% of the applicable fee shall be refunded.
- C. No refund of application fees shall be made after initial project evaluation has commenced unless the City Council approve a fee waiver.

Structure of City Planning Fees

City Planning fees may be either fixed fees or deposit-based with a minimum amount due. When a fee is deposit-based, the City will collect the initial deposit and bill against that deposit. The minimum total amount charged for deposit-based fees shall be the amount shown in the minimum fee column.

City of McFarland

SCHEDULE OF USER AND REGULATORY FEES - LAND DEVELOPMENT AND ENCROACHMENT PERMIT FEES

Activity Description	Minimum Fee	Initial Deposit	Charge Basis	Note
1 Improvement - Plan Check & Inspection				
a) Up to 20 Lots	T&M, plus 15% admin fee	5% of improvement cost	deposit	[a]
b) More than 20 Lots	T&M, plus 15% admin fee	3.5% of improvement cost	deposit	[a]
2 Grading Plan Check				
a) Up to Five Acres	T&M, plus 15% admin fee	\$1,500 deposit	deposit	
b) More than Five Acres	T&M, plus 15% admin fee	\$3,000 deposit	deposit	
3 Map Review	See Planning Fees	See Planning Fees	deposit	
4 Certificate of Compliance	T&M, plus 15% admin fee	\$1,000 deposit	deposit	
5 Special Study Review	T&M, plus 15% admin fee	\$1,500 deposit	deposit	
6 Encroachment Permit				
a) Permit Processing / Application Intake Fee (applies to all permits)				
i) Blanket Permit	\$200		fixed fee	
ii) Non-Blanket Permit	\$58		fixed fee	
b) Minor Encroachment				
i) Plan Review, if required	\$58		fixed fee	
ii) Inspection, if required	\$115		fixed fee	
c) Major Encroachment				[b]
i) Plan Review	\$230		fixed fee	[b]
ii) Inspection	\$460		fixed fee	[b]
d) Expedited Requests (< 24 hours)	1.5x standard fee		fixed fee	
e) Projects lasting more than 3 days or excavation of more than 100 LF or 400 SF / non-standard projects				
i) Plan Review & Inspection	T&M, plus 15% admin fee	\$1,500 deposit	T&M	
ii) City Staff Hourly Billing, if required	\$115		per hour	
7 Oversize Load Permit				
a) One Day	\$16		fixed fee	
b) Annual	\$90		fixed fee	
Other Fees				
8 Technology Fee (% of fixed fee or % of minimum fee)	5%		fixed fee	
9 Training Fee (% of fixed fee or % of minimum fee)	5%		fixed fee	
10 Extension of Time	\$86		fixed fee	

City of McFarland

SCHEDULE OF USER AND REGULATORY FEES - LAND DEVELOPMENT AND ENCROACHMENT PERMIT FEES

Activity Description	Minimum Fee	Initial Deposit	Charge Basis	No
11 Revisions				
a) Reviewed/Inspected by Outside Service Provider	T&M, plus 15% admin fee		T&M	
b) Reviewed/Inspected by City Staff	\$115		per hour	
12 Excessive Resubmittals				
a) Reviewed/Inspected by Outside Service Provider	T&M, plus 15% admin fee		T&M	
b) Reviewed/Inspected by City Staff	\$115		per hour	
13 After Hours Inspections (In-House Staff)	\$144		per hr.; 2-hr minimum each	
14 Re-Inspection (3rd time or more) and missed inspection	\$115			

Hourly Rate for Deposit Based Billings or Services Not Listed in this Schedule \$110

15 Planning In-House Staff (per hour)	\$130		per hour	
16 Land Dev / Encroachment Permits In-House Staff (per hour)	\$115		per hour	
17 Planning Contract Service Provider - Planning (per hour)	Actual Cost plus 15%		per hour	
18 Engin'rg/Encroachments Contract Services (per hour)	Actual Cost plus 15%		per hour	
19 Attorney / Other Professional Services	Actual Cost plus 15%		per hour	
20 Peer Review	Actual Cost plus 15%		per hour	

* All fees include up to three plan checks, inspection, and re-inspection. The City will bill hourly for additional plan review and inspections required.

[a] Improvement cost based on engineer's estimate.

[b] Major encroachments are for projects requiring road closure, detour or significant traffic disruption, including temporary stops, putting City signals on flashing reds, work with flagging required, etc.

City of McFarland

SCHEDULE OF USER AND REGULATORY FEES - LAND DEVELOPMENT AND ENCROACHMENT PERMIT FEES

Activity Description	Minimum Fee	Initial Deposit	Charge Basis	No
Full Cost Deposits and Deposit Replenishment				
<p>Applicants for full cost (deposit-based) submittals shall pay for all City staff and contract service provider time and materials required to process the application. A full cost reimbursement agreement shall be included with the project application submittal package. Projects outside the scope of this fee schedule will be subject to a full cost reimbursement agreement to be approved by the City Manager and/or City Council. This reimbursement agreement will include the identification of a work program and will include cost estimates for both City staff time and consultant services based on a defined scope of work.</p>				
<p>Initial deposits will be collected and held by the City in a deposit account at the time the application is submitted. Project billing amounts will be drawn from the deposit account. A positive account balance shall be maintained at all times during the review process. No work will be performed on a project with a negative fund balance. If the deposit is reduced to below 20% of the initial deposit amount, the applicant will be notified and required to supplement the deposit account with an additional amount no less than 50% of the original deposit.</p>				
<p>When more than one full cost application is submitted, the sum total of the initial full cost deposit amount can be reduced by 20%.</p>				
<p>Funds expended for staff time shall not be dependent upon the City's approval or disapproval of the application request. The deposit account will be held open for 90 days after project approval for City to complete any miscellaneous clean up items and to account for all project related costs. Any deposit amounts remaining after final project close out will be returned to applicant (less bond amounts held by the City).</p>				
<p>As may be required by the Community Development Department or Public Works Department for project evaluation or environmental review, all payment for consultant work shall be the responsibility of the applicant.</p>				
Refund Policy				
<p>Application fees are not refundable except as follows:</p> <ul style="list-style-type: none"> A. Refund of 100% shall be made if a determination is made by the Community Development Director or Public Works Director that the permit and associated fee are not required by the City's Municipal Code or adopted City Resolution. B. If an applicant requests to withdraw a fixed fee application prior to project evaluation, refund of 50% of the applicable fee shall be refunded. C. No refund of application fees shall be made after initial project evaluation has commenced unless the City Council approve a fee waiver. 				
Structure of City Land Development and Encroachment Permit Fees				
<p>City Land Development and Encroachment Permit fees may be either fixed fees or deposit-based with a minimum amount due. When a fee is deposit-based, the City will collect the initial deposit and bill against that deposit. The minimum total amount charged for deposit-based fees shall be the amount shown in the minimum fee column.</p>				

City of McFarland

SCHEDULE OF USER AND REGULATORY FEES - ANIMAL LICENSING AND REGULATION FEES

Activity Description	Fee	Charge Basis	Note
DOG LICENSE FEES			
1 Spay/Neuter Dogs			
a) One Year	\$20	per animal	[a]
b) Three Year	\$40	per animal	[a]
c) Senior Discount	\$5 off base fee	per animal	[a]
2 Unaltered Dogs			
a) One Year	\$60	per animal	[a]
b) Three Year	\$120	per animal	[a]
c) Senior Discount	\$5 off base fee	per animal	[a]
3 Lost Tags/Replacement	\$5	per tag	
PERMIT FEE			
4 Dangerous Animal Permit	\$100	per year	
IMPOUND FEES			
5 Licensed Dogs			
a) 1st Impound	\$25		
b) 2nd Impound	\$50		
c) 3rd Impound	\$100		
d) Female Dog In Season	Add \$20 to base fee		
6 Unlicensed Dogs			
a) 1st Impound	\$40		
b) 2nd Impound	\$60		
c) 3rd Impound	\$100		
d) Female Dog In Season	Add \$20 to base fee		
7 Dangerous Animal			
a) 1st Impound	\$100		
b) 2nd Impound	\$150		
c) 3rd Impound	\$200		
d) Female Dog In Season	Add \$20 to base fee		
BOARD AND CARE FEES			
8 Board and Care			
a) < 100lbs	\$15		
b) > 100lbs	\$25		
ADOPTION FEES			
9 Adoption Fee			
a) < 3 Months	\$75	per animal	
b) 3 Months or More	\$85	per animal	

City of McFarland

SCHEDULE OF USER AND REGULATORY FEES - ANIMAL LICENSING AND REGULATION FEES

Activity Description	Fee	Charge Basis	Note
OWNER SURRENDER			
10 Owner Surrender			
a) Healthy Delivery to Shelter/City Hall	\$25		
b) Sick/Injury	\$50		
c) Pick Up/Dead Animal	\$50		
d) Sick/Injury and Pick Up	\$75		
MISCELLANEOUS			
11 DHPP Vaccine	\$10		
12 Quarantine (Per Day)	\$10		
13 Other Miscellaneous	\$35		
AFTER HOURS SERVICE			
14 After Hours Support	\$100	1 hr. minimum	
ADMINISTRATIVE VIOLATION FEES			
15 Failure to License Dog/Wear License Tag	\$50		6.04.040 A
16 Failure to Vaccinate for Rabies	\$50		6.04.040 B
17 Impound Enforcement (At Large)	\$50		6.04.050
18 Leashing and Tethering (Animal Cruelty)	\$100		6.04.070
19 Failure to Comply with Requirements for Potentially Dangerous or Vicious Animal	\$500		6.04.808
20 Failure to Quarantine/Produce the Animal/Concealing Information	\$100		6.04.090
21 Animal Neglect and Mistreatment	\$100		6.04.110
22 Improper Vehicle Transportation of Animal	\$100		6.04.120
23 Improper Care of Animal (Animal Cruelty)	\$100		6.04.130
24 Improper Sanitation of Animal Waste	\$50		6.04.140
25 Failure to Comply with Public Nuisance Remedial Requirement	\$100		6.04.150

[a] License fees are waived for: service dog owned by a person with a need for assistance; dog used by any law enforcement personnel; dog owned by any government entity or political subdivision.

8.0 References

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