

8 • HOUSING POLICIES, OBJECTIVES AND ACTION PLANS

The following sections establish the individual policies, goals and action programs of the Housing Element. This chapter is divided into eight program areas, which are required by Government Code Section 65583(c)(1)-(7). For each of these program areas, this chapter will detail the goals, policies, objectives and programs that will implement the state-mandated program area.

A. PROVISIONS FOR EXTREMELY LOW-, VERY LOW-, LOW-, AND MODERATE-INCOME HOUSING

Section 65583(c) of Housing Element law states that "localities are to address their housing needs through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs, when available."

Section 65583(c)(2) states that the housing element shall contain programs which "assist in the development of adequate housing to meet the needs of low- and moderate-income households."

To develop through public and private channels, sufficient new housing to ensure the availability of affordable housing for all households in Firebaugh.

Affordability is the most pressing problem of the housing issues in California. For the extremely low-, very low- and low- income household, the problem is basic - having enough money to afford shelter. For the moderate- and above moderate-income households, the issue is being able to afford the purchase of a home. Between these two ends of the spectrum are the households that can afford housing (either renting or buying) but may struggle with making ends meet because housing is consuming a greater amount of their monthly income.

Although state and local governments, as well as private industry, have important roles in providing assisted housing, federal funding is essential to the provision of housing for

very low-, low-, and moderate-income households. Without this resource, the ability of local government to address the housing needs of these income groups is very limited.

Policies

1. Wherever appropriate, facilitate the use of federal or state programs that can assist in the development of new housing consistent with identified city-wide housing needs and adopted local plans and programs.
2. Support efforts that serve to coordinate and improve the ability of the housing industry to effectively respond to local housing needs.
3. Accommodate and encourage development of a full range of housing types within Firebaugh by 2013.
4. Maintain a sufficient inventory of developable land to accommodate timely construction of needed new residential units.
5. Promote balanced, orderly growth to minimize unnecessary developmental costs, which increase the cost of housing.

Objectives

1. Construction of 258 non-market rate dwellings by 2013, which equals the City of Firebaugh’s regional housing needs share.
2. Construction of 122 market-rate dwellings by 2013, which equals the City of Firebaugh’s regional housing needs share.

Programs

1. **Redevelopment Assistance.** Where appropriate, the City of Firebaugh will utilize its Redevelopment Agency Low and Moderate Income Housing funds for the construction of lower- and moderate- income households. These funds will be allocated for low interest loans to developers, purchase of land for low and moderate income housing projects, land write down, and/or construction of infrastructure improvements associated with these projects.

Time Period: This program is implemented on an ongoing basis, as private developers submit development applications for projects
Responsible Agency: Firebaugh Redevelopment Agency

Funding: LMI funds

2. **HOME Funding.** Firebaugh will encourage and work with a qualified housing entity to submit an application for funds under the HOME Program on behalf of the City. The City will in turn provide funds to first-time homebuyers, either as down-payment assistance and/or to pay development impact fees. This program provides financial assistance to low- to moderate- income families for the purchase of newly constructed homes or existing homes. The City Planner and City Manager will work with a qualified non-profit housing entity to identify appropriate building sites. The Redevelopment Agency shall consider providing financial assistance for lot consolidation/cleanup.

Year: Annually/ongoing

Responsible Agency: City of Firebaugh and qualified developers

Funding: HOME funds

3. **In-Fill Development.** Firebaugh will work with a qualified developer to construct single family homes that are affordable to low- and moderate- income households. These homes could be constructed on in-fill residential lots some of which may have originally contained dilapidated homes that have been demolished. The City Planner and Building Department will identify appropriate lots for this program. In addition, the Firebaugh Redevelopment Agency will consider providing financial assistance for lot consolidation and cleanup, as and when permitted by State redevelopment laws.

Year: This program will be implemented in an ongoing fashion and is dependent on the project capacity of local housing organizations.

Responsible Agency: City of Firebaugh

Funding: CDBG funds

4. **Planned Development Zone.** The City of Firebaugh will encourage private developers who are proposing residential development to seek a P-D (Planned Development) zone district. These districts allow for greater flexibility in residential design and better utilization of land. These opportunities allow the developer to potentially provide a more affordable housing product. The City will prepare an informational brochure that explains the standards and procedures for this zone.

Year: This program will be implemented on an ongoing basis.

Responsible Agency: City of Firebaugh, Planning Department

Funding: General fund

5. **Density Bonus.** The City of Firebaugh will encourage developers to apply for a density bonus for qualified projects. Consistent with State law, a density bonus may be granted for projects that agree to limit residency to qualified households, including low-income and the elderly. In addition to granting a density bonus of up to 25 percent, the City must also grant at least one additional development standard concession – such as reduced building setbacks, for instance.

Year: This program will be implemented on an ongoing basis.

Responsible Agency: City of Firebaugh, Planning Department

Funding: General fund

6. **Housing Authority.** The City of Firebaugh will assist the Fresno County Housing Authority's implementation of the conventional Public Housing Rental Program and the Section 8 Existing Program, which provides rent subsidies directly to participating landlords, and will support that Agency's attempts to secure additional funding for expanded programs. In addition, the City is currently working with the Authority to redevelop their properties in Firebaugh and possibly add units. Currently, the Housing Authority manages 152 dwellings units in addition to privately-owned Section 8 housing units in Firebaugh.

The City Planner will assist the Housing Authority on an ongoing annual basis in identifying additional rental housing stock that can be used for the Section 8 Program. To assist the Housing Authority in expanding their Section 8 Program in Firebaugh, the City will contact owners of rental housing stock that are in need of rehabilitation and inform them of the availability of redevelopment funds. The unit will be required to be brought up to code prior to the unit being available for the Section 8 program.

Year: This program will be implemented on an ongoing basis

Responsible Agency: City of Firebaugh and Fresno County Housing Authority

Funding: HUD funds and Redevelopment funds

7. **Housing Authority Rehabilitation/Reconstruction.** The City will work with the Housing Authority on their planned upgrade of Housing Authority properties in Firebaugh. At the time this Housing Element was prepared, this upgrade project had only been discussed preliminarily and no specific plans have been prepared. This program may include increasing densities on existing Housing Authority sites and/or reconstructing existing structures, and developing a mixed-use project, among other strategies. The City's assistance could include providing

technical assistance, expediting project reviews, and reducing or waiving impact fees, among others.

Year: Ongoing

Responsible Agency: City of Firebaugh and Fresno County Housing Authority

Funding: HUD funds, Redevelopment and General fund monies

8. **Zoning Ordinance Amendments.** The Firebaugh Zoning Ordinance shall be amended to add special housing types as a permitted use, including “Emergency Shelters”, “Transitional Housing”, “Supportive Housing” and “Farmworker Housing”. Further, special development standards will be established for these uses.

Year: First quarter, 2010

Responsible Agency: City of Firebaugh, Planning Department

Funding: General fund

B. MITIGATION OF GOVERNMENTAL CONSTRAINTS (SECTION 65583(c)(3))

Section 65583(c)(3) states that for each policy, requirement, or procedure identified as a governmental constraint, the element must include an appropriate program action to eliminate or modify the constraint or demonstrate how it will be offset by another policy or program."

Minimize governmental constraints in Firebaugh that would jeopardize the development of affordable housing.

Policy

1. Minimize significant constraints to affordable housing caused by the City of Firebaugh, including residential development standards, improvement standards and residential density standards.
2. Remove governmental constraints to the maintenance, improvement, or development of housing for the disabled.

Objective

1. The City shall continue to review its residential zoning districts to provide greater flexibility in regards to zone standards, including setbacks, lot size, parking requirements, and height limitations.
2. The City shall implement zoning recommendations of the 2030 General Plan Update that pertain to residential development standards.
3. The City shall require, either through site plan review or a conditional use permit, 10 percent of all ground floor multi-family units be designed to be handicapped-accessible.

Programs

1. **Reasonable Accommodations.** Firebaugh will amend its Zoning Ordinance and adopt a "Reasonable Accommodations Ordinance" to permit encroachments into

the front, side and rear yard setback areas for improvements that serve persons with a disability, including carports, garages, wheelchair ramps, ramp railings and porches. This process will be handled as an administrative approval.

Year: First Quarter, 2009
Responsible Entities: City of Firebaugh
Funding: General Fund

2. **Special Housing Types.** The City of Firebaugh will amend its Zoning Ordinance to allow “Emergency Shelters, “Transitional Housing” “Supportive Housing” and “Farmworker Housing” as permitted uses. Potential zones would include the City's multi-family R-3, R-2 and commercial (C-2 and C3) districts. In addition, special development standards will be created for these uses that recognize the special aspects of these land uses, such as reduced parking, setback and landscaping requirements, among others. In doing so, the City should survey the standards of other area jurisdictions which have already adopted such standards.

Year: First quarter, 2010
Responsible Entities: City of Firebaugh
Funding: General Fund

3. **Multi-Family Height Standards.** The City shall review its height standards for development in the R-2 and R-3 zones to determine whether these standards constitute a constraint to new development. Currently new buildings in these zones are limited to two stories/25 feet. The ordinance will be amended if this standard is found to present a constraint.

Year: Second quarter, 2009
Responsible Entities: City of Firebaugh
Funding: General Fund

4. **2030 General Plan Implementation.** The Firebaugh Planning Department shall implement recommendations of the 2030 General Plan Update, currently undergoing adoption, and amend its Zoning Ordinance to add the Smart Development and Mixed Use zone districts, which will provide greater design flexibility and/or densities so as to encourage more affordable housing.

The City will encourage developers to incorporate these zone districts as new annexations or zone change opportunities occur. These new districts are tools that the City can use to promote residential development that is designed differently than conventional housing projects. The housing product that could be created by

the Smart Growth district is one that is more compact, provides for the construction of smaller units on smaller lots, generates additional funds for neighborhood subdivision parks, and is serviced by narrower, tree-lined streets. The positive aspects of this zone are as follows:

- a. More dense residential development reduces a City's needs to develop the fringe of the City thereby conserving surrounding agricultural land.
- b. Compact development and narrower streets generally translates into more affordable housing for first-time home buyers
- c. Duplexes constructed in single family subdivisions provide for an affordable rental stock and provides for the economic integration of a neighborhood.
- d. Compact residential development will generate more development impact fees on a per acre basis than conventional residential development.
- e. Residential development under this district could provide for more acres of improved parkland than traditional residential development

The mixed use district would allow for a combination of residential, office and commercial uses on the same site or within the same building. As previously mentioned this zone would likely be targeted for Firebaugh's downtown area.

Year: Third quarter, 2011

Responsible Agency: Firebaugh Planning Department

Funding: General Fund

5. **Infill Projects.** The Firebaugh Redevelopment Agency will seek to offer financial assistance from its Low and Moderate Income fund for qualified affordable housing projects on properly zoned small/odd shaped lots. Financial assistance could be made available to assemble parcels, pay impact fees, reduce building/planning permit fees or assist in the installation of off-site improvements, such as curb/gutter or infrastructure, or for the demolition of existing substandard units.

Year: Immediate, ongoing

Responsible Entities: City of Firebaugh

Funding: General Fund

C. MODERATE -INCOME HOUSING OPPORTUNITIES

Section 65583 (c)(2) states that moderate-income housing should be promoted as well as lower-income housing. Some cities are only receiving lower-income housing and housing for the middle -class is becoming nonexistent.

To develop a market for middle-income housing

Policies

1. Promote the construction of middle-income housing in Firebaugh using HOME funds for first-time home buyers.
2. Utilize the Planned Development district to promote innovative design concepts and affordable middle-income housing.
3. Through Firebaugh's economic development efforts, the City should seek to attract industries that have a wage scale that supports the purchasing of middle income housing units.

Objectives

1. The City shall implement recommendations of its 2030 General Plan update regarding diversification of the local economy.
2. The City of Firebaugh shall utilize its low- to moderate-income redevelopment housing funds to promote the construction of middle-income housing.

Programs

1. **Planned Development Zone.** Firebaugh will encourage private developers who are proposing residential development to seek a P-D (Planned Development) overlay district. Planned Development standards allow for greater flexibility in residential design and more efficient utilization of land. These opportunities allow the developer to potentially provide a more affordable housing product. Within the past five years the City has successfully facilitated the approval of over 760 lots within P-D zoned subdivisions.

Year: Immediate/Ongoing
Responsible Entities: City of Firebaugh
Funding: General Fund

2. **HOME Program Funding.** The City of Firebaugh and the Firebaugh Redevelopment Agency will continue to implement the first time home buyer program with HOME funds and other identified sources (including a portion of the Redevelopment Agency’s annual 20 percent set aside funds). This program serves those households who are otherwise excluded from the market-rate purchase of a home within the community (households earning less than 80% of the area median income). Buyers will be first-time home buyers (not having owned a home for the previous three years). Financial participation in these programs will include assistance with down payment costs, closing costs and other secondary financing mechanisms. The City will market this program utilizing English and Spanish language brochures.

Year: Ongoing/annually
Responsible Entities: City of Firebaugh and Firebaugh Redevelopment Agency
Funding: HOME and Redevelopment funds.

3. **2030 General Plan Implementation.** The City shall implement policies in the 2030 General Plan that will lead to diversification of Firebaugh’s economy – thereby creating more opportunities for the establishment of moderate and above moderate-income housing.

Year: Third quarter, 2009 and ongoing
Responsible Entities: City of Firebaugh
Funding: General Fund

D. CONSERVE AND IMPROVE EXISTING AFFORDABLE HOUSING STOCK (SECTION 65583(C)(4))

Section 65583(c)(4) states that the housing program shall "conserve and improve the condition of the existing affordable housing stock."

To manage housing and community development in a manner that will promote the long-term integrity and value of each new housing unit and the environment in which it is located.

To maintain and improve the quality of the existing housing stock and the neighborhoods in which it is located.

Policies

1. Provide that new housing is constructed in accordance with design standards that will ensure the safety and integrity of each housing unit.
2. Encourage application of community design standards that will provide for the development of safe, attractive, and functional housing developments.
3. Manage new residential development consistent with the Firebaugh General Plan and Zoning Ordinance so that adverse impacts on the city's natural resource base and overall living environment are minimized.
4. Eliminate blight within Firebaugh's residential neighborhoods.
5. Enforce the State Housing Code.
6. Provide housing rehabilitation services to homeowners within Firebaugh.

Objectives

1. Firebaugh shall develop community design and improvement standards that will provide for the development of safe, attractive, and functional housing developments and residential environments.

2. Firebaugh will aim to process ten building permits per year for substandard homes that will be rehabilitated.

Programs

1. **Project Review**. The City of Firebaugh shall facilitate residential development that is well-designed and maintained, attractive and affordable. Affordable housing units will be accomplished through increased unit densities; attractive design through architectural review through the city's site plan review process and proper maintenance, through conditions such as maintenance agreements and landscaping and lighting districts.

Year: Ongoing, project by project
Responsible Agency: Firebaugh Project Review Committee
Funding: General Fund

2. **2030 General Plan Implementation**. The City of Firebaugh shall complete and adopt its 2030 General Plan Update and work to adopt its implementation measures concerning housing and economic development.

Year: Second quarter, 2009
Responsible Agency: Firebaugh Planning Department
Funding: General Fund

4. **Community Development Block Grant Funding**. Firebaugh will continue to annually apply for CDBG funds for rehabilitation of housing in Firebaugh. The City will aim to process ten housing rehabilitations per year under this funding.

Year: Ongoing, annually
Responsible Entities: City of Firebaugh and a qualified non-profit housing entity
Funding: CDBG funds

E. PROVISION OF ADEQUATE SITES AND INFRASTRUCTURE FOR HOUSING DEVELOPMENT

Section 65583 (c)(1) states that the housing program shall "identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobile homes, and emergency shelters and transitional housing in order to meet the community's housing goals as identified in subdivision (b)."

Provide adequate housing sites for a range of housing types within the Firebaugh planning area.

Policies

1. Monitor residential development and land consumption within the context of the General Plan Land Use Element, to ensure that adequate lands are available for residential development.
3. Ensure that Firebaugh's infrastructure systems are properly planned, designed and financed.

Objectives

1. Monitor residential land development and consumption during the planning period.
2. Adopt and begin implementing its 2030 General Plan Update.
3. Review the master plans for each of its infrastructure systems - waste water facility, water and storm drainage. These master plans will ensure that each system is adequate to meet the growth demands detailed in the General Plan Update.

Programs

1. **Monitor Land Supply.** Monitor residential land development and demand, in the context of lands designated for residential development on the Land Use Map of the Firebaugh General Plan. Make adjustments to the map accordingly, as demand warrants, to ensure that an adequate supply of land exists for future residential development.

Time Period: Ongoing, annually

Responsible Agency: City of Firebaugh, Planning Department

Funding: General fund

2. **2030 General Plan Implementation.** The City will adopt the 2030 General Plan Update and begin work to implement its policies, including as they pertain to housing programs.

Time Period: Third quarter, 2009

Responsible Agency: City of Firebaugh, Planning Department

Funding: General fund

3. **Zoning for Multi-Family.** Firebaugh shall zone approximately 20 acres of undeveloped land with the R-3 (High Density Residential) zone, to accommodate its share of very low- and low-income units as prescribed in the Regional Housing Needs Allocation Plan. The City is currently working with two potential sites for this rezoning – a portion of the El Sendero Ranch project, and also a site owned by Firebaugh Las Deltas Unified School District, on Clyde Fannon Road.

Time Period: Fourth quarter, 2009

Responsible Agency: City of Firebaugh, Planning Department

Funding: General fund

4. **Utility Master Plans.** A review of each of Firebaugh's utility master plans should be conducted over the next five years. These master plan reviews should provide a five-year capital improvement program for each infrastructure system and a mechanism for financing these improvements consistent with AB 1600.

Time Period: Third quarter, 2011

Responsible Agency: City of Firebaugh, Public Works Department

Funding: Sewer, water and storm drainage funds

4. **Utility Priority.** The city will give priority for water and sewer service to qualified affordable housing projects, consistent with SB 1087. The City shall adopt written policies and procedures to implement this program.

Time Period: Immediate/ongoing

Responsible Agency: City of Firebaugh, Public Works Department

Funding: General Fund

F. ENERGY CONSERVATION OPPORTUNITIES

Section 65583 (a)(7) requires that the housing element contain an "analysis of opportunities for energy conservation with respect to residential development."

To promote energy conservation activities in all residential neighborhoods.

Policies

1. Advocate and support proposed federal and state actions to promote energy conservation.
2. Promote development of public policies and regulations that achieve a high level of energy conservation in all new and rehabilitated housing units.
3. Encourage maximum utilization of federal and state programs which assist homeowners in providing energy conservation measures.

Objectives

1. Amend Firebaugh's Zoning and Subdivision Ordinances to promote energy conservation.
2. Implement a weatherization program for senior and low income households in Firebaugh.

3. Ensure that all residential units that are rehabilitated include energy saving measures.

Programs

1. **2030 General Plan Implementation.** Implement policies of the 2030 General Plan update and amend sections of the Firebaugh Zoning and Subdivision Ordinances to promote energy conservation. Specifically, amend sections of the ordinances that refer to solar orientation, planting of street trees, width of streets, and minimizing the use of cul-de-sac streets.

Year: Third quarter, 2010

Responsible Entities: City of Firebaugh

Funding: General Fund

2. **Weatherization Program.** Continue implementing weatherization programs for senior and low income households. The rehabilitation of housing units using CDBG funds will include energy conservation improvements, including double-paned windows, wall insulation, weather stripping, etc.

Year: Ongoing, as needed

Responsible Entities: Firebaugh Redevelopment Agency

Funding: L&M funds

3. **Fees for Solar Systems.** Adopt reduced building permit fees for the installation of residential solar power systems

Year: Third quarter, 2009

Responsible Entities: City of Firebaugh

Funding: General Fund.

G. EQUAL HOUSING OPPORTUNITIES AND PUBLIC PARTICIPATION

Section 65583 (C)(5) requires that the housing element contain a local equal housing opportunity program that will provide a means of resolving local housing discrimination complaints. Further, this program should provide policies and programs that make it illegal to discriminate against any person because of race, color, religion, sex, disability, familial status, national origin, ancestry, marital status, sexual orientation, source of income and age.

To promote equal access to safe and decent housing for all economic groups.

Policies

1. Encourage enforcement of fair housing laws throughout the City.
2. Support programs which increase employment and economic opportunities.
3. Encourage full utilization of federal and state housing assistance programs which can enable those persons with unmet housing needs to obtain decent housing at prices they can afford.
4. Support the development of housing plans and programs, including new government subsidized housing, which maximizes housing choice for minorities and lower-income households commensurate with need.
5. Wherever possible, implement adopted land development and resource management policies without imposing regulations which have the effect of excluding housing for lower-income groups.
6. Continue to involve all segments of Firebaugh's population in the establishment and implementation of housing policies and programs

Objectives

1. The City will facilitate the annexation, reclassification, environmental processing and design review of multi-family projects that wish to develop in Firebaugh.

2. Ensure that all new, multi-family construction meets the accessibility requirements of the federal and State fair housing acts through local permitting and approval processes.

Programs

1. **Rental Assistance.** Firebaugh will encourage rental assistance for extra low-, very low- and low- income households through programs provided by the Fresno County Housing Authority.

Year: Ongoing, annually

Responsible Entities: City of Firebaugh and Fresno County Housing Authority

Funding: HUD funds

2. **Housing Information.** Firebaugh will prepare a newsletter and brochure detailing equal housing opportunity programs. Consideration will be given to including these brochures in monthly utility bills. This information will also be added to the City's website. Information shall be prepared in English and Spanish.

Year: First quarter, 2010

Responsible Entity: City of Firebaugh

Funding: CDBG funds

3. **Accessibility.** Firebaugh, through its Site Plan Review and building permit processes will require that all ground floor multi-family housing units meet accessibility requirements of state and federal housing requirements.

Year: Ongoing, project by project

Responsible Entity: City of Firebaugh

Funding: General Fund

4. **Reasonable Accommodations Ordinance.** The Firebaugh Planning Department will submit to the City Council for review and approval an amendment to the Firebaugh Municipal Code that provides reasonable accommodations for persons with disabilities.

Year: Second quarter, 2009

Responsible Entity: City of Firebaugh

Funding: General Fund

5. **Public Participation.** Implement a program of information and involvement to ensure that all segments of Firebaugh’s population has the opportunity to know and participate in housing programs. These strategies will include the following:
- a. Make the Housing Element available in electronic form on the City’s website
 - b. Prepare a written (and on-line) brochure that explains the City’s housing programs and policies. The brochure should be made available in English and Spanish.
 - c. Continue to publicize meetings and events concerning housing.

Year: Third quarter, 2009

Responsible Entity: City of Firebaugh

Funding: General Fund

H. PRESERVE AT-RISK ASSISTED PROJECTS

Section 65583 (C)(6) (a) requires that the Housing Element contain policies and programs that preserve units at-risk of conversion, including Section 8 opt-out, condominium conversions, and conversion of tax credit allocation financed residential development to market rate units.

Preserve residential dwellings from becoming unaffordable due to conversion to market rate housing.

At-Risk Units

The Housing Element is required to contain policies and programs that preserve at-risk residential units from conversion, including Section 8 opt-out, condominium conversions, and conversion of tax credit allocation financed residential development to market-rate units. As demonstrated in Chapter 5 of the Housing Element, no assisted projects will be eligible for conversion to market-rate rents over the next ten years.

Policies

1. The City of Firebaugh shall respond to any federal and/or state notices that indicate that existing non-market rate housing projects may transition to market-rate housing.
2. The City of Firebaugh shall respond to any Opt-Out Notices filed by the Fresno County Housing Authority.

Objectives

1. The City of Firebaugh will coordinate with the Fresno County Housing Authority to encourage that the City's existing Section 8 housing units remain in the Housing Authority's program.
2. The Firebaugh Building Department will work to notify owners of rental property per year about the opportunity to enter their units in the Housing Authority's Section 8 program. Section 8 units are subject to periodic review by the Housing Authority and are often maintained in better condition than other rental units

Programs

1. **Section 8 Housing Program.** The Redevelopment Agency will consider providing funds for rehabilitation of rental units if the owner agrees to rent the units under the Housing Authority's Section 8 program.

Year: Ongoing, project by project

Responsible Entities: Firebaugh Redevelopment Agency

Funding: Redevelopment funds

2. **Conversion Monitoring.** The City will closely monitor notices of the potential conversion of existing affordable housing projects to market-rate rents, and will undertake actions (as feasible) to try to preserve the affordability of such units. The City will notify appropriate state and federal housing agencies that administer rent-restricted units in Firebaugh that it wishes to receive notices of potential conversion of units to market-rate rents. Entities that have indicated interest in participating in affordability programs are listed in Table 5-5 of Chapter 5.

Year: Ongoing

Responsible Entities: City of Firebaugh

Funding: General Fund

Quantified Objectives

The following table establishes numeric objectives of the Housing Element, detailing the City’s goals for the number of housing units by income category that can be constructed, rehabilitated, and conserved in Firebaugh over the Housing Element’s planning period.

Table 8-1
Quantified Housing Objectives, 2008 – 2013

Income Group	New Construction	Rehabilitation	Conservation
Extremely Low Income	51	12	
Very Low Income	50	13	12*
Low Income	80	13	12*
Moderate Income	77	13	
Above Moderate Income	122	0	
Totals	380 units	51 units	12 units

* This figure represents Section 8 units in Firebaugh, which are generally available to low- and very low-income households