

6. Housing

State Housing Element Law requires that Housing Elements be updated periodically – previously on five year intervals. Currently, as a result of SB 375, Housing Elements may be updated on an optional eight year cycle that allows better synchronicity between transportation and housing. The Regional Housing Needs Assessment (RHNA) for Tulare County is prepared by the Tulare County Association of Governments (TCAG). The current RHNA is for the fifth Housing Element cycle and covers a 9.75-year projection period (January 1, 2014 to September 30, 2023). The planning period for this Housing Element is eight years (December 31, 2015 through December 31, 2023). The 2015 Housing Element (GPA 15-003) was adopted by Tulare County Board of Supervisors on November 17, 2015 (BOS Resolution # 2015-0964), and was approved (certified) by the State Department of Housing and Community Development (HCD) by letter dated December 9, 2015.

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Tulare County Housing Element

2015 Update



Tulare County Housing Element

2015 Update
(2014 – 2023)

Adopted:
November 17, 2015

Tulare County Board of
Supervisors Resolution No.
2015-0964
GPA 15-003

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1.1 Introduction

Tulare County is located in Central California in the heart of the San Joaquin Valley. The County is composed of eight incorporated cities and numerous unincorporated communities. Most of the unincorporated communities and all of the cities are located on the Valley floor. The foothills and Sequoia and Kings Canyon National Parks form the eastern half of the County (see regional map page 1-2).

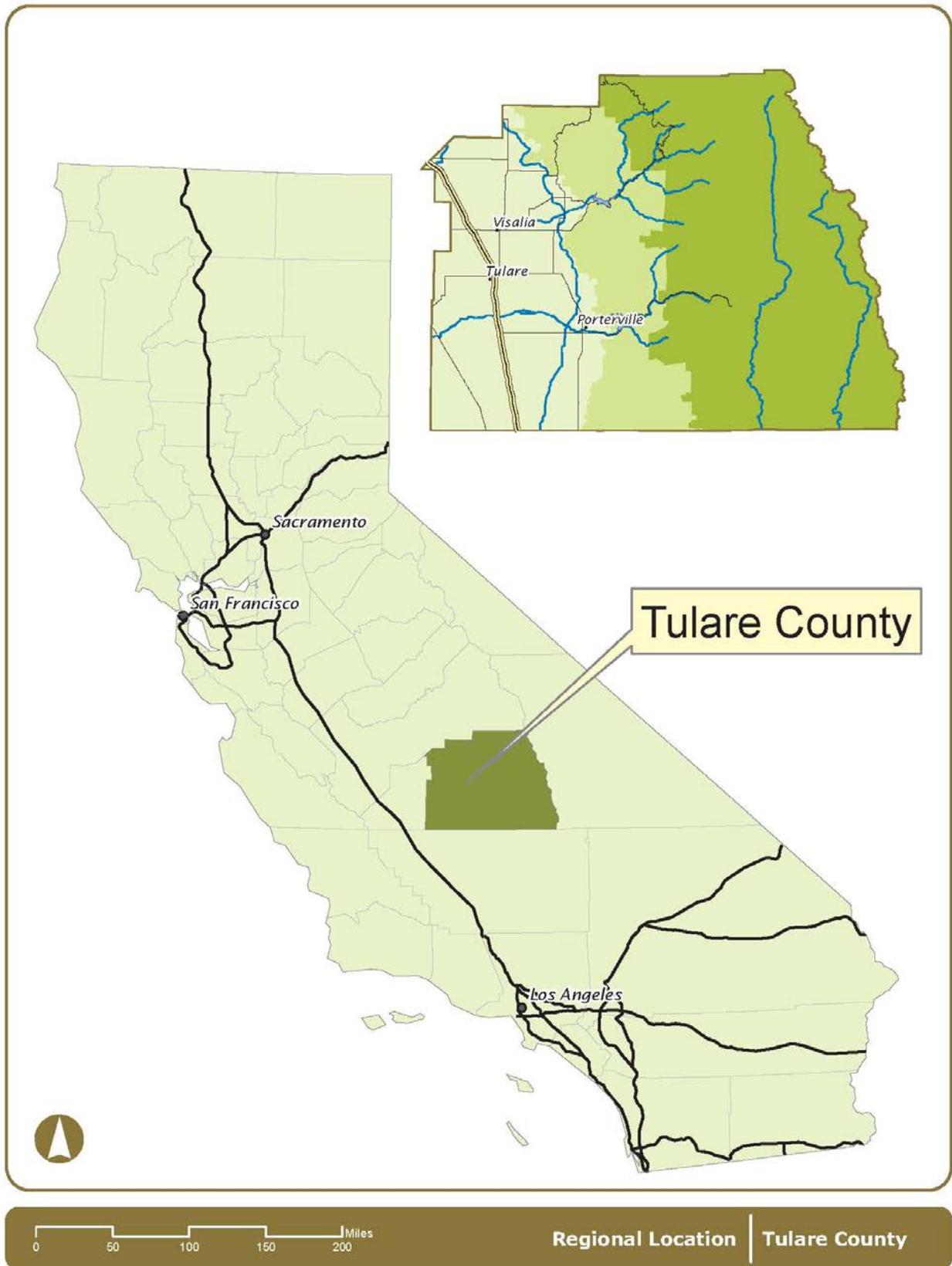
The Housing Element is a comprehensive assessment of current and future housing needs for all segments of the County's population living in unincorporated areas, as well as a program for meeting those needs. In the last decade, significant economic and demographic changes in Tulare County have challenged the ability of local jurisdictions and the private sector to construct adequate and affordable housing. Rapidly rising home prices and continued population growth have contributed to the scarcity of affordable housing. The housing market collapse, which began in the late 2000's, reversed the prolonged trend of escalating home prices. At this time, a weak recovery is currently in place, however, it is not possible to gauge the long-term effects of a weak housing market, including a considerable increase in foreclosure activity. Despite housing market adjustments, providing adequate housing—especially extremely low and low income housing—remains a significant challenge to both local governments and the private sector.

The Housing Element serves as policy guide during the 2015 to 2023 planning period.

The Tulare County Housing Element serves as a policy guide to address these issues, as well as the comprehensive housing needs of the unincorporated areas of Tulare County during the 2015 to 2023 planning period and beyond. The provision of decent, safe, sanitary and affordable housing for current and future residents of the unincorporated areas of Tulare County is the primary focus of the Housing Element. Additionally, the Housing Element places special emphasis on certain segments of the population, such as the elderly, the disabled, single-parent households, teenage parents, large families, farmworkers, overcrowded households, residents of group quarters, ethnic or racial minorities, veterans, and the homeless; as these groups may have more difficulty in finding decent and affordable housing due to their special needs and the challenges presented by living in disadvantaged communities for many of those residents.

The purpose of the Housing Element is to:

- Determine the existing and projected housing needs of residents of the unincorporated areas;
- Establish goals, objectives, policies, and programs that guide decision-making to address housing needs; and
- Implement actions that encourage the private sector to build housing, while ensuring that governmental policies do not serve as a constraint to housing production.



The Housing Element is designed to incorporate various assumptions about housing and development trends in Tulare County. These planning assumptions include:

- Housing demand, especially for affordable housing, will remain high;
- There will be a continued decrease in land available for new housing in areas designated for urban development throughout the County as new housing is constructed;
- Maintaining the County's goal of long-term preservation of productive and potentially-productive agricultural lands;
- Inadequate infrastructure continues to be a major constraint to housing development;

Summary Goal

Attainment of a suitable, affordable, safe and sanitary living environment for every present and future resident in the unincorporated area of Tulare County, regardless of race, age, religion, sex, marital status, ethnic background, source of income or personal disability.

An array of special housing needs is related to the following general housing needs: a suitable home, an affordable home, and a sanitary environment. A housing unit is suitable if its condition is standard, is not overcrowded and provides special amenities for special needs. An affordable housing unit is one for which the owner can meet reasonable financial obligations toward mortgage, property taxes and insurance. For the renter, an affordable housing unit is one for which reasonable financial obligations can be met toward contract rent.

1.2 Requirements for a Housing Element

The Housing Act of 1949 established a national housing goal for a “decent home and a suitable living environment for every American family.” However, the federal government did not develop legislative commitments in terms of programs and procedures through which the nation’s housing need would be met. Nineteen years later, Congress adopted the Housing and Urban Development Act of 1968 to speed up the building and rehabilitation of housing through federal assistance incentives.

<p>National Housing Goal: ”a decent home and a suitable living environment for every American family”</p>
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In 1969, the California Legislature amended the California Planning Act, adding a required housing element to the list of general plan elements. In 1971, the Planning Act was again revised to require that general plans of all counties and cities, both general law and charter agencies include a mandatory housing element “consisting of standards and plans for the improvement of housing and for provision of adequate sites for housing,” and which “shall make adequate provision of the housing needs for all economic segments of the community.”

In 1977, the State Department of Housing and Community Development (HCD) adopted regulations under the California Administrative Code, known as the Housing Element Guidelines, which are to be followed by local governments in the preparation of local housing elements. AB 2853, enacted in 1980, further codified housing element requirements. Since that time, new amendments to State Housing Law have been enacted. Each of these amendments has been considered during development of this Housing Element.

Further, State Planning law, which took effect on January 1, 1992, requires localities to meet projected housing needs consistent with the Regional Housing Needs Assessment Plan (RHNA) prepared by the Tulare County Association of Governments (TCAG). The law recognizes that each locality is best

Tulare County Housing Element

capable of determining what efforts are required to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs.

The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors; community goals set forth in its general plan; and to cooperate with other local governments and the state in addressing regional housing needs. Housing policy in the state rests largely upon the effective implementation of local general plans and, in particular, local housing elements.

Pursuant to state law, each county governing body is required to adopt a comprehensive, long-term general plan for the physical development of the county. General plans must include the seven mandated Elements, one of which is the housing element. Housing Elements must be updated once every five to eight years as per SB 375.

California Government Code Sections 65580 and 65581 address the basic tenants of Housing Element requirements as follows:

65580. The Legislature finds and declares as follows:

(a) The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.

(b) The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.

(c) The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of government.

(d) Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.

(e) The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.

65581. It is the intent of the Legislature in enacting this article:

(a) To assure that counties and cities recognize their responsibilities in contributing to the attainment of the state housing goal.

(b) To assure that counties and cities will prepare and implement housing elements which, along with federal and state programs, will move toward attainment of the state housing goal.

(c) To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs.

(d) To ensure that each local government cooperates with other local governments in order to address regional housing needs.

Recent Housing Element Legislation

SB 520 (2001)

Analyze constraints to housing development, maintenance and improvement of housing for persons with disabilities and demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing persons with disabilities. Further, the law requires programs that remove constraints or provided reasonable accommodations for housing designed for persons with disabilities.

AB 2158 (2004)

Made changes to the methodology used for allocating the Regional Needs Housing Assessment (RNHA) and in the rules for transferring RHNA between cities and counties. This bill includes the “2158 Factors” that may be used to support requests for reduction in a jurisdiction’s RHNA. A Council of Government (COG) may request the use of population and household forecast assumptions used in the regional transportation plan.

AB 2348 (2004)

Amended State Housing Element law to clarify the land inventory requirements and to provide greater residential development certainty. Established a specific “default density” that is assumed to be adequate to facilitate lower-income housing. Also requires that when land inventory does not demonstrate an adequate supply of land for housing at all income levels, sufficient land must be rezoned to accommodate 100% of the shortfall and multi-family housing must be permitted “by right.”

AB 2348 requires a parcel-specific land inventory to demonstrate an adequate supply of available land for housing development at all income levels.

SB 575 (2005)

Strengthens anti-NIMBY law relating to affordable housing projects and prevents cities and counties from rejecting or conditionally approving a project unless the jurisdiction has met its fair-share housing needs for the planning period.

SB 1087 (2005)

Requires local governments to immediately forward the adopted Housing Element to water and sewer providers and further requires those water and sewer providers to establish specific procedures to grant priority service to housing with units affordable to lower-income households. Additionally, it prohibits water and sewer providers from denying or conditioning the approval of, or reducing the amount of service for an application for development that includes housing affordable to lower-income households unless specific written findings are made.

AB 1233 (2005)

Requires that any portion of a jurisdiction’s share of regional housing need that is not accommodated in the land inventory during one planning period, the local government must zone or rezone to address this need within one-year of update – in addition to new projected need.

AB 2511 (2006)

Amended several sections of general plan and housing laws, including provisions strengthening anti-NIMBY protections and no-net loss requirements. Additionally, it added potential penalties for non-reporting of annual general plan progress report.

Tulare County Housing Element

AB 2634 (2006)

Requires the analysis of population and projected housing needs for all income levels to include extremely low income households (30% or less of countywide median). Elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy units.

AB 2634 establishes an extremely low income level at 30% or less of median income.

SB 2 (2007)

Clarifies and strengthens housing element law to ensure zoning encourages and facilitates emergency shelters and limits the denial of emergency shelters and transitional and supportive housing under the Housing Accountability Act. With certain exceptions, requires all jurisdictions to designate at least one zoning district where shelters are permitted by right.

SB 2 requires at least one zone where shelters are permitted “by right”.

AB 162 (2007)

Requires all cities and counties to amend the safety and conservation elements of their general plan in include analysis and policies regarding flood hazard and flood management information upon the next revision of the housing element on, or after, January 1, 2009. In addition, cities and counties are required to annually review the land use element for those areas subject to flooding identified by flood plain mapping prepared by the Federal Management Agency (FEMA) or the State Department of Water Resources (DWR).

Any amendments to the safety, conservation, and land use elements, based on the requirements of Government Code 65302, will require a review of the Housing Element for internal consistency, which may in turn require amendments to the housing element. For example, if sites identified in the Housing Element as suitable for housing development are subsequently identified as inappropriate for development, other sites may need to be identified.

AB 720, AB 1867, and AB 1103 (2009-2011)

These are recent amendments to the “Alternate Adequate Sites” sections of State Housing law: “Statute (Government Code 65583.1(c). AB 720 (Caballero – Chapter 467, Statutes of 2009 expands the timeline for a local government to provide assistance for the rehabilitation, conversion or preservation of affordable housing units. Cities and counties are encouraged to include weatherization and energy efficiency improvements as part of publicly subsidized housing rehabilitation projects. AB 1867 (Harkey) – Chapter 367, Statutes of 2010 allows multifamily “ownership” housing converted to rental housing affordable to lower income households by acquisition or the purchases of affordability covenants to qualify towards meeting the alternative adequate sites requirement...AB 1103 (Huffman) – Chapter 210 Statutes of 2011 allows, under specific conditions, foreclosed properties converted to housing affordable to lower income households by acquisition or the purchase of affordability covenants to qualify under the alternative adequate sites requirement.”¹

SB 244 (2011)

“SB 244 (Wolk, 2011) requires cities and counties to address the infrastructure needs of unincorporated disadvantaged communities in city and county general plans and LAFCO Municipal Service Reviews... and annexation decisions...For cities and counties, SB 244 requires that before the due date for adoption of the next housing element after January 1, 2012, the general plan land use element must be updated to identify unincorporated disadvantaged communities; analyze for each identified community

¹ HCD-HPD, Division Memorandum August 24, 2012, http://www.hcd.ca.gov/hpd/hrc/plan/he/alt_adeq_sites082412.pdf

the water, wastewater, stormwater drainage, and structural fire protection needs; and identify financial funding alternatives for the extension of services to identified communities...”²

SB 812 (2010)

“Housing Elements must include an analysis of the special housing needs of the disabled, including persons with developmental disabilities...Chapter 507, Statutes of 2010 (SB 812), which took effect January 2011, amended State Housing Element law to require the analysis of the disabled to include an evaluation of the special housing needs of persons with developmental disabilities. This analysis should include an estimate of the number of persons with developmental disabilities, and assessment of the housing need, and a discussion of potential resources.”³

SB 745 (2013)

SB 745 amends zoning requirements related to transitional and supportive housing. “In 2007, SB 2 (Chapter 633, Statutes of 2007) revised housing element law requiring that transitional and supportive housing be permitted as a residential use, subject only to restrictions that apply to other residential dwellings of the same type in the same zone. SB 745, which took effect on January 1, 2014, generally amends the Section 65582 of the Government Code to replace prior Health and Safety Code definitions of “supportive housing,” “target population,” and “transitional housing” with definitions now more specific to housing element law..”⁴

SB 375 (2008, 2014)

SB 375 is the “sustainable communities” planning law (climate control law) passed in 2008 (Government Code Section 65400). It requires regions to develop plans that link transportation and housing needs, and the law includes an option for local governments to complete their transportation and housing planning on parallel eight-year schedules. SB 375 legislation requires a firm timetable on required rezoning to meet housing needs, and mandates that the Regional Housing Needs Assessment (RHNA) allocation numbers conform to the region’s SB 375 Sustainable Communities Strategy for reductions in greenhouse gas emissions. SB 375 also adds streamlining benefits under CEQA to assist housing projects consistent with the Sustainable Communities Strategy. Local governments must present an annual progress report to HCD and must hold an annual public meeting to take public comment on the report.⁵ The Tulare County Association of Governments (TCAG) linked the Regional Transportation Plan (RTP) with the 2014 RHNA when assessing housing needs.

1.3 Purpose of This Update

State Housing Element Law requires that Housing Elements be updated periodically – previously on five year intervals. Currently, as a result of SB 375, Housing Elements may be updated on an optional eight year cycle that allows better synchronicity between transportation and housing. The Regional Housing Needs Assessment (RHNA) for Tulare County is prepared by the Tulare County Association of Governments (TCAG). The current RHNA is for the fifth Housing Element cycle and covers a 9.75-year projection period (January 1, 2014 to September 30, 2023). The planning period for this Housing Element is eight years (December 31, 2015 through December 31, 2023). The Element must be updated and adopted by Tulare County by December 31, 2015.

² Valley Blueprint Toolkit monograph on SB 244, <http://toolkit.valleyblueprint.org/statreg/sb-244-planning-unincorporated-disadvantaged-communities>

³ CA Dept. of Housing and Community Development (HCD) – Division of Housing Policy Development (HPD), Memorandum June 21, 2012, <http://www.hcd.ca.gov/hpd/NoticeCoverLtrSB812.pdf>

⁴ HCD Memorandum, SB 745, dated April 24, 2014

⁵ Sustainable Communities, <http://www.p4sc.org/articles/all/california-cities-brace-sb-375-impact-housing-element-updates>

Tulare County Housing Element

The State requires that Housing Elements be prepared to address the following requirements:

- To assure that counties and cities recognize their responsibilities in contributing to the attainment of the State housing goal. Local and State governments have a responsibility to use the powers invested in them to facilitate the improvement and development of housing to make adequate provision for housing needs of all economic segments of the community.
- To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the State housing goal, provided such a determination is compatible with the State housing goal and regional housing needs. In carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the State in addressing regional housing needs.

Previous Housing Elements and Reports

1971 Housing Report

The first housing report for the Tulare County region “Housing Report, First Year,” was published in August 1971. It was based on a locally performed housing conditions survey, the “Housing Inventory of Tulare County.” The Board of Supervisors adopted the Housing Report, First Year, on February 13, 1973, as the Housing Element of the Tulare County General Plan.

1973 Housing Report

The second housing report, “Housing,” was published in March 1973. It was based on data from the 1970 U.S. Census of Population and Housing. This report was not presented for adoption as an Element of the General Plan, but was distributed for review to the Board of Supervisors, city councils and planning commissions, as well as to concerned agencies and citizens.

1975 Housing Element

Following receipt of the 1974 State Housing Element Guidelines, the third housing report was prepared. Entitled “Housing Element”, and published in September 1975, this report summarized the large quantity of data presented by the second housing report and contained housing goals, objectives, and policies that met the requirements of the 1974 Guidelines. It was adopted by the Board of Supervisors as the Housing Element of the Tulare County General Plan on March 23, 1976.

1979 Housing Element

In 1979, TCAG completed a Model Housing Element for use by its member jurisdictions (the County of Tulare and the eight incorporated cities) to satisfy requirements of the 1977 Housing Element Guidelines. This document also provided population and housing data and projections for all the cities and the County, which were required to be included in each local Housing Element.

1981 Housing Element

The County of Tulare tailored the Model Housing Element to meet the County's needs. The 1981 Housing Element was adopted by the Board of Supervisors on July 7, 1981. The Housing Element contained programs to implement goals, objectives and policies, and was prepared in compliance with 1977 Housing Element Guidelines.

1984 Housing Element

The Board of Supervisors adopted the 1984 Tulare County Housing Element on July 31, 1984. This Housing Element incorporated information from the 1983 Regional Housing Needs Allocation Plan that identified housing needs by income group for each jurisdiction in Tulare County. The Housing Element

covered the planning period 1984 to 1990. Correspondence from HCD in 1990 indicated that household projections from the State Department of Finance (DOF) for 1992 were approximately the same as those contained in the 1984 Housing Element for 1990. As a result, the 1984-1992 new construction need was considered the same as the 1984-1990 need.

1992 Housing Element

The Board of Supervisors adopted the 1992 Tulare County Housing Element in June 1992. The Board of Supervisors amended the Housing Element in March of 1993 and it was subsequently certified by the HCD on September 24, 1993. The five-year or 1997 housing need projections were provided from the 1991 Tulare County Housing Needs Determination Plan.

2003 Housing Element

The 2003 Tulare County Housing Element was adopted by the Tulare County Board of Supervisors as General Plan Amendment No. GPA 03-011 by Resolution No. 2003-0943 on December 9, 2003. The 2003 Housing Element was subsequently certified by the HCD on April 27, 2004 and was considered to be valid until August 31, 2009.

2009 Housing Element

The most recent 2009 Tulare County Housing Element was adopted by the Tulare County Board of Supervisors on March 23, 2010, and amended the Element on May 8, 2012. The 2009 Housing Element was subsequently certified by the California Department of HCD. The 2009 Housing Element is considered to be valid until December 31, 2015.

1.4 Housing and Local Government

Tulare County, in cooperation with State and federal governments, has the power to influence the housing delivery system. If local housing goals are set, a variety of local public policies can be identified to create conditions under which goals can be met. These policies represent commitments on the part of Tulare County to reach its housing goals.

The impact of local government is far greater than that of developer, financing agency, owner or the Federal government.

However, the housing delivery system is essentially a private system. The production, exchange and management of the housing stock is largely in private hands and influenced by many factors beyond those in which Tulare County government plays a part. This means that the implementation of public policies related to housing goals must rely on the housing industry and community groups interested in housing.

Nevertheless, Tulare County government continuously touches and influences the housing delivery system on a variety of fronts. Virtually every area of local government responsibility (i.e., public safety, community infrastructure, education, roads, health and human services) has implications for housing development and availability. Policies directly related to land development, property taxation, utility extension and zoning may be the most relevant to housing, but they are only part of the total range of local governmental relationships to housing. The relationship of local government to any housing unit begins before it is constructed and continues until it is demolished. In the long run, the impact of local government is far greater than that of the developer, financing agency, owner or the Federal government.

Consistency with General Plan

“In construing the provisions of this article, the Legislature intends that the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies for the adopting agency.” Government Code Section 65300.5

“...means by which consistency will be achieved with other general plan elements and community goals.” Government Code Section 65583(c)(7)

General Plan Update

Tulare County recently adopted a comprehensive update of its General Plan.

The Tulare County General Plan 2030 Update was approved by the Board of Supervisors on August 28, 2012. At that time, the Board also certified the Final Environmental Impact Report for the project. The General Plan Update includes several state mandated Elements and several optional Elements. The seven State of California mandated Elements include: Land Use, Housing, Circulation, Open Space, Conservation, Safety and Noise Elements. In addition to these required Elements, the General Plan 2030 Update includes nine optional Elements: Planning Framework, Animal Confinement Facilities Plan, Public Facilities and Services, Flood Control Master Plan, Economic Development, Agriculture, Scenic Landscapes, Air Quality and Water Resources. The General Plan Update also includes the adoption of a Climate Action Plan.⁶

Meeting the Requirements of Flood and Fire Hazards GC Section 65302(g) and Legacy Communities Pursuant to GC Section 56430

Assembly Bill 162 (AB 162), adopted in 2007, amended Government Code Section 65302(d)(3) and (g)(2) to require cities and counties to identify information regarding flood hazards upon revision of the jurisdiction's housing element on or after January 1, 2009. The requirements of Government Code Section 65302 (d)(3) and (g)(2)(A) are addressed in the General Plan Update as follows:

Figure 10-1 (Flood Hazards and Faults) displays information based on historic and current data regarding flood waters. Figure 10-1 shows:

- 1) The flood hazard zones (i.e. 100 and 500 Year Flood Zones) from the National Flood Insurance Rate maps published by Federal Emergency Management Agency (FEMA);
- 2) The dam failure inundation maps prepared pursuant to Section 8589.5 that are available from California Emergency Management Agency;
- 3) The California Department of Water Resources (DWR) Awareness Floodplain Mapping Program maps.

Figure 10-2 (Fire Threat) shows:

- 1) Data on areas vulnerable to wildfire; and,
- 2) Urban development boundaries, hamlet development boundaries, and mountain service centers where existing and planned development will occur including structures, roads, utilities, and essential public facilities.

Used in conjunction, Figures 10-1 and 10-2 show areas where FEMA flood zones and fire threats overlap to identify areas vulnerable to flooding after wildfires; The Figures also show where flood hazard zones are within these urban boundaries.

Furthermore, Figure 10-1, along with Figure 8-1 (Tulare County Plan For Open Space) in Chapter 8, the Environmental Resource Management Element, Part I, identifies rivers, creeks, streams, flood corridors, and all open space land, including riparian habitat, that may accommodate floodwater for the purposes of groundwater recharge and stormwater management.

In accordance with 65302 (g) (2) (B and C) the County has included Policies (Section 10.5 Flood Hazards and 10.6 Urban and Wildland Fire Hazards) and Implementation Measures in sections 10.10 based upon the above information. The General Plan Policies and implementation measures used in conjunction with the County's zoning and flood ordinances provide a reasonable protection of county uses from unreasonable risk of flooding.

Existing and planned development in flood hazard zones can be viewed by comparing Figures 10-1 and Figure 4-1. Local, state, and federal agencies with responsibility for flood protection include; California Department of Water Resources, US Department of Interior, Geological Survey, Corp of

Engineers, Department of the Army, Tulare County Flood Control District, Tulare County Planning Division, Three Rivers Soil Conservation District, Natural Resource Soil Conservation Service Department of Agriculture, Division of Soil Conservation State of California, Bureau of Reclamation, Southern San Joaquin Valley Flood Control and Water Conservation Association, California Regional Water Quality Control Board, Central Valley Region, California Department of Conservation, Kings River Conservation District, California Water Resources Control Board, and the Kaweah Delta Water Conservation District.

Legacy Communities requirements will be addressed concurrently with the 2015 Housing Element as proposed amendments to the Land Use Element will be processed as part of final set of General Plan Amendments to be reviewed by the Board of Supervisors in 2015.

Consistency with Adopted General Plan

In accordance with State law, the Housing Element must be consistent and compatible with adopted General Plan Elements. The Housing Element must also provide clear policy and direction for making decisions pertaining to zoning, subdivision approval, housing allocations and capital improvements. Government Code Section 65300.5 requires the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies for the adopting agency.

Any amendments to the safety, conservation, and land use elements pursuant to the requirements of Government Code Section 65302, will require a review of the Housing Element for internal consistency, which may in turn, require amendments to the Housing Element. Consistency is important because general plan designations and subsequent zoning must provide for a range of housing types consistent with housing needs.

“The General Plan 2030 Update combines and reorganizes the County’s historical Elements under modern concepts. However, it still segregates policies into specific subjects. It is generally recognized that certain land use planning concerns “cross” subject lines...Two of the current “hot topic” concerns in 2012 that cross subject lines are the marshalling of resources in light of growing populations and reducing activities emitting greenhouse gases that may impact climate. Three factors are common to both of these concerns: resources, emissions, population growth. Resources are finite and therefore the use must be balanced. A population must be provided adequate services. As the population grows, more resources are required and used.”⁷

“In interpreting the General Plan Consistency, “Goals...serve as general direction-setters for the County...Policies, however, set out the direction against which consistency findings will be made. General Plan 2030 Update policies fall into four categories depending on the purpose they serve and

⁷ TCGPU Part 1, Goals and Policies Report, Introduction, page 1-14

how they are implemented.” The four classes of General Plan policies include: framing policies; consistency standard policies; County directory policies; and environmental mitigation policies.⁸

General Plan 2030 Update: Policies Affecting Housing Development and Standards

A. General Plan Framework Component

The Planning Framework Element provides “a planning framework that promotes the viability of communities, hamlets, and cities while protecting the agricultural, open space, scenic, cultural, historic, and natural resource heritage of the County.” (Goal PF-1) Policies have been added to promote appropriate separation of urban and rural land uses. For example, Policy PF-1.2 states that urban development shall only occur in appropriate areas such as incorporated cities, within Urban Development boundaries of cities, planned community areas, and hamlet development boundaries. Regional planning frameworks for guiding growth are provided by Area Plans for each distinctive region. The Tulare County Area Plans include the Rural Valley Lands Plan, the Foothill Growth Management Plan, the Mountain Framework Plan and mountain sub-area plans.

Key General Plan Planning Tools Impacting Housing Decisions: Urban Boundaries, Area Plans, and Community Plans

Tulare County’s planning framework has, in the past, used three key planning tools to guide urban development in all unincorporated areas of the County: Urban Boundaries, Area Plans, and Community Plans. In the General Plan 2030 Update, these tools are discussed throughout the document: Urban Boundaries are included as a component in the Planning Framework (Part 1 - Goals and Policies Report); Area Plans are discussed in Part II; and Community Plans are included by reference in Part III of the General Plan Update.⁹

Several General Plan policies provide a planning framework that promotes the viability of communities, hamlets, and cities, while protecting valuable natural and cultural resources:

PF-1.1 Maintain Urban Edges

“The County shall strive to maintain distinct urban edges for all unincorporated communities within the valley region or foothill region, while creating a transition between urban uses and agriculture and open space.”¹⁰

PF-1.2 Location of Urban Development

“The County shall ensure that urban development only takes place in the following areas:

1. Within incorporated cities and CACUDBs;
2. Within the UDBs of adjacent cities in other counties, unincorporated communities, planned community areas, and HDBs of hamlets;
3. Within foothill development corridors as determined by procedures set forth in Foothill Growth Management Plan;
4. Within areas set aside for urban use in the Mountain Framework Plan and the mountain sub-area plans; and
5. Within other areas suited for non-agricultural development, as determined by the procedures set forth in the Rural Valley Lands Plan.”¹¹

PF-1.3 Land Uses in UDBs/HDBs

“The County shall encourage those types of urban land uses that benefit from urban services to develop within UDBs and HDBs. Permanent uses which do not benefit from urban services shall be

⁸ TCGPU Part 1, Goals and Policies Report, Introduction, page 1-13

⁹ TCGPU Part 1, Goals and Policies Report, Planning Framework, page 2-3

¹⁰ TCGPU Part 1, Goals and Policies Report, Planning Framework, page 2-7

¹¹ TCGPU Part 1, Goals and Policies Report, Planning Framework, page 2-7

discouraged within these areas. This shall not apply to agricultural or agricultural support uses, including the cultivation of land or other uses accessory to the cultivation of land provided that such accessory uses are time-limited through Special Use Permit procedures.”¹²

Three Urban Boundary Types: Urban Development Boundaries, Urban Area Boundaries, and Hamlet Development Boundaries

Urban Development Boundaries (UDBs) are officially adopted and mapped County lines delineating the area expected for urban growth in cities and unincorporated communities over a 20-year period. These boundaries provide an official definition of the interface between future urban and agricultural land uses.¹³

“For cities, the County Adopted City UDB is an officially adopted and mapped County line delineating the area expected for urban growth over a 20-year period. Within UDB boundaries, the County and cities will coordinate plans, policies and standards related to building construction, subdivision development, land use and zoning regulations, street and highway construction, public utility systems, environmental studies, and other closely related matters affecting the orderly development of urban fringe areas. This line may be coterminous to the Local Agency Formation Commissions Sphere of Influence. Land within a County Adopted City UDB may be appropriate for development.”¹⁴

“For unincorporated communities, the UDB is a County adopted line dividing land to be developed from land to be protected for agricultural, natural, open space, or rural uses. It serves as the official planning area for communities over a 20 year period. Land within an unincorporated UDB is assumed appropriate for development and is not subject to the Rural Valley Lands Plan or Foothill Growth Management Plan (RVLP Policy 1-1).”¹⁵

The Tulare County General Plan has established UDB for 21 unincorporated communities to serve as official urban planning areas:¹⁶

- Alpaugh
- Cutler/Orosi
- Ducor
- Earlimart
- East Orosi
- Goshen
- Ivanhoe
- Lemon Cove
- London
- Pixley
- Plainview
- Poplar/Cotton Center
- Richgrove
- Springville
- Strathmore
- Sultana
- Terra Bella
- Three Rivers
- Tipton
- Traver

¹² TCGPU Part 1, Goals and Policies Report, Planning Framework, page 2-7

¹³ TCGPU Part 1, Goals and Policies Report, Planning Framework, page 2-3

¹⁴ TCGPU Part 1, Goals and Policies Report, Planning Framework, page 2-3

¹⁵ TCGPU Part 1, Goals and Policies Report, Planning Framework, page 2-3

¹⁶ TCGPU Part 1, Goals and Policies Report, Planning Framework, page 2-9

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- Woodville

Urban Area Boundary (UAB). “This is an officially adopted and mapped County line around incorporated cities. The hierarchy is as follows: incorporated city limits, Urban Development Boundary (may be coterminous with the Sphere of Influence adopted by LAFCo), and the Urban Area Boundary of an incorporated city. The UABs establish areas (the area between the UDB and UAB) around incorporated cities where the County and cities may coordinate plans and policies relating to street and highway construction, public utility systems, and future right of way preservation, affecting the orderly development of urban fringe areas.”¹⁷

Hamlet Development Boundary (HDB). “This is an officially adopted and mapped County line around a hamlet that divides lands suitable for development from lands to be protected for agricultural, natural, or rural uses. Hamlets are typically much smaller and provide less services than Communities. Land inside a HDB is appropriate for development and is not subject to the criteria evaluation of development as established in the Rural Valley Lands Plan or Foothill Growth Management Plan (RVLP Policy 1-1).”¹⁸

HDBs have been adopted for each of the following 11 Tulare County Hamlets:¹⁹

- Allensworth
- Delft Colony
- East Tulare Villa
- Lindcove
- Monson
- Seville
- Teviston
- Tonyville
- Waukena
- West Goshen
- Yettem

B. Area Plan Policies (Tulare County General Plan 2030 Update, Part II)

Four Area Plans are included in Part II of the General Plan 2030 Update:

Rural Valley Lands Plan

The General Plan incorporates the RVLP adopted by the County in 1975. “The RVLP applies to the Central Valley generally below the 600-foot elevation contour line along the foothills of the Sierra Nevada (including Valley Agricultural Extensions as described in Part II-Chapter 3) outside the County’s Urban Development Boundaries (UDBs), Hamlet Development Boundaries (HDBs), Urban Area Boundaries (UABs) for cities, and other adopted land use plans which may include urban corridors, planned communities, and the Kings River Plan. Scenic and regional corridor plans may retain the RVLP subject to the policies developed in those plans (Part II-Figure 1-1: Rural Valley Lands Plan). The RVLP was initiated in order to establish minimum parcel sizes for areas zoned for agriculture and to develop a policy that is fair, logical, legally supportable, and which consistently utilizes resource information to determine the suitability of rural lands for non-agricultural uses. The policies in this chapter will act as a guide to the Planning Commission and Board of Supervisors in determining

¹⁷ TCGPU Part 1, Goals and Policies Report, Planning Framework, page 2-3

¹⁸ TCGPU Part 1, Goals and Policies Report, Planning Framework, page 2-2

¹⁹ TCGPU Part 1, Goals and Policies Report, Planning Framework, page 2-35

appropriate minimum parcel sizes and areas where non-agricultural use exceptions in the rural areas of the County may be allowed.”²⁰

Corridors Framework Plan

“The Corridors chapter provides guidance in the unincorporated portions of the County that are adjacent to transportation routes. There are three types of corridors: Regional Corridors, Urban Corridors and Scenic Corridors. This chapter provides framing policies for future corridor plans to be adopted. This chapter also provides for an interim policy for development of a Regional Corridor until a Plan is in place.”²¹

Foothill Growth Management Plan (FGMP)

“The Foothill Growth Management Plan (FGMP) was originally adopted in 1981 and includes a comprehensive statement of the development policies and standards that prescribe land use and circulation patterns for the foothills of Tulare County, generally above the 600-foot elevation line (Part II, Figure 3-1: Foothill Growth Management Plan). The FGMP covers approximately 675,641 acres of land bounded on the east by the federally-owned parks in the Sierra Nevada Mountains and on the west by privately-owned lands on the San Joaquin Valley floor. The plan’s policies set out guidelines for community identity, new development, recreation/open space, agriculture, environmental protection, scenic corridors protection, history/archaeology, infrastructure facilities, and public services. The communities of Springville and Three Rivers, each with their own community plans, lie within the FGMP boundaries. The FGMP identifies lands outside the communities of Three Rivers and Springville.”²²

Mountain Framework Plan

“The Mountain Framework Plan...provides policy guidance in the unincorporated mountain area on the eastern side of the County (Part II-Figure 4-1: Mountain Framework Plan). This area includes all land located east of the foothills, which generally coincides with the westerly boundary of federal lands. This includes lands under the jurisdiction of the National Park Service (Sequoia National Park), the U.S. Forest Service (USFS) (Giant Sequoia National Monument), and the Bureau of Land Management (BLM). The County has never adopted an overall plan for the mountain area. The private lands in this region amount to about 40,000 acres identified in... seven separate geographical locations or ‘sub-areas ...Of the seven sub-areas..., only the Kennedy Meadows and Great Western Divide (North ½) Sub-areas have adopted plans. These two plans use unique land use designations that provide for the future growth of each sub-area. These two plans collectively cover about 50 percent of the privately held land in the mountain area.”²³

C. Existing Planning Documents for Communities, Hamlets, and other areas (Plans incorporated by reference) (Tulare County General Plan 2030 Update, Part III)

Community planning documents include Sub-Area Plans, County Adopted City General Plans, and Community Plans. These planning documents are incorporated by reference in Part III of the General Plan 2030 Update. “Each of these plans...applies tailored policies to specified portions of the County. These existing plans were not revised or readopted in 2012 as part of the General Plan Update with two exceptions...[T]he General Plan 2030 Update anticipates adopting additional Sub-Area Plans, County Adopted City General Plans, and Community Plans, as well as Mountain Service Center Plans, Hamlet Plans, and Corridor Plans... Each will become components of Part III of the General Plan when adopted.”²⁴

²⁰ TCGPU Part II, Area Plan Policies, page 1-1

²¹ TCGPU Part II, Area Plan Policies, p. 2-1

²² TCGPU Part II, Area Plan Policies, page 3-2

²³ TCGPU Part II, Area Plan Policies, pages 4-1, 4-2 and 4-4

²⁴ TCGPU Part 1, Goals and Policies Report, page 1-4

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There are 13 existing adopted community plans: Cutler/Orosi Community Plan (1988); Earlimart Community Plan (1988); Goshen Community Plan (1978); Ivanhoe Community Plan (1990); Pixley Community Plan (2015); Poplar/Cotton Center Community Plan (1996); Richgrove Community Plan (1987); Springville Community Plan (1985); Strathmore Community Plan (2015); Terra Bella/Ducor Community Plan (2004); Three Rivers Community Plan (1980); Tipton (2015) Traver Community Plan (2014). The General Plan Update designates eight additional communities, and calls for adopting a Community Plan for each: Alpaugh, East Orosi, Lemon Cove, London, Plainview, Sultana, Tipton, Woodville. All but Sultana have existing Urban Development Boundaries.²⁵

Hamlet Development Plans: The Goals and Policies Report also designates 11 locations as Hamlets and calls for the adoption of a Hamlet Development Plan for each of these small communities (Allensworth, Delft Colony, East Tulare Villa, Lindcove, Monson, Seville, Teviston, Tonyville, Waukena, West Goshen, Yettem) (GPR Part 1 Introduction, pages 1-6 and 1-7).

Mountain Service Center Plans: The Goals and Policies Report designates 16 existing developed areas within the boundaries of the Mountain Framework Plan as Mountain Service Centers and calls for adopting the Mountain Service Center Plans (Balance Rock, Balch Park, Blue Ridge, California Hot Springs/Pine Flat, Fairview, Hartland, Johnsondale, McClenney Tract, Panorama Heights, Posey/Idlewild, Poso Park, Silver City, Sugarloaf Mountain Park, Sugarloaf Park, Sugarloaf Village, Wilsonia).²⁶

General Plan Consistency: Other Elements

The Tulare County General Plan 2030 Update includes policies in several optional elements that will also impact housing decisions. Key among these are the following:

Planning Framework: Infrastructure (Goals and Policies Report Component D)

Several elements that were addressed separately in the previous General Plan have now been combined. The Infrastructure component of the General Plan Update now includes the Transportation and Circulation Element, the Public Facilities and Services Element, and the Flood Control Master Plan (adopted 1972). Of these, the Transportation and Circulation and Public Facilities and Services Elements will be addressed in more detail:

Transportation and Circulation Element

The safe and efficient transport of people and goods via well-designed circulation patterns within the County is considered of crucial importance to the County, affecting the well being of residents and the economic viability of the County. The General Plan 2030 Update amendment includes planning objectives, policies, and standards to reduce greenhouse gases.

The Tulare County General Plan infrastructure section provides for the development and expansion of public services throughout the County. Transportation and public services are addressed through its Goals, Policies, and Implementation Measures to provide the County's urbanized and developing areas with adequate services to function and grow.

Tulare County is served by highway, rail, aviation, public transportation, bicycle and pedestrian circulation modes. The General Plan Infrastructure Component Concept 1 (Transportation and Circulation) states that "The overall transportation and circulation pattern in the Tulare County General Plan focuses on enhancing the connections between cities, communities, and hamlets through existing highways and roadways. Coupled with this is the improvement of bike and pedestrian facilities along

²⁵ TCGPU Part 1, Goals and Policies Report, page 1-5

²⁶ TCGPU Part 1, Goals and Policies Report, pages 1-6 and 1-7

with public transportation facilities and services that will enable efficient movement throughout the County and region.”²⁷

A General Plan “Guiding Principle for Transportation and Circulation” is stated as follows: “Site planning and land use planning for developments in Tulare County’s communities and hamlets will support transit and pedestrian modes of travel. Improvement to existing services and development of new facilities will dictate the success of the County’s transportation and circulation system through the orderly movement of goods and people.”²⁸

Public Facilities and Services

Infrastructure facilities and the services they provide are crucial to Tulare County’s communities. The continued maintenance and adequate capacity are crucial to the continued growth and development of communities. Public buildings, schools, parks and other facilities are the “centers of communities” and the distribution, design, and funding of these facilities make them visible and accessible community features. Principles include enhance and expand infrastructure facilities in communities that are at or above capacity; plan infrastructure and provide assurance for new infrastructure and develop infrastructure facilities prior to new development. Plan facilities as parallel investments to grow and integrate them into community, social, cultural and commercial places.

Under SB 1087, Government Code Section 65589.7, The County will provide this Housing Element to all water and sewer providers in the Unincorporated County within 30 days of approval of this document

There are two major regional highways, State Highway 99 and 198. Tulare County is served by freight and passenger rail service. There are eight public use airports in Tulare County.²⁹

Health and Safety (included as Concept 4 of Component C: Environment)

The Health and Safety Element is one of the state-required elements of the General Plan. It has been incorporated as an element in the “Environment” Component of the General Plan Update. The Health and Safety Element includes several sections: General, Geologic and Seismic Hazards, Airport Hazards, Hazardous Materials, Flood Hazards, Urban and Wildland Fire Hazards, Emergency Response, Noise, and Healthy Communities, with a work plan and implementation measures for each.

Other elements in the “Environment” component include scenic landscapes, environmental resources management, air quality, health and safety, and water resources.³⁰

Tulare County Regional Housing Needs Assessment Plan 2014-2023 (TCAG, June 2014)

State Housing Element law assigns the responsibility for preparing the Regional Housing Needs Assessment (RHNA) for the Tulare County region to the Tulare County Association of Governments (TCAG). The RHNA is updated prior to each Housing Element cycle. The current RHNA, adopted on June 30, 2014, covers a 9.75-year projection period (January 1, 2014 to September 30, 2023). The growth projections applied in the Housing Element Update are based upon growth projections developed by the State of California. The RHNA housing allocations for Tulare County were incorporated into Table 1-A. “A Regional Housing Needs Assessment Plan” (Table 1-A) provides a general measure of each local jurisdiction’s responsibility in the provision of housing to meet those needs. TCAG was responsible for allocating the State’s projections to each local jurisdiction within Tulare County including the County unincorporated area, which is reflected in this Housing Element.

²⁷ TCGPU Part 1, Goals and Policies Report, Infrastructure, page 13-2

²⁸ TCGPU Part 1, Goals and Policies Report, Infrastructure, page D-1

²⁹ TCGPU Part 1, Goals and Policies Report, Infrastructure, page D-2

³⁰ TCGPU Part 1, Goals and Policies Report, page 10-1

Tulare County Housing Element

“The Sustainable Communities and Climate Protection Act of 2008 (SB 375) was passed to support the State’s climate action goals...to reduce greenhouse gas (GHG) emissions through coordinated transportation and land use planning. The bill mandates each of California’s Metropolitan Planning Organizations (MPO) prepare a *Sustainable Communities Strategy* (SCS) as part of its Regional Transportation Plan (RTP). The SCS contains land use, housing and transportation strategies that, if implemented, would allow the region to meet its GHG reduction targets. In the past, the RHNA was undertaken independently from the RTP. SB 375 requires that the RHNA and RTP/SCS processes be undertaken together to better integrate housing, land use, and transportation planning. In addition to the RHNA requirements, SB 375 requires that TCAG address the region’s housing needs in the SCS of the RTP, to include sections on state housing goals (Government Code Section 65080(b)(2)(B)(vi)); identify areas within the region sufficient to house all the population of the region (including all economic segments of the population) over the course of the planning period for the RTP (out to 2040 for the 2040 RTP/SCS); and identify areas within the region sufficient to meet the regional housing needs”³¹

The RHNA housing results are summarized in Table 1-1, below. The Tulare County RHNA Plan recommends that the County provide land use and zoning for approximately 7,081 units in the unincorporated portions of the County (726 units per year over the 9.75-year RHNA planning period). The RTP allocates 30% of population to the County. The RHNA bases the housing needs assessment on this percentage, but it is important to indicate that the RHNA allocation to the County is higher than the historical and anticipated levels of building permit activities through the planning period to 2023.

**Table 1-1
Regional Housing Needs Assessment Plan
January 1, 2014 – September 30, 2023**

Jurisdiction	Income Category				Total
	Very Low	Low	Moderate	Above Moderate	
Dinuba	211	163	121	470	965
Exeter	143	125	85	272	625
Farmersville	74	65	68	259	466
Lindsay	80	80	82	348	590
Porterville	623	576	566	1,431	3,196
Tulare	920	609	613	1,452	3,594
Visalia	2616	1,931	1,802	3,672	10,021
Woodlake	71	41	69	191	372
Unincorporated Area	1,477	1,065	1,169	3,370	7,081
Total Tulare County	6,215	4,655	4,575	11,465	26,910

Source: Table 1: “2014-2023 Final RHNA Allocations by Income Category,” *Final Regional Housing Needs Plan for Tulare County 2014-2023*, page 19 (TCAG, 2014)

³¹ TCAG, Final RHNP for Tulare County 2014-2023 (adopted June 30, 2014), page 5



2.1 Public Participation

"...The local government shall make a diligent effort to achieve public participation across all economic segments of the community in the development of the housing element, and the program shall describe this effort." Government Code Section 65583(c)(7).

During the process of updating the Housing Element, Tulare County has, and will continue to make a diligent effort to achieve public participation across all economic segments of the population living and working within the unincorporated area of the County. This chapter illustrates the County's commitment to public involvement in the development of the updated Housing Element; it describes the community outreach effort and how public input was, and will be, considered and incorporated in the element.

2.2 Continuous Public Participation

Throughout the continuing General Plan, Community plans, and the San Joaquin Valley Regional Blueprint process, the County has continuously been gathering public input since the adoption of the 2009 Tulare County Housing Element. A great deal of the public response revolves around housing issues and concerns and has been integrated into the development of the Housing Element.

General Plan Update

During preparation of General Plan Update, input from the public has been a vital and ongoing component. There were five series of community workshops held during the development of the General Plan update. Each series of workshops were held in multiple locations throughout the County to ensure everyone had a chance to be involved; resulting in a total of 19 community workshops. Furthermore the County conducted approximately 20 public discussion/roundtable meetings in various communities throughout the County to discuss the General Plan 2012 Update.

Although the Housing Element is one of the required General Plan Elements; pursuant to the State mandated deadline, the 2015 Housing Element update is independent from the General Plan 2030 Update. However, housing issues and concerns were addressed at these workshops and this public input has been integrated with the other public outreach programs to reflect considerable and diverse community participation in the development of the housing element.

Tulare County Regional Blueprint

The Tulare County Association of Governments (TCAG) has been an active participant in the development of the San Joaquin Valley Regional Blueprint, which will develop a cohesive regional framework that defines and offers alternative solutions to growth related issues for the Valley. The process involves the integration of transportation, housing, land use, economic development, and the environment to produce a preferred growth scenario to the year 2050.

Tulare County Housing Element

While the issues addressed in the San Joaquin Valley Regional Blueprint are large in scale and very regional, the key to Blueprints are the local jurisdictions who will implement Blueprint Principles. TCAG and its member agencies felt that it was important to prepare a Tulare County Regional Blueprint that clarified Tulare County's role in the Blueprint process. The Tulare County Regional Blueprint is a stand-alone policy document that is consistent with the San Joaquin Valley Regional Blueprint. This document represents Tulare County's local vision and goals as a participant in the San Joaquin Valley Regional Blueprint process. There are goals and objectives contained in the Tulare County Regional Blueprint that directly relate to this Housing Element update.

**Table 2-1
Tulare County Regional Blueprint – Housing Goal**

Tulare County Regional Blueprint
<p>Housing Vision: A variety of housing options available to all income, age, and cultural groups.</p>
<p>Goal: Provide a variety of affordable and quality housing choices throughout the region for people of all income levels and abilities.</p>
<p>Objectives:</p>
<p>Promulgate and promote adoption of community design guidelines that will ensure strong neighborhoods, increase efficiency by promoting green building practices, integrate housing with jobs and schools, improve mobility and health by promoting walking and biking, improve air quality by reducing the trip generation, and increase infrastructure cost-effectiveness through efficient land use.</p>
<p>Increase the overall average density of new development.</p>
<p>Ensure safe and healthy communities that provide a variety of housing types with increased opportunities for homeownership.</p>
<p>Provide incentives for local jurisdictions to meet their housing needs.</p>
<p>Provide an adequate supply of housing for our region's workforce and adequate sites to accommodate business expansion and retention to minimize interregional and long distance commuting.</p>
<p>Conserve and rehabilitate the existing housing stock, while minimizing the displacement of lower income and minority residents as redevelopment and revitalization occurs.</p>

There are additional goals and objectives that relate to the housing issues. The vision statement, goals and objectives of the Tulare County Regional Blueprint are consistent with the Housing Element update and have been incorporated into it.

TCAG held a series of public meetings aimed at capturing a comprehensive vision that represented Tulare County. Meetings were held at many community/town councils, service clubs, residences, and the Board of Supervisors during this phase of the blueprint process. The vision statement, goals and objectives of the Tulare County Regional Blueprint that have been incorporated into the Housing Element are a result of that public outreach.

Community Plan Update

Tulare County is currently updating Community Plans in the communities of Terra Bella, Ducor, Earlimart, Cutler, Orosi, Three Rivers and Goshen. The County has recently updated and adopted Community Plans for Traver (December 2014), Pixley (June 2015), Tipton (June 2015) and Strathmore (June 2015). During preparation of these Community Plan Updates, input from the public has been a vital and ongoing component. The County conducted a series of community workshops in each community where the Housing Element was discussed and surveys were distributed. Meetings were held in multiple locations throughout the County to ensure everyone had a chance to be involved. Meetings involving the Housing Element discussion were held in nine community meetings. Housing Element discussion meetings were held January through April of 2015.

Tulare County Grand Jury - 2008-09

The Tulare County Grand Jury Report investigated the issue of abandoned houses resulting from escalating foreclosures, and expressed concerns about vandalism, property value declines, tax valuation decreases, neighborhood blight and empty houses becoming nuisances.

The Board of Supervisor's July 2009 letter agreed with most of the findings, including a statement in the General Plan update that "The County shall also focus on abatement of dilapidated buildings and structures." The Grand Jury noted that funding is available to address the challenge and that the County and cities should cooperate. As noted in Chapter 5 on "Progress", the jurisdictions have applied for grants from the Neighborhood Stabilization Program and the HOME homebuyer assistance program to address the issue. The County has also received a HUD grant for \$104,000, which is now expended. Typically the County Building Inspection Division demolishes 8-10 units annually, however, with the grant, 20 units were demolished. The Building Inspection Division actively investigates funding for demolitions.

The Grand Jury made seven recommendations. The Board has implemented policies to: a) increase code enforcement to ensure that abandoned houses and neighborhoods are not run down; and b) help first-time homebuyers purchase repossessed houses. However, the Board recognized limitations of insufficient funding and a dramatic drop in local revenue that affected staff levels, and continuing financial obligations to fund health and safety programs, as well as state-mandated programs. The Board also supports homeowner education and foreclosure prevention classes with local non-profit organizations and continues first-time homebuyer programs within the requirements of the funding sources. The County plans to focus on neighborhoods within unincorporated communities that are exhibiting an unusual number of abandoned or foreclosed homes, to monitor the filing of foreclosures, to conduct blight surveys and to apply for grant funds to address abandoned and foreclosed properties.

Housing Element Advisory Committee

Public participation specifically linked to the Housing Element update commenced with the formation of the Housing Element Advisory Committee. This committee represented a diverse group of individuals and organizations that are concerned with housing issues. The Committee was comprised of representatives of Self-Help Enterprises (SHE), Building Industry Association, Tulare County Association of Governments, Leadership Council for Justice and Accountability, Habitat for Humanity, and community members of Alpaugh. Others invited to participate included the Tulare County Housing Authority, Kings/Tulare County Continuum of Care and other interested agencies and housing providers. In addition, participating members included representatives of a wide-range of Tulare County agencies including; Economic Development and Planning Branch, GIS, Permit Center, Building Inspection, and Health and Human Services Agency (HHS).

The purpose of the Housing Element Advisory Committee was to provide vital input in development of the Housing Element goals by reviewing the current housing element goals and confirming, revising, amending and/or adding additional goals as warranted. The Committee members were instrumental in

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providing information in a quantitative manner in regards to housing accomplishments since the adoption of the previous Housing Element. In addition, the Committee was charged with reviewing the 2009 Housing Element programs to determine the appropriateness, effectiveness and progress of implementation.

The Committee carefully analyzed the existing programs to determine the appropriate and responsible agency/division, if the program should be confirmed, revised, amended, eliminated, or re-categorized as policy going forward.

The Committee held four meetings, April 9, April 30, May 21, and June 11, 2015. The agendas, attendance list, and table of comments of each meeting were posted on the Tulare County website. The analysis performed and the comments submitted by the Committee were intergraded into the Housing Element.

Housing Element Webpage

A dedicated housing element update webpage was added to the Tulare County website. On this page the public could access draft housing element documents, learn of upcoming meetings, view agendas, minutes and power point presentations of prior meetings, examine the 2009 Housing Element, complete the 2015 Housing Element Update Community Questionnaire, and submit comments. The County realizes that not all residents, especially lower income individuals and families, have access to the internet.

Community Questionnaire

A questionnaire (Appendix A) was produced and distributed via various methods to obtain the public's input about housing problems in Tulare County. The questionnaire was printed in both English and Spanish and proved to be an effective tool in achieving public participation across all economic segments of the County.

The questionnaire layout consisted of five main parts;

- Information about the person/organization filling in the form.
- A checklist ranking of housing problems.
- Space to write comments on housing problems.
- A checklist ranking of possible housing solutions.
- Space to write comments on housing solutions.

The Community Questionnaire was sent to all Housing Element Advisory Committee members and those invited to or in attendance at all stakeholders/community meetings. The questionnaires were also available at Planning Commission and Board of Supervisors meetings, as well as in the Permit Center located in the Government Plaza Building. In addition, the questionnaire could be accessed from the County's website.

187 questionnaires were completed in returned to Resource Management Agency. 85 surveys or 45% responses were in Spanish with the remaining 102 in English. 33% of the respondents lived within city limits. Respondents specified housing interests as "vivienda de bajas recursos" (low income housing), affordable housing, "reconstruccion o reavilitacion" (reconstruction and rehabilitation) and real estate development.

The respondents were asked to rank housing problems into three categories: rarely a problem, occasionally a problem, or frequently a problem. In addition, housing solutions were ranked into three

2. Public Participation

categories: do not support, neutral, and strongly support. Table 2-2 lists the percentages of the housing problems and the housing solutions response.

**Table 2-2
Questionnaire Responses**

Housing Problems	%Rarely	%Sometimes	%Often	%No Vote
Lack of infrastructure (that is, water, sewer, stormwater drainage, sidewalks, roads)	27	17	50	7
Lack of housing located close to transit (bus service), work sites and/or shopping areas	27	22	32	13
Safe neighborhoods	22	20	47	11
Lack of affordable housing; housing is too expensive for my income	23	19	42	11
Houses are in poor condition	16	19	43	17
Housing Solutions	%Strong	% Neutral	% Not Support	% No Vote
Explore fund source for loans, grants, etc. for housing	64	15	3	12
Explore options for housing rehabilitation programs	61	17	4	13
Explore funding sources for sewer, water, wastewater, and lighting services	65	13	3	14
Explore funding sources for bike, pedestrian, bus and safe routes to schools	71	13	2	10
Mixed Uses (Housing and Commercial together)	46	22	8	19

2.3 Consideration and Incorporation of Public Input

Public comments received via Community Questionnaires, email responses and those voiced during Housing Element Update workshops and meetings have been considered and incorporated into this Housing Element. Table 2-3 and Table 2-4 contain public comments received. Poor landlord maintenance, poor housing conditions and poor road and sidewalk maintenance were the overwhelming comments of the respondents.

The respondents to the Community Questionnaire represent a diverse group by the demographics associated with those communities. The County has taken very seriously the comments and concerns received during the Housing Element update process and made great efforts to incorporate them into the Goals and Policies detailed in Section 6.1 Housing Goals, Guiding Principles and Policies.

**Table 2-3
Comments Received in Community Questionnaires**

Comments	
Poor maintenance of sidewalks	Vandalism
Poor maintenance of roads	Crime
Limited Transportation	Job opportunities
Poor Landlord Maintenance	Enforce Existing Codes
Lack of Water Quantity	Bike Lanes
Lack of Affordable Homes and rentals	First Time homebuyer grants
Lack of Street lights	Safe Routes to Schools
Lack of Shopping Opportunities	Housing for homeless
Poor Home Maintenance	Older Homes
Tractor Trailers Parking on Street	Police and Community Centers
Senior Housing w allowed pets	Lack of Water

**Table 2-4
Public Comments from Stakeholder Meetings**

Comment	Response
Chapter 1. Add summary of Housing Element Requirements in the Introduction in Chapter 1 (Handout from Cal. Gov. Code).	See Section 1.2 on page 1-3, Requirements for a Housing Element.
Chapter 3. Review statistics with the disadvantaged communities and Hamlets to ensure that places like Allensworth are not commingled with statistics from Earlimart for example.	Allensworth is a Census Designated Place as designated by the US Census Bureau. The figures presented for Allensworth are extracted from the US Census Bureau data and are specific to the Allensworth CDP which does not include Earlimart or other nearby CDP's.
Chapter 4. Page 4. 2. (A) Need to review m-overlay standards to avoid blight. Consider new m-overlay standards that are upgraded. (B) Consider m-overlay permits that could be based on income and paid over time to assist low moderate income families. (C) Also consider reduction of school fees to assist low income families.	(A) Newer mobilehomes less than 10 years old are reviewed through a standard building permit process. A supplemental inspection of Mobilehome Facilities older than 10 years is conducted in accordance with Tulare County Ordinance Code Section 7-15-1650 through 7-15-1690. Mobilehomes must meet all standards as specified in Section 18008 of the Health and Safety Code. (B) Permit fees are collected at the time of application. The current cost for a mobilehome inspection is \$136.00. An application can be filed for waiver of permit fees with the Board of Supervisors. (C) School Fees are set by the individual school districts. The County collects the school fees and transmits those to the school districts. Exception to school fees are presented to and determined by the school district.

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Comment	Response
Chapter 4. Consideration of areas next to cities to regionalize infrastructure and by promoting annexation opportunities.	<p>The following policies are addressed in the General Plan Update: PFS-1.8 Funding for Service Providers, PF-4.7 Avoiding Isolating Unincorporated Areas, WR-3.4 Water Resource Planning.</p> <p>The above General Plan Policies are referenced in Housing Policies 2.15 2.25 and 2.26.</p>
Chapter 4. Constraints should also include existing dairy operations and potential conflicts with new development, noise, traffic and safety criteria, and also partnerships between city and county jurisdictions.	<p>Included policies in Chapter 6 that regulate development and potential conflicts with noise, traffic and safety criteria. See policies 3.17, 3.18, 3.19, 3.110, 3.117, 4.11, 4.23, 5.25, and 5.26 regarding physical locational constraints related to existing development and infrastructure including but not limited to industrial areas, dairy operations, landfills, airports, wastewater treatment facilities, highways, and railroads that may limit housing development due to odors, noise, traffic, or health and safety considerations.</p>
Consideration should be given to climate change, healthy communities, and mixed-use opportunities in coordination with transit and the RTP.	<p>The following policies are addressed in the General Plan Update: AQ-1.7 Support Statewide Climate Change Solutions, AQ-1.9 Support Off-Site Measures to Reduce Greenhouse Gas Emissions, AQ-2.3 Transportation and Air Quality, TC-1.3 Regional Coordination, TC-4.5 Transit Coordination, TC-5.6 Regional Bicycle Transportation Plan, TC-5.7 Designated Bike Paths, TC-5.8 Multi-Use Trails.</p> <p>The above General Plan Policies are referenced in Housing Policies 2.15 2.25 and 2.26.</p>
Fair Housing equity assessment completed in 2014. Include applicable policies regarding, sewer, water, cap and trade, and keep track of legislation with funding opportunities.	<p>The following policies are addressed in the General Plan Update: HS-9.1 Healthy Communities, HS-9.2 Walkable Communities, PF-3.4 Mixed Use Opportunities, LU-1.1 Smart Growth and Healthy Communities, LU-1.2 Innovative Development.</p> <p>The above General Plan Policies are referenced in Housing Policies 3.110, 3.111, 3.112, 3.113, and 3.114.</p>
Regional Housing needs allocation is too high for the County.	<p>Incorporated language to indicate that the RHNA allocation to the County is higher than the historical and anticipated levels of building permit activities through the planning period to 2023.</p>
Consider parks and other recreation opportunities through joint arrangements with special districts and assessment districts.	<p>The following policies are addressed in the General Plan Update: ERM-5.5 Collocated Facilities.</p> <p>The above General Plan Policies are referenced in Housing Policy 3.115.</p>
Chapter 5 Prop 46 funding. Be consistent with progress regarding the list of updated improvements and update new grants and completed projects as applicable and also include future funding opportunities.	<p>Funding list will be reviewed and updated. See Appendix D Summary of CBDG, Home, CALHOMe, EDA and other Grants.</p>

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Comment	Response
Consider Veterans as a Special Needs Group.	Included the following language in the Special Needs Group introduction, "Veterans of the U.S. armed forces, while not a distinct special needs class per State law, often share many of the same characteristics with these groups. Individuals with special needs often have difficulty obtaining decent, affordable housing due to their special circumstances" on page 3-42. (Source: Redwood City, CA 2015-2023 Housing Element.)
Include Housing Survey Results, consider splitting the results by incorporated fringe areas vs. unincorporated areas.	Fringe areas were included in the Housing Survey because they do represent areas of the unincorporated County.
Chapter 6 General comment to provide more definitive language in the policies instead of using "encourage", "analyze", "consider."	The County revised and added several policies with new language. Also the County revised the Action Programs with defined quantified objectives.
Special District Capacity, include language to promote shovel ready projects.	Included language such as the complete streets programs that are shovel ready. .
Assessment District Formation Guidelines.	Not included in the Housing Element.
Chapter 6 Add Goal to reduce blight.	<p>The following policies are addressed in the General Plan Update:: ED-6.1 Revitalization of Community Centers, ED-6.6 Core Area Beautification, LU-1.8 Encourage Infill Development, LU-7.8 Building Abatement.</p> <p>The above General Plan Policies are referenced in Housing Policies 5.27, 5.31 and 5.32.</p>
Chapter 6.5 Local Government should provide input and recommend funding for various grant programs.	<p>The following policies are addressed in the General Plan Update:: ED-1.3 Economic Strategy, ED-1.7 Grant Funding</p> <p>The above General Plan Policies are referenced in Housing Policies 4.27, 5.11, and 5.13.</p>
Chapter 6. Policy 3.24 Define Reasonable Distance.	. No action taken regarding transit agricultural industry. Reasonable distance would depend on the type of agricultural industry and the size of the operation. This would be determined by after review of the project during the permit or land use application phase.
Chapter 6. Policy 3.17 Require Mitigation to reduce noise impacts.	<p>The following policies are addressed in the General Plan Update:: HS-8.3 Noise Sensitive Land Uses, HS-8.5 State Noise Standards.</p> <p>The above General Plan Policies are referenced in Housing Policies</p>
Chapter 6. Goal 3 Change "satisfactory" to "safe, sanitary and affordable."	Revised language as recommended.
Chapter 6. Action Program 5 Monthly Building Reports, improve tracking of extremely low housing.	Included request as part of the permit system upgrade to PALMS permit tracking system. Request ability to track affordability. See Action Program 4.1

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Comment	Response
Chapter 6. Provide information to local residents to direct them to agencies that can provide funding and assistance for rehabilitation of dilapidated housing and relocation.	Included program information as recommended. See Action Program 5.
Action Program 11 Healthy and Safe Housing Opportunities. Include language to actively enforce code compliance Maintain the Substandard Abatement Program.	Included language as recommended. See Action Program 10.1
Provide Infrastructure to Highway 43 corridor.	The following policies are addressed in the General Plan Update:: AG-1.10 Extension of infrastructure into agricultural areas, PFS-1.7 Coordination with Service Providers, and PFS-1.8 Funding for Service Providers. The above General Plan Policies are referenced in Housing Policies 2.25, 2.27, and 2.28.
Identify Parcels for future Parks in coordination with special districts.	The following policies are addressed in the General Plan Update:: ERM-5.13 Funding for Recreational Areas and Facilities, ERM-5.4 Park-Related Organizations, ERM-5.5 Collocated Facilities. The above General Plan Policies are referenced in Housing Policies 3.110, 3.111, 3.113, 3.114, 3.115 and 3.116.
Housing Policy 5.23 Encourage the demolition of dilapidated housing units. Change encourage to require.	Included language, but add “to the extent allowed by law”.
Incentivize inclusionary housing.	Density Bonus Ordinance was approved by the Planning Commission on June 10, 2015 and was approved by the Board of Supervisors on June 30, 2015. The Density Bonus provides incentives for low income housing developments.
Minor Errors, Typos, etc.	Include language as recommended.
Under Housing Policy Guiding Principle 1.1 add: “Maximize the County’s attainment and use of public and private grants, low interest loans, in kind donations, and other resources to meet the need for affordable housing and suitable living environment for all residents. “	ADDED HOUSING POLICY: Housing Policy 1.17 Maximize the County’s attainment and use of public and private grants, low interest loans, in kind donations, and other resources to meet the need for affordable housing and suitable living environment for all residents.
Housing Policy 1.21: Actions taken by the County should The County shall act and shall affirmatively further fair housing opportunities in accordance with the Federal Fair Housing Act, and the California Fair Employment and Housing Act and other applicable state and federal fair housing and civil rights law.	REVISED AS FOLLOWS: Housing Policy 1.21: The County will act within its jurisdiction and affirmatively coordinate or refer fair housing opportunities in accordance with the Federal Fair Housing Act, and the California Fair Employment and Housing Act and other applicable state and federal fair housing and civil rights law.
Housing Policy 1.22. Actively discourage housing discrimination based upon race, religion, sex, marital status, sexual orientation, ancestry, national origin, family status, disability, language, or other factors.	ADDED LANGUAGE AS FOLLOWS: Housing Policy 1.22 Actively discourage through communication housing discrimination based upon race, religion, sex, marital status, sexual orientation, ancestry, national origin, family status, disability, language, or other factors.

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Comment	Response
<p>Add: Housing Policy 1.23. The County shall take all measures available to it to ensure the provision of affordable housing and a suitable living environment for residents of low-income communities with disproportionate representation by one or more protected classes compared to the County as a whole. A “suitable living environment”, as used here, includes but is not limited to access to basic public infrastructure and services, including but not limited to affordable water and wastewater service that meets public health standards; streets, sidewalks, curbing, and gutter; adequate parks and open space; fresh and healthy food and other essential retail; health services; and the absence of polluting, toxic, and/or hazardous land uses.</p>	<p>ADDED HOUSING POLICY Housing Policy 1.23 The County will take all measures reasonably available to it to ensure the provision of affordable housing and a suitable living environment for residents of low-income communities.</p>
<p>Housing Guiding Principle 3.1 Housing Policy 3.16. Actively seek federal, state and private foundation grant funds for park and recreation facilities in unincorporated areas, including dual-use storm drainage ponding basins recreation parks, prioritizing the location of new parks and park amenities in disadvantaged, unincorporated communities.</p>	<p>REVISED AS FOLLOWS: Housing Policy 3.16 Actively seek federal, state and private foundation grant funds for park and recreation facilities in unincorporated areas, including dual-use storm drainage ponding basins recreation parks, prioritizing the location of new parks and park amenities in disadvantaged, unincorporated communities, wherever possible. In doing so, the County will actively seek the participation of interested parties who will support such efforts.</p>
<p>Housing Guiding Principle 3.1 Add Housing Policy: Discourage the use of routes by trucks on City and County roads that would significantly increase the volume of trucks next to or near residential communities.</p>	<p>ADDED HOUSING POLICY: Housing Policy 3.117 To the extent legally, financially and environmentally feasible, the County shall locate industrial development where there is access from collector or arterial roads, and where industrial/heavy commercial traffic is not routed through residential or other areas with uses incompatible with such traffic. (GPU LU-5.5 Access)</p>
<p>Housing Guiding Principle 4.1 Add Housing Policy: Achieve and maintain working and up-to-date knowledge of state and federal energy conservation programs and incentives among County staff in order to provide information and technical support as needed to pursue the full utilization of such programs by residents, the County, non-profits and other entities.</p>	<p>ADDED HOUSING POLICY: Housing Policy 4.16 Achieve and maintain working and up-to-date knowledge of state and federal energy conservation programs and incentives among County staff, as feasible, in order to provide information and technical support as needed to pursue the full utilization of such programs by residents, the County, non-profits and other entities.</p>
<p>Housing Principle 5.2 Housing Policy 5.23 Encourage the demolition of unoccupied dilapidated housing units where rehabilitation is not possible.</p>	<p>REVISED AS FOLLOWS: Housing Policy 5.23 e Explore and pursue the demolition of dilapidated housing units, to the extent allowed by law and funding, where rehabilitation is not reasonably feasible.</p>



3.1 Housing Needs Assessment

This chapter provides an assessment of existing housing needs throughout the unincorporated area of Tulare County. It includes an analysis of population and employment trends, household characteristics, overcrowded households, existing housing stock condition and documentation of projections and a quantification of the County’s existing and projected housing needs for all income levels, including extremely low-income households. Included also is an analysis of those groups considered as special needs households, including minority households, persons with disabilities, the elderly, large households, farmworkers, single heads of households, pregnant teens, displaced households, and the homeless. Veterans of the U.S. armed forces, while not a distinct special needs class per State law, often share many of the same characteristics with these groups. Individuals with special needs often have difficulty obtaining decent, affordable housing due to their special circumstances. Finally, it includes a breakdown of existing assisted housing projects at-risk of converting to market rate and an examination of opportunities for energy conservation in residential developments. The housing goals, policies and programs set forth in this Housing Element are based upon a thorough analysis of these factors.

3.2 Population Trends

Total Population

According to the California Department of Finance estimates, the total population of Tulare County was 462,189 on January 1, 2015. The 2010 U.S. Census reported Tulare County the 8th largest county of growth in California. Numerically speaking, the 2010 Census data reports the County grew from 368,021 (2000 Census) to 442,179, which is 20.2% growth. The population living in unincorporated areas of the County was 144,743, which represented 32% of the total population. Using the U.S. Census Bureau and California Department of Finance figures, the total population of Tulare County has grown 18% since the year 2000. However, much of that growth has occurred within the eight incorporated cities located throughout the County. Since 2000, the populations in the cities grew 26%, while the population of the unincorporated areas grew 2.7%. This growth pattern directed toward cities can be explained by availability of public services and infrastructure that cities can provide and results in the continuing annexation of unincorporated agricultural lands adjacent to city boundaries. In 1980, 51% of the County’s total population lived in cities. Now it stands at 68% as indicated in Table 3-1 and Chart 3-1.

Tulare County’s estimated population on January 1, 2015 was 462,189.

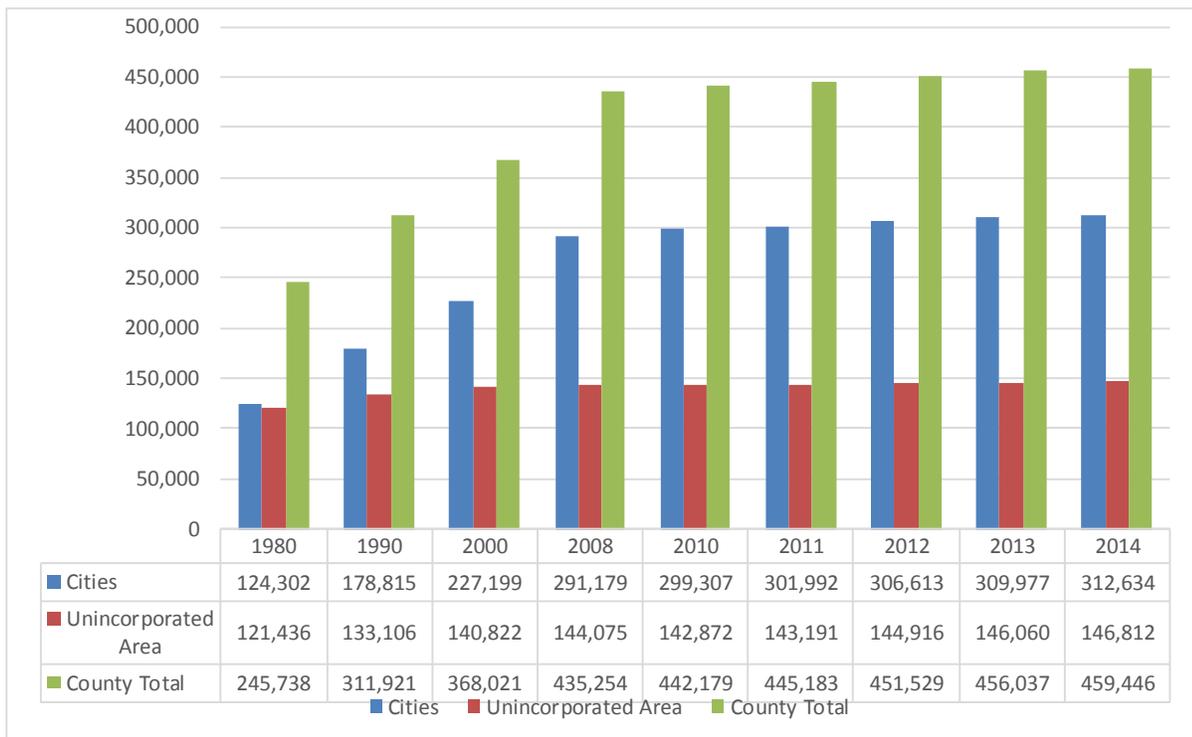
The year 2010 population figures for the unincorporated communities in Tulare County are recognized by the Census Bureau as Census Designated Places and are listed in Table 3-2. The most current official population estimates from the Department of Finance are in Table 3-3. However, these latest figures are not broken down by Census Designated Places.

**Table 3-1
Population Growth Trend Tulare County 1980-2014**

Tulare County	1980	1990	2000	2008	2010	2011	2012	2013	2014
Cities	124,302	178,815	227,199	291,179	299,307	301,992	306,613	309,977	312,634
Unincorporated Area	121,436	133,106	140,822	144,075	142,872	143,191	144,916	146,060	146,812
County Total	245,738	311,921	368,021	435,254	442,179	445,183	451,529	456,037	459,446
Percentage Residing in Cities	51%	57%	62%	67%	68%	68%	68%	68%	68%

Source: 1980, 1990, 2000, 2010 U.S. Census, State of California, 2012 Department of Finance, E-1 Population Estimates.

**Chart 3-1
Population Growth Trend Tulare County 1980-2014**



Source: 1980, 1990, 2000, 2010 U.S. Census, State of California, 2012 Department of Finance, E-1 Population Estimates.

3. Housing Needs Assessment

**Table 3-2
Population Growth Trend Tulare County 2000-2010**

Census Designated Place	2000	2010	Numeric Change	% Change	Housing Units 2010
Tulare County	368,021	442,179	74,158	17%	141,696
Allensworth CDP	-	471	471	n/a	142
Alpaugh CDP	761	1,026	265	26%	243
California Hot Springs CDP	-	37	37	n/a	68
Camp Nelson CDP	-	97	97	n/a	383
Cedar Slope CDP	-	-	-	n/a	79
Cutler CDP	4,491	5,000	509	10%	1,136
Delft Colony CDP	-	454	454	n/a	124
Dinuba City	16,844	21,453	4,609	21%	5,868
Ducor CDP	504	612	108	18%	154
Earlimart CDP	6,583	8,537	1,954	23%	2,023
East Orosi CDP	426	495	69	14%	116
East Porterville CDP	6,790	6,767	(23)	-0.34%	1,750
East Tulare Villa CDP	-	778	778	n/a	218
El Rancho CDP	-	124	124	n/a	30
Exeter City	9,168	10,334	1,166	11%	3,600
Farmersville City	8,737	10,588	1,851	17%	2,726
Goshen CDP	2,394	3,006	612	20%	840
Hartland CDP	-	30	30	n/a	69
Idlewild CDP	-	43	43	n/a	36
Ivanhoe CDP	4,474	4,495	21	0.47%	1,217
Kennedy Meadows CDP	-	28	28	n/a	103
Lemon Cove CDP	298	308	10	3%	153
Lindcove CDP	-	406	406	n/a	140
Lindsay City	10,297	11,768	1,471	13%	3,193

Table 3-2 continued
Population Growth Trend Tulare County 2000-2010

Census Designated Place	2000	2010	Numeric Change	% Change	Housing Units 2010
Linnell Camp CDP	-	849	849	n/a	193
London CDP	1,848	1,869	21	1%	408
McClenney Tract CDP	-	10	10	n/a	44
Matheny CDP	-	1,212	1,212	n/a	344
Monson CDP		188	188	n/a	52
Orosi CDP	7,318	8,770	1,452	17%	2,070
Panorama Heights CDP	-	41	41	n/a	166
Patterson Tract CDP	-	1,752	1,752	n/a	521
Pierpoint CDP	-	52	52	n/a	83
Pine Flat CDP	-	166	166	n/a	272
Pixley CDP	2,586	3,310	724	22%	875
Plainview CDP	-	945	945	n/a	224
Ponderosa CDP	-	16	16	n/a	126
Poplar-Cotton Center CDP	1,496	2,470	974	39%	611
Porterville City	39,615	54,165	14,550	27%	16,734
Posey CDP	-	10	10	n/a	15
Poso Park CDP	-	9	9	n/a	47
Richgrove CDP	2,723	2,882	159	6%	610
Rodriguez Camp CDP	-	156	156	n/a	34
Sequoia Crest CDP	-	10	10	n/a	95
Seville CDP	-	480	480	n/a	115
Silver City CDP	-	-	-	n/a	51
Springville CDP	1,109	934	(175)	-19%	516
Strathmore CDP	2,584	2,819	235	8%	751
Sugarloaf Mountain Park CDP	-	-	-	n/a	0

3. Housing Needs Assessment

Table 3-2 continued
Population Growth Trend Tulare County 2000-2010

Census Designated Place	2000	2010	Numeric Change	% Change	Housing Units 2010
Sugarloaf Saw Mill CDP	-	18	18	n/a	61
Sugarloaf Village CDP	-	10	10	n/a	26
Sultana CDP	-	775	775	n/a	242
Terra Bella CDP	3,466	3,310	(156)	-5%	824
Teviston CDP	-	1,214	1,214	n/a	352
Three Rivers CDP	2,248	2,182	(66)	-3%	1,312
Tipton CDP	1,790	2,543	753	30%	645
Tonyville CDP	-	316	316	n/a	68
Tooleville CDP	-	339	339	n/a	82
Traver CDP	732	713	(19)	-3%	184
Tulare City	43,994	59,278	15,284	26%	18,863
Visalia City	91,565	124,442	32,877	26%	44,205
Waukena CDP	-	108	108	n/a	45
West Goshen CDP	-	511	511	n/a	143
Wilsonia CDP	-	5	5	n/a	209
Woodlake City	6,651	7,279	628	9%	2,067
Woodville CDP	1,678	1,740	62	4%	425
Yettem CDP	-	211	211	n/a	62
Total Unincorporated CDP	56,299	82,938	26,639	32%	N/A
Total Incorporated City	226,871	292,028	65,157	22%	N/A
Balance Non-CDP Unincorporated	84,851	67,213	(17,638)	-26%	N/A
Total County	368,021	442,179	74,158	17%	

**Table 3-3
Total Population 2010-2014**

Tulare County	2010	2011	2012	2013	2014
Dinuba	21,453	21,869	22,641	23,096	23,666
Exeter	10,334	10,357	10,435	10,495	10,539
Farmersville	10,588	10,756	10,837	10,893	10,932
Lindsay	11,768	11,977	12,425	12,533	12,650
Porterville	54,165	54,676	55,173	55,526	55,697
Tulare	59,278	59,710	60,700	61,238	61,857
Visalia	124,442	125,342	127,016	128,525	129,582
Woodlake	7,279	7,305	7,386	7,671	7,711
Unincorporated	142,872	143,191	144,916	146,060	146,812
Incorporated	299,307	301,992	306,613	309,977	312,634
County Total	442,179	445,183	451,529	456,037	459,446

Source: State of California, Department of Finance, E-1 Population Estimates 2014

Age Characteristics

Current and future housing needs are usually determined in part by the age characteristics of its residents. Each age group has distinct lifestyles, family type and size, incomes and housing preferences. Consequently, evaluating the age characteristics of a community is important in determining housing needs.

Persons aged 20-44 are considered to be in the family-forming age group. According to the 2012 American Community Survey, this group represented 33.8% of the population in Tulare County. The 65 and older age group account for 9.4% of the population in the County. This retirement age group makes up a significantly smaller portion of the population than the family-forming age group. As indicated in Table 3-4, between 2007 and 2012 the proportion of the County’s population in the 55 to 64 age grew the most, increasing its share from 8.10% to 9.10% of the total. The group with the biggest decline in share of population was the 25 to 34 year old age group, which declined from 14.8% to 14.0% of the population.

**Table 3-4
Age Characteristics**

Age Group	2007		2012		%age Change
	Number	%age	Number	%age	
< 5 years	39,324	9.50%	41,165	9.30%	-0.20%
5-14 years	71,196	17.20%	78,318	17.70%	0.50%
15-19 years	36,011	8.70%	38,500	8.70%	0.00%
20-24 years	32,700	7.90%	32,874	7.40%	-0.50%
25-34 years	61,263	14.80%	61,891	14.00%	-0.80%
35-44 years	52,984	12.80%	54,761	12.40%	-0.40%
45-54 years	48,016	11.60%	52,116	11.80%	0.20%
55-64 years	33,529	8.10%	40,154	9.10%	1.00%
65+ years	38,910	9.40%	42,098	9.40%	0.00%
Total	413,933	100%	441,877	100%	

Source: 2007, 2012 American Community Survey

3.3 Employment Trends

Employment

Industry employment, which includes self-employment, unpaid family workers, private household workers, farm, and nonfarm employment in Tulare County, is expected to reach 183,000 by 2020, an increase of 14.5 % over the 10-year projection period.

Agriculture provided over 37,998 jobs with over \$7.8 billion in gross production during 2013.

Total nonfarm employment is projected to grow by 18,900 jobs by 2020. Sixty-five percent of all projected nonfarm job growth is concentrated in four industry sectors. Agriculture provided over 37,998 jobs with over \$7.8 billion in gross production during 2013.¹

The professional and business services sector is projected to add the most jobs adding 3,400 jobs. This sector has a growth rate of 39.1 % over the projections period.

The educational services, healthcare, and social assistance sector anticipates job gains of 3,100, with the second highest growth rate of 28.7 % over the projections period.

Government is projected to have the third largest increase, led by a growth of 3,100 jobs in the local government subsector.

The retail trade sector is projected to add 2,800 jobs. The subsector with the most growth is general merchandise stores adding 700 jobs.²

Agriculture continues to be a dominant industry in Tulare County with \$8.1 billion in gross production in 2014³. Major growth is expected to continue in the fields of agri-business and services industries in future years.

The County and cities have undertaken a major effort to promote Tulare County as a location for new and expanded industry. Targeted industries include recreation and tourism, computer products and software, electronics, apparel, insurance, agricultural equipment, food processing, transportation and logistics (warehousing, transportation, and call centers), commercial retail establishments. The historical balance between housing and jobs in the region is not expected to be disrupted by this effort. Table 3-5 and Chart 3-2 provide more detailed information on employment in Tulare County.

Occupational employment is forecasted to add about 24,400 new jobs from industry growth and 39,800 job openings from replacement needs for a combined total of approximately 64,300 job openings over the projections period.

The 50 occupations with the most job openings are forecasted to generate approximately 4,100 total job openings annually, which accounts for 64 % of all job openings in Tulare County. The top three occupations with the most job opening are farmworkers and laborers, crop, nursery, and greenhouse; retail salespersons; and cashiers. These occupations have median wages ranging from approximately \$9.00 to \$10.00 per hour and require less than a high school education. Higher-skilled occupations, requiring a bachelor's degree or higher, include teachers (elementary, secondary, and kindergarten) and recreation workers.

The 50 fastest growing occupations anticipate an annual growth rate of 1.7 % or higher. Occupations range from home health aides that require less than a high school education and earn approximately \$9.00 per hour to rehabilitation counselors that require a master's degree and pay median wages of more than \$11.50 per hour.

¹ Source: Tulare County Workforce Investment Board

² State of California Employment Development Department, October 2013

³ 2014 Tulare County Annual Crop and Livestock Report

**Table 3-5
Employment by Industry
Tulare County, 2007– 2012**

Industry Type	2007	2012	% Change
Agriculture, Forestry, Fishing and Hunting	27,075	29,660	8.72%
Mining, Logging, Construction	12,147	9,013	-34.77%
Manufacturing	13,925	12,967	-7.39%
Wholesale trade	7,698	7,727	0.38%
Retail trade	17,001	17,936	5.21%
Transportation, Warehousing, and Utilities	7,334	8,011	8.45%
Information	1,273	1290	1.32%
Finance, Insurance, and Real Estate	6,819	6,358	-7.25%
Professional, Scientific, Management, and Administrative	8,836	10,518	15.99%
Educational, Health Care and Social Services	31,085	35,428	12.26%
Arts, Entertainment, Recreation, Accommodation & Food Services	9,954	11,941	16.64%
Other services, except public administration	7,117	7,286	2.32%
Public Administration	8,913	11321	21.27%
Total	159,177	169,283	5.97%

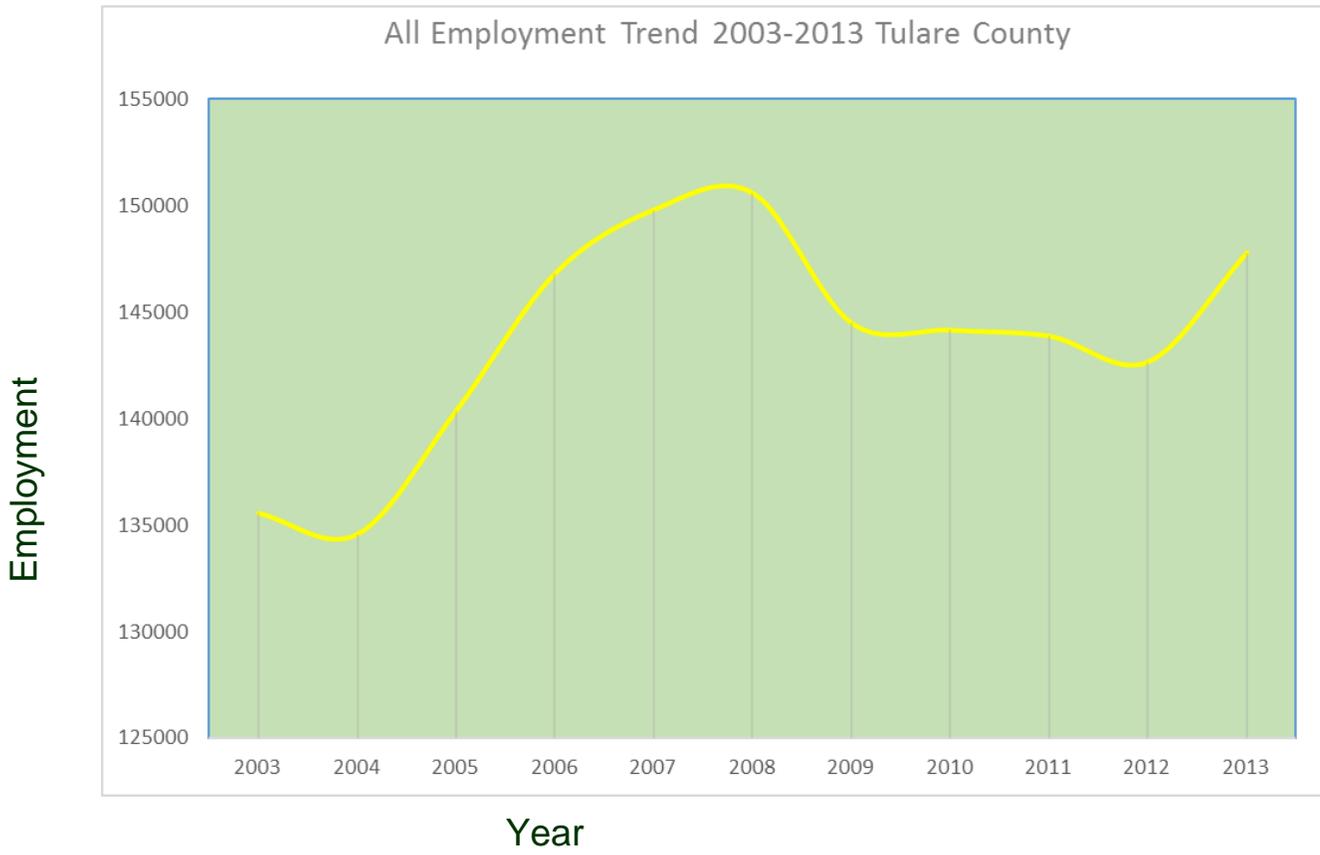
Source: U.S. Census Bureau, 2008-2012 American Community Survey

**Table 3-6
Class of Worker Tulare County – 2007-2012**

Civilian Employed Population	2007		2012		Change
	Number	%	Number	%	%
Private for-profit wage and salary workers					
Employee of private company workers	108,937	68.40%	108,442	74.49%	6.09%
Self-employed in own incorporated business workers	2,829	1.80%	3,214	2.21%	0.41%
Private not-for-profit wage and salary workers	7,897	5.00%	6,741	4.63%	-0.37%
Local government workers	16,747	10.50%	11,093	7.62%	-2.88%
State government workers	8,368	5.30%	7,378	5.07%	-0.23%
Federal government workers	1,722	1.10%	1,485	1.02%	-0.08%
Self-employed in own not incorporated business workers	12,677	8.00%	7,225	4.96%	-3.04%
Total	159,177	100%	145,578	100%	

Source: 2007, 2012 American Community Survey, US Census Bureau

**Chart 3-2
Employment Trends**



Source: Bureau of Labor Statistics 2014

**Table 3-7
Major Employers**

Company	Employees	Industry Type
County of Tulare	4,320	Government
Porterville Development Center	2,014	Hospital
Kaweah Delta Healthcare	2,000	Hospital Services
Ruiz Food Products	1,800	Food Processing
Wal-Mart Dist. Center	1,692	Distribution
College of the Sequoias	1,160	College/Universities
CIGNA HealthCare	900	Insurance / Customer Care Center
Sierra View District Hospital	724	Hospital
Jostens	720	Printing/Publishing
Land O'Lakes	600	Milk Processing/Food Processing
Monrovia Nursery	600	Nursery, Plants, Flowers
Saputo Cheese	530	Mozzarella/Provolone Cheese Mfg.
Best Buy Dist. Center	405	Distribution
VF Outdoor Inc.	300	Distribution/Warehousing
Ice Cream Partners USA, Inc.	300	Ice Cream/Frozen Desserts
NDS, Inc.	300	Plastic Products
Tri-Wall Mfg.(Weyerhaeuser)	300	Box Manufacturer
JoAnn Stores	250	Distribution/Warehousing
Kawneer Company	200	Manufacturing/Metal
Odwalla Juice	160	Fruit Juices, Canned Fruits

Source: Tulare County Economic Development Corporation - 2007

**Table 3-8
Fastest Growing Occupations: Tulare County**

Occupation	Est.Year - Proj.Year	Est. Employment	Proj. Employment	Change	%Change	Growth rate %
Market Research Analysts and Marketing Specialists	2010 - 2020	70	110	40	57.1	4.6
Home Health Aides	2010 - 2020	810	1,260	450	55.6	4.5
Pest Control Workers	2010 - 2020	90	140	50	55.6	4.5
Service Station Attendants	2010 - 2020	120	180	60	50	4.1
Other Transportation Workers	2010 - 2020	160	230	70	43.8	3.7
Insurance Sales Agents	2010 - 2020	170	240	70	41.2	3.5
Marriage and Family Therapists	2010 - 2020	120	170	50	41.7	3.5
Veterinary Technologists and Technicians	2010 - 2020	50	70	20	40	3.4
Physical Therapist Aides	2010 - 2020	50	70	20	40	3.4
Health Educators	2010 - 2020	80	110	30	37.5	3.2
Nursing, Psychiatric, and Home Health Aides	2010 - 2020	1,720	2,350	630	36.6	3.2

Source: California Employment Development Department (EDD)

3. Housing Needs Assessment

The California Employment Development Department (EDD) estimates the occupations with the most job openings between 2006 and 2016 in Tulare County will be as follows:

- Farmworkers and Laborers, Crop, Nursery, and Greenhouse – 8,630 openings
- Cashiers – 1,910 openings
- Retail Salespersons – 1,840 openings
- Elementary School Teachers, Except Special Education – 1,290 openings
- Office Clerks, General – 950 openings
- Teacher Assistants – 920 openings
- Food Cooking Machine Operators and Tenders – 880 openings
- Waiters and Waitresses – 850 openings
- Secondary School Teachers, Except Special and Vocational Education – 740 openings

Unemployment

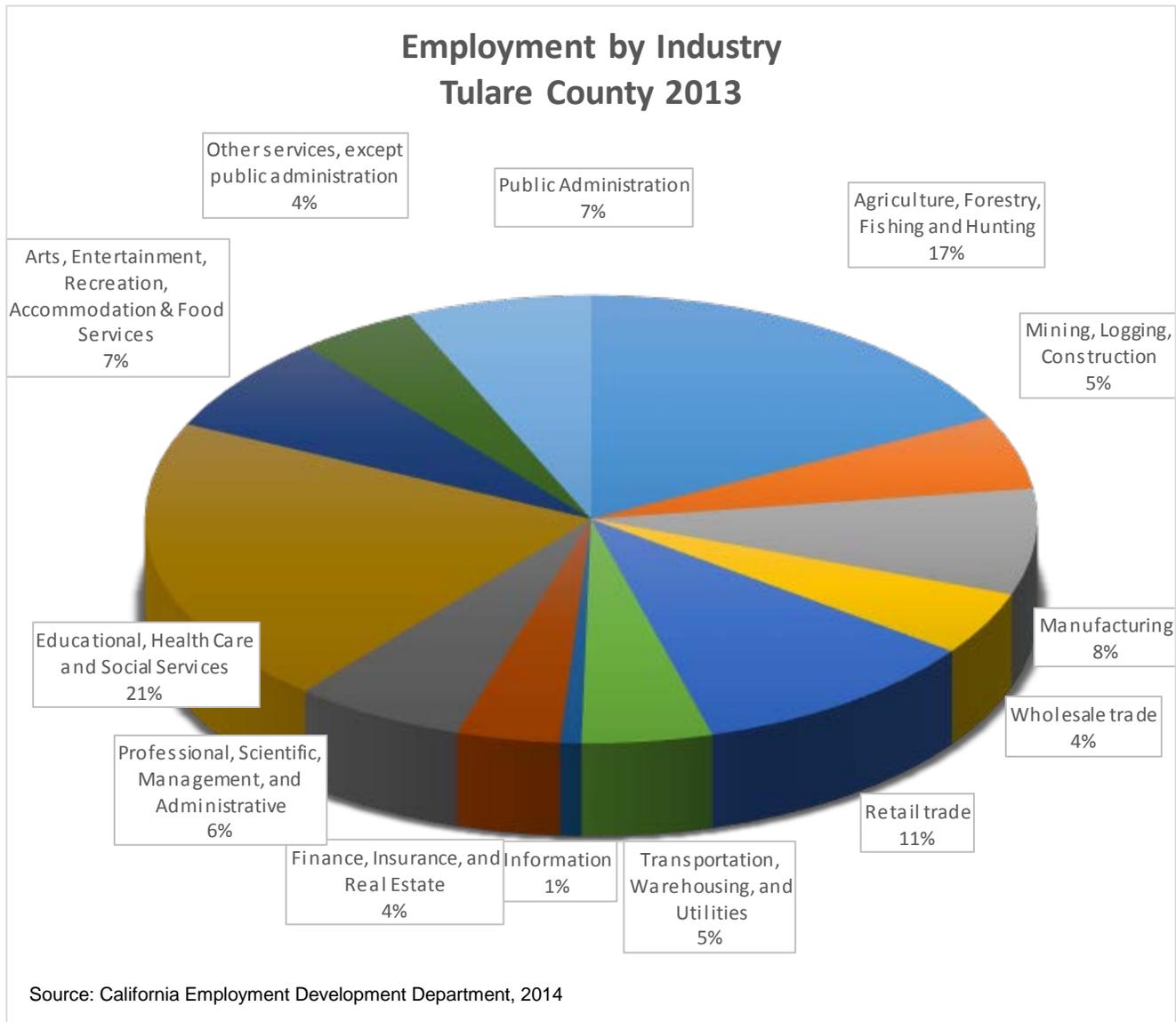
Tulare County has one of the highest rates of unemployment in California and the nation, due in large part to the seasonal nature of agricultural employment. Employment figures for Tulare County are released by the California Employment Development Department (EDD) in the monthly Labor Force Report. The most recent figures available (July 2014) reveal a national unemployment rate of 7.3%, California is at 9.0%, and a rate of 13.6% average for Tulare County.

A comparison indicates the eight cities in the County have an average unemployment rate of 10.4% and in the unincorporated areas of the County have an average of 19%. Many of the County's rural communities have a much greater rate of unemployment as indicated in Table 3-9. As shown in Chart 3-3, history clearly shows that Tulare County average annual unemployment rate tends to run twice the overall rate for California. Looking back, according to EDD, the average annual unemployment rate from 1990 through 2007 was 13.81% in Tulare County, 6.65% in California, and 5.43% in the United States. Between 1991 and 1993 the average annual unemployment rate in Tulare County was between 17 and 19%, the highest during the past twenty years. The rate dipped to 8.5% in 2006, a multi-decade low; however it has been rapidly increasing since to the recently reported rate of 12.6% in 2014.

Income Levels

The median household income for Tulare County increased from \$33,983 in the 2000 Census to \$45,117 in 2008, but dipped in 2012 to \$40,197 according to the U.S. Census Bureau – SAIPE. The median income for Tulare County has historically lagged that of statewide and national median income levels. In 2012, the California median household income was reported to be \$58,322 and the national household median income was \$51,371. The historical relationship between the County's household median income and that of California is displayed in Chart 3-5.

**Chart 3-3
Population by Industry**



3. Housing Needs Assessment

**Table 3-9
Monthly Labor Force Data for Cities and Census Designated Places (CDP)
July 2014 - CA Labor Force Report**

Area Name	Labor Force	Employment	Unemployment	
			Number	Rate
Tulare County	202,400	176,900	25,500	12.6%
Unincorporated Communities				
Alpaugh CDP	300	200	100	32.4%
Cutler CDP	2,400	1,700	800	31.1%
Ducor CDP	300	300	100	19.7%
Earlimart CDP	3,200	2,000	1,100	35.8%
East Orosi CDP	200	100	0	22.0%
East Porterville CDP	3,800	3,100	700	17.6%
Goshen CDP	1,200	1,000	200	17.2%
Ivanhoe CDP	2,400	1,900	500	21.8%
Lemon Cove CDP	200	200	0	7.5%
London CDP	1,000	800	300	27.4%
Orosi CDP	3,900	2,900	1,000	24.9%
Pixley CDP	1,100	1,000	200	15.4%
Poplar Cotton Center CDP	700	600	100	15.4%
Porterville City	21,000	18,600	2,400	11.5%
Richgrove CDP	1,500	900	600	40.6%
Springville CDP	600	500	100	11.9%
Strathmore CDP	1,300	1,000	200	18.2%
Terra Bella CDP	1,800	1,200	600	33.6%
Three Rivers CDP	1,300	1,200	100	5.3%
Tipton CDP	800	800	100	6.5%
Traver CDP	300	300	100	24.4%
Woodville CDP	800	700	100	12.7%
Cities				
Dinuba	9,500	7,800	1,800	18.7%
Exeter	5,100	4,700	400	8.2%
Farmersville	4,400	3,700	700	15.6%
Lindsay	5,200	4,400	800	15.4%
Porterville	21,000	18,600	2,400	11.5%
Tulare	23,500	21,000	2,500	10.7%
Visalia	54,900	50,600	4,300	7.8%
Woodlake city	3,200	2,700	500	16.3%
Total Cities:	105,800	94,900	11,000	10.4%
Total Unincorporated Communities:	50,100	41,000	9,400	19%
Balance of Unincorporated	46,500	41,000	5,100	11%
Total County:	202,400	176,900	25,500	12.6%

Source: California Employment Development Department, July 2014

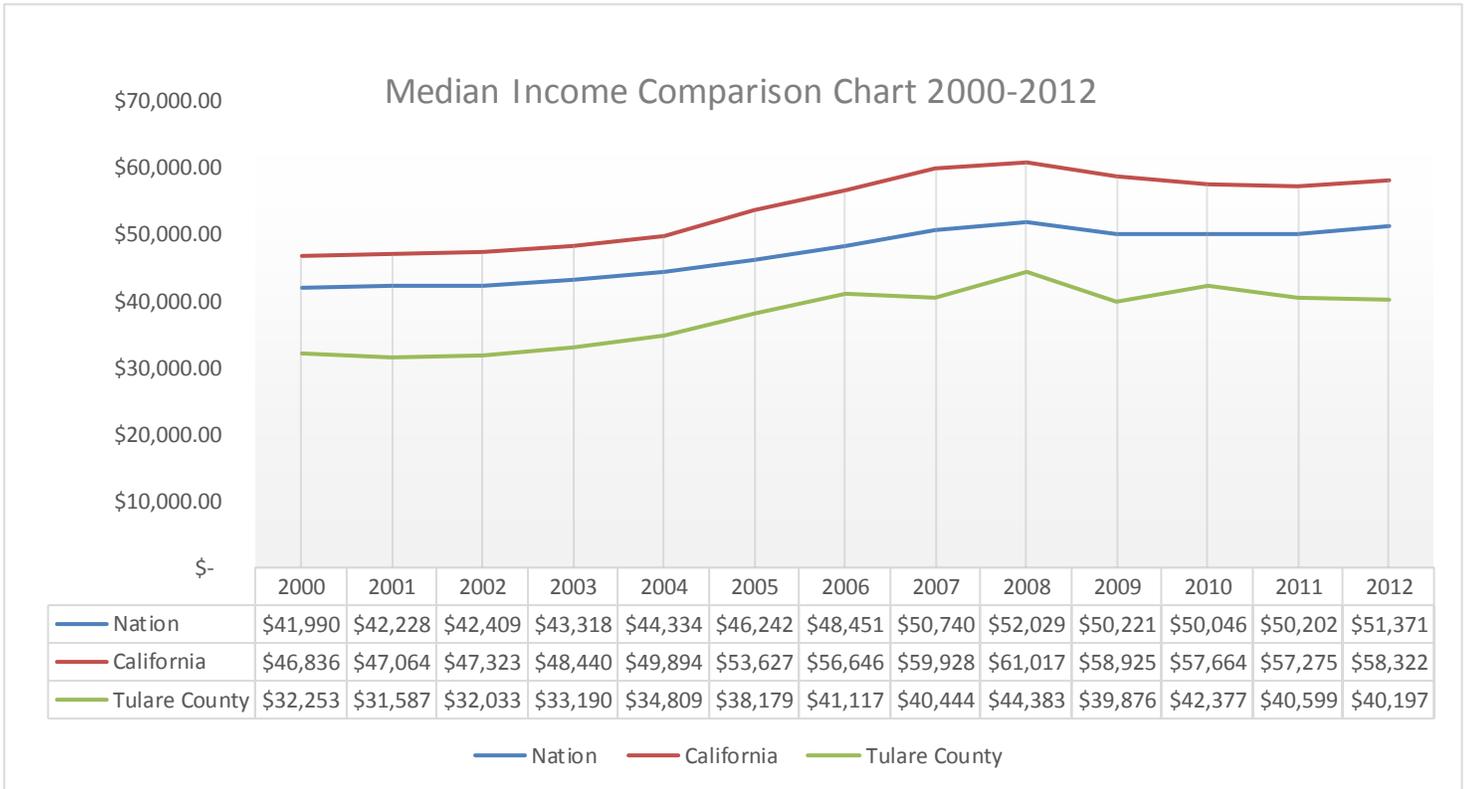
**Chart 3-4
Historic Unemployment Rates
Comparative National, State, County**



Source: California Employment Development Department, 2014

3. Housing Needs Assessment

**Chart 3-5
Median Income 2000–2012**



Source: California Employment Development Department, 2014

**Table 3-10
Households per Income Group
Tulare County, Household Income Estimates 2007-2012**

Median Household Income (Cities and Unincorporated Communities) Tulare County 2007-2012				
	Median household income (dollars)	Mean household income (dollars)	Percentage of California Median Income	Percentage of Tulare County Median Income
Census Designated Place	Estimate	Estimate		
California	\$ 61,632	\$ 85,148		142%
Tulare County, California	\$ 43,550	\$ 58,931	71%	
Allensworth CDP, California	\$ 24,375	\$ 28,246	40%	56%
Alpaugh CDP, California	\$ 22,875	\$ 29,073	37%	53%
California Hot Springs CDP, California	\$ 33,750	\$ 34,487	55%	77%
Camp Nelson CDP, California	\$ 9,939	\$ 37,463	16%	23%
Cedar Slope CDP, California	UA -	UA -	UA	UA
Cutler CDP, California	\$ 32,940	\$ 37,525	53%	76%
Delft Colony CDP, California	\$ 52,986	\$ 76,153	86%	122%
Dinuba city, California	\$ 40,463	\$ 50,356	66%	93%
Ducor CDP, California	\$ 50,833	\$ 55,534	82%	117%
Earlimart CDP, California	\$ 26,148	\$ 32,369	42%	60%
East Orosi CDP, California	\$ 29,938	\$ 37,333	49%	69%
East Porterville CDP, California	\$ 27,924	\$ 39,620	45%	64%
East Tulare Villa CDP, California	\$ 42,734	\$ 47,803	69%	98%
El Rancho CDP, California	-	\$ -		
Exeter city, California	\$ 42,446	\$ 52,831	69%	97%
Farmersville city, California	\$ 33,441	\$ 40,167	54%	77%
Goshen CDP, California	\$ 33,750	\$ 37,310	55%	77%
Hartland CDP, California	UA -	UA -	UA	UA
Idlewild CDP, California	\$ 21,786	\$ -	35%	50%
Ivanhoe CDP, California	\$ 36,543	\$ 41,625	59%	84%
Kennedy Meadows CDP, California	UA -	UA -	UA	UA
Lemon Cove CDP, California	\$ 32,500	\$ 36,313	53%	75%
Lindcove CDP, California	\$ 33,929	\$ 46,415	55%	78%
Lindsay city, California	\$ 29,750	\$ 40,832	48%	68%
Linnell Camp CDP, California	\$ 27,743	\$ 25,248	45%	64%
London CDP, California	\$ 33,382	\$ 40,411	54%	77%
McClenney Tract CDP, California	2,500-	\$ -		
Matheny CDP, California	\$ 29,605	\$ 44,726	48%	68%
Monson CDP, California	\$ 35,417	\$ 39,640	57%	81%
Orosi CDP, California	\$ 35,512	\$ 42,569	58%	82%
Panorama Heights CDP, California	\$ 19,500	\$ 29,007	32%	45%
Patterson Tract CDP, California	\$ 37,240	\$ 60,691	60%	86%
Pierpoint CDP, California	UA -	UA -	UA	UA

3. Housing Needs Assessment

	Median household income (dollars)	Mean household income (dollars)	Percentage of California Median Income	Percentage of Tulare County Median Income
Pine Flat CDP, California	\$ 15,724	\$ 23,549	26%	36%
Pixley CDP, California	\$ 27,532	\$ 47,340	45%	63%
Plainview CDP, California	\$ 19,922	\$ 29,048	32%	46%
Ponderosa CDP, California	\$ 102,833	\$ -	167%	236%
Poplar-Cotton Center CDP, California	\$ 29,756	\$ 43,844	48%	68%
Porterville city, California	\$ 39,933	\$ 53,196	65%	92%
Posey CDP, California	UA -	UA -	UA	UA
Poso Park CDP, California	UA -	UA -	UA	UA
Richgrove CDP, California	\$ 29,776	\$ 36,742	48%	68%
Rodriguez Camp CDP, California	\$ 28,125	\$ 31,822	46%	65%
Sequoia Crest CDP, California	UA -	UA -	UA	UA
Seville CDP, California	\$ 50,833	\$ 52,844	82%	117%
Silver City CDP, California	UA -	UA -	UA	UA
Springville CDP, California	\$ 39,726	\$ 55,933	64%	91%
Strathmore CDP, California	\$ 31,650	\$ 39,633	51%	73%
Sugarloaf Mountain Park CDP, California	UA -	UA -	UA	UA
Sugarloaf Saw Mill CDP, California	UA -	UA -	UA	UA
Sugarloaf Village CDP, California	\$ 43,750	\$ 40,756	71%	100%
Sultana CDP, California	\$ 30,956	\$ 45,124	50%	71%
Terra Bella CDP, California	\$ 27,419	\$ 36,650	44%	63%
Teviston CDP, California	\$ 25,532	\$ 36,737	41%	59%
Three Rivers CDP, California	\$ 62,218	\$ 73,182	101%	143%
Tipton CDP, California	\$ 40,972	\$ 47,130	66%	94%
Tonyville CDP, California	\$ 13,750	\$ 16,222	22%	32%
Tooleville CDP, California	\$ 25,882	\$ 30,105	42%	59%
Traver CDP, California	\$ 39,375	\$ 55,888	64%	90%
Tulare city, California	\$ 46,274	\$ 57,833	75%	106%
Visalia city, California	\$ 54,019	\$ 69,680	88%	124%
Waukena CDP, California	\$ 32,625	\$ 37,871	53%	75%
West Goshen CDP, California	\$ 24,083	\$ 33,027	39%	55%
Wilsonia CDP, California	UA -	UA -	UA	UA
Woodlake city, California	\$ 32,013	\$ 41,952	52%	74%
Woodville CDP, California	\$ 31,792	\$ 46,671	52%	73%
Yettem CDP, California	\$ 24,917	\$ -	40%	57%

Source: 2007-2011 American Community Survey (ACS), 5-year, US Census Bureau
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Table 3-11 present thresholds for income group categories and the number of households in each income category for the entire County (Chart 3.6). This includes the new category of extremely low income which is defined as 30% or less of median income. For this planning cycle, the county will presume 50% of the low income (less than 50% of median income) category qualifies as extremely low income.

Tulare County Housing Element

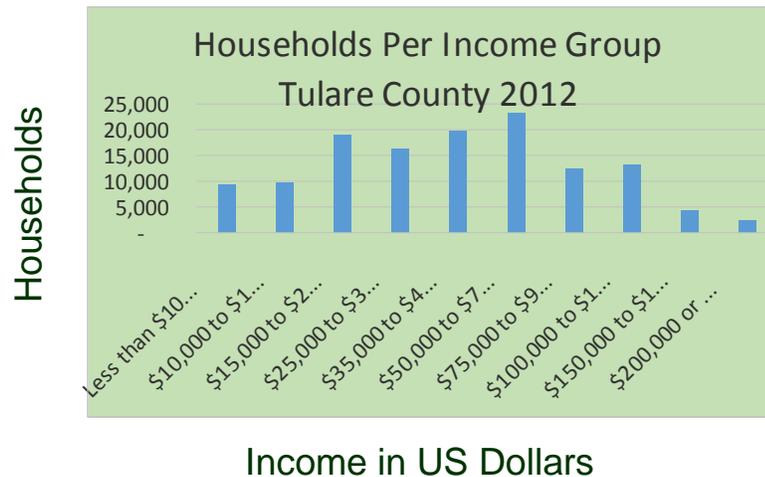
Median income in the communities located in the unincorporated area of the county is considerably less than the median income of the entire County. (Table 3-10). Three Rivers, at 62,218 had the highest median income greater than the countywide median. Many of the households in the county's rural communities earn less than the countywide median. As an example, households in Alpaugh, Cutler-Orosi and Richgrove have median household incomes 53%, 76% and 68% respectively, lower than the County's median.

Table 3-11
Number of Households by Income Level, Tulare County

	2010-2012	Households	2007-2009	Households	Household
Total households	131,426		124,685	+/- 1% error	Category
Less than \$10,000	7.20%	9,463	6.80%	8,479	Extremely Low
\$10,000 to \$14,999	7.50%	9,857	6.00%	7,481	Very Low
\$15,000 to \$24,999	14.50%	19,057	12.40%	15,461	Low
\$25,000 to \$34,999	12.60%	16,560	13.30%	16,583	Low-Moderate
\$35,000 to \$49,999	15.20%	19,977	15.40%	19,201	Moderate
\$50,000 to \$74,999	17.80%	23,394	18.00%	22,443	Above Moderate
\$75,000 to \$99,999	9.60%	12,617	11.30%	14,089	
\$100,000 to \$149,999	10.20%	13,405	10.50%	13,021	
\$150,000 to \$199,999	3.40%	4,468	3.70%	4,613	
\$200,000 or more	2.00%	2,629	2.50%	3,117	
Median household income (dollars)	\$ 45,371.00	131,426	\$ 45,643.00	124,560	

Source: 2010-2012 US Census, American Community Survey, 3-year Estimates

Chart 3-6
Households by Income Groups



Source: 2010-2012 US Census, American Community Survey, 3-year Estimates

3. Housing Needs Assessment

Approximately 25 % of the County's population lives under the poverty level. A comparison between poverty levels from 1990 and 2000 (Table 3-12) shows overall the County' poverty level has remained substantially constant. However, upon closer investigation poverty levels have dropped in ten communities: Ducor 8.6%; East Porterville 3.8%; Ivanhoe 17.9%; Pixley .8%; Poplar Cotton Center 0.3%; Richgrove 2.6%; Springville 20.50%; Tipton 7%; Traver 8.5%; and Woodville 5.2%. However, Tulare County's rural communities continue to have lower incomes and a higher level of poverty overall as demonstrated in Table 3-12.

**Table 3-12
Population Living Below Poverty Level**

Population Living Below Poverty Level Tulare County 2010								
Jurisdiction	Total Population			Population Living Below Poverty Level		Percentage of Population Living Below Poverty Level		
	2000	2010	% Change	2000	2010	2000	2010	% Change
Total Tulare County	368,021	442,179	20.15	86,572	105,239	24%	23.80%	-0.20%
Unincorporated Area	141,150	150,151	6.38	35,288	45,646	25%	30.40%	5.40%
Alpaugh CDP	761	1,026	34.82	289	530	38%	51.70%	13.70%
Cutler CDP	4,491	5,000	11.33	1,702	2,190	39%	43.80%	4.80%
Ducor CDP	504	612	21.43	173	131	30%	21.40%	-8.60%
Earlimart CDP	6,583	8,537	29.68	2,753	3,628	42%	42.50%	0.50%
East Orosi CDP	426	495	16.20	224	234	51%	47.20%	-3.80%
East Porterville CDP	6,730	6,767	0.55	2,652	2,700	39%	39.90%	0.90%
Goshen CDP	2,394	3,006	25.56	642	1,076	28%	35.80%	7.80%
Ivanhoe CDP	4,474	4,495	0.47	1,377	589	31%	13.10%	-17.90%
Lemon Cove CDP	298	308	3.36	100	130	33%	42.10%	9.10%
London CDP	1,848	1,869	1.14	822	949	45%	50.80%	5.80%
Orosi CDP	7,318	8,770	19.84	2,238	3,026	31%	34.50%	3.50%
Pixley CDP	2,586	3,310	28.00	1,082	1,397	43%	42.20%	-0.80%
Poplar Cotton Center CDP	1,496	2,470	65.11	463	758	31%	30.70%	-0.30%
Richgrove CDP	2,723	2,882	5.84	1,001	991	37%	34.40%	-2.60%
Springville CDP	1,109	934	-15.78	287	51	26%	5.50%	-20.50%
Strathmore CDP	2,584	2,819	9.09	768	922	30%	32.70%	2.70%
Terra Bella CDP	3,466	3,310	-4.50	1,393	1,566	40%	47.30%	7.30%
Three Rivers CDP	2,248	2,182	-2.94	219	264	10%	12.10%	2.10%
Tipton CDP	1,790	2,543	42.07	361	331	20%	13.00%	-7.00%
Traver CDP	732	713	-2.60	228	175	33%	24.50%	-8.50%
Woodville CDP	1,678	1,740	3.69	592	553	37%	31.80%	-5.20%

Source: 2007-2011 American Community Survey 5-year Estimates, California State Census Data Center, 2010 US Census

**Table 3-13
Families Living Below Poverty Level**

Families Living Below Poverty Level Tulare County, 2010			
Jurisdiction	Total Families	Families Below Poverty Level	Percentage of Families Below Poverty Level
Tulare County	102,856	20,057	19.50%
Alpaugh	194	100	51.50%
Cutler	982	450	45.80%
Ducor	132	19	14.50%
Earlimart	1,736	668	38.50%
East Orosi	93	48	51.30%
East Porterville	1,388	498	35.90%
Goshen	633	225	35.50%
Ivanhoe	585	88	15.10%
Lemon Cove	79	25	32.10%
London	351	177	50.40%
Orosi	1,752	573	32.70%
Pixley	689	239	34.70%
Poplar-Cotton Center	506	156	30.80%
Richgrove	569	182	31.90%
Strathmore	595	198	33.20%
Terra Bella	692	286	41.40%
Tipton	525	66	12.60%
Traver	139	38	27.30%
Woodville	367	105	28.60%

Source: 2010 Census, 2007-2011 American Community Survey

In the entire County, 19.5 % of families live below the poverty level. However, in some of the rural communities that increases to over 51 % (Table 3-13). The data clearly shows that most of the unincorporated areas of the County exceed the countywide percentage.

3.4 Housing Affordability

Affordability problems occur when housing costs become so high in relation to household income. Households that have to pay an excessive proportion of their income for housing, or are unable to afford any housing and are homeless are impacted by housing affordability problems. A household is considered to be overpaying (or cost burdened) if it spends more than 30% of its gross income on housing. Severe overpayment occurs when a household spends more than 50% of income on housing. Housing costs depend upon many variables, including the type, size, value and/or location of the housing units, the intended tenure of the unit (whether it is to be occupied by owners or renters), and the inclusion or exclusion of one or more utilities, services, property taxes, insurance, and maintenance.

The 2010 Census indicates that overpayment remains a critical problem for low and moderate-income households, who are disproportionately affected by this burden compared to other households. Data for the unincorporated areas of Tulare County for the Table 3-14 below was calculated using 2010 Census figures for renters from Census Table H73 “Household Income in 1999 by Gross Rent as a %age of Households” and for homeowners from Census Table H97 “Household Income in 1999 by Selected Monthly Owner Costs as a %age of Household Income in 1999”. Household information for the incorporated cities was subtracted from information for the total county to obtain results for the unincorporated area. Households in the unincorporated area of Tulare County that overpay for housing are shown by tenure in Table 3-14.

**Table 3-14
Households Overpaying**

Tulare County Households Overpaying for Housing, 2000-2010						
Households	Renters 2000	Owners 2000	Total 2000	Renters 2010	Owners 2010	Total 2010
All Households	13,588	18,138	31,726	9,945	8,601	18,546
Number of Households Overpaying	5,014	5,163	10,177	5,162	4,162	9,324
%age of Households Overpaying	36.90%	28.47%	32.08%	51.91%	48.39%	50.27%

Source: 2000 US Census, SF3, Table H73, H9, 2007-2011 American Community Survey

Note: “Households” are not equivalent to “Occupied Housing Units” in the Census data. Also, some households are not accounted for in the sample data; therefore, figures may slightly differ for other U.S. Census estimates for “Total Households”.

The housing affordability analysis required for housing elements is based on the State of the Cities Data Systems: Comprehensive Affordability Strategy (CHAS) data. CHAS has data for Tulare County as a whole, the City of Visalia and Visalia-Tulare-Porterville Metropolitan Statistical Area, but not for the unincorporated area.

Census 2010 and CHAS data differ in other ways. The “cost burden” in the CHAS is grouped for over 30% and for over 50%, while census data housing costs are grouped as between 30% to 34% and as 35% or more. (The CHAS defines “Cost burden” as the fraction of a household’s total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include monthly mortgages payment, annual real estate taxes, annual fire and hazard insurance premiums and average monthly utility and fuel costs, but do not include repairs and maintenance expenses. The Census and CHAS definitions for housing expenses are comparable.)

The following three tables (Table 3-15, 3-16, and 3-17) are based on the CHAS data and apply to the County as a whole, without breaking out the unincorporated areas which are under County jurisdiction. The data reflects generalized conditions in the unincorporated area, although incomes are normally lower and housing is less costly outside city limits.

In general, overpayment disproportionately affects lower income households, as shown in Table 3-15. While some higher income households may choose to spend greater portions of their income for housing, the cost burden for lower income households reflect choices limited by a lack of sufficient

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affordable housing opportunities. These households have a higher percentage of housing problems and a greater cost burden than other households. As noted below, the housing cost burden increases as income decreases - 37% of low income households (with income between 50% and 80% median family income), 61% of very low income households (with income between 30% and 50%) and 75% of extremely low income households (with income less than 30% of median family income) spend more than 30% of household income for housing in Tulare County as a whole.

Lower income households who are overpaying for housing frequently have insufficient resources for other critical essentials, such as food and medicine. This is a significant hardship for many workers, families and seniors, but also impacts local economies, since money that might otherwise be spent in local stores generating sales tax revenues is being spent on housing.

**Table 3-15
Households Severely Overpaying by Tenure**

Households Severely Overpaying by Tenure Tulare County, 2014			
Households	Renters	Owners	Total
Total Households in Tulare County (cities & unincorporated area)	52,685	75,640	128,325
Households overpaying (greater than 30%*)	22,630	18,840	41,470
Percentage of households overpaying*	42.9%	24.9%	32.3%
Households severely overpaying (greater than 50%*)	7,255	5,475	12,730
Percentage of households severely overpaying*	13.7%	7.2%	9.9%

Source: *State of the Cities Data Systems, CHAS Data Book, 2014 Data*
* Severely Overpaying is a subset of Overpaying Households

The category of “Any housing problems” includes a cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities. The total number of household owners in all of Tulare County reporting “any housing problem” is 60,670, or 47%. The proportion is higher with renters (66,680) or 52%, per CHAS 2014 data.

Overpayment also fluctuates by household size and special needs. For example, more than 80% of large household renters have housing problems, compared with 49.9% of small households. Table 3-17 below provides CHAS countywide information on households with special characteristics.

“Elderly households” are defined as a one or two person household where either person is 62 years old or older. Renter data does not include renters living on boats, RVs or vans. “Other housing problems” include overcrowding (1.01 or more persons per room) and/or without complete kitchen or plumbing facilities.

Housing Prices

The median price of homes sold in Tulare County increased from \$127,660 to \$174,670 (36.8%) (Table 3-18) from 2011-2014. The market price has fluctuated from a high of 15.83% between 2012 and 2013 to a slower growth rate of 8.28% between 2013 and 2014. This created an average increase of 11.06% per year since 2011. The housing market has stabilized and market data continues to indicate a positive trend.

**Table 3-16
Households with Housing Problems**

Total Households with Housing Problems Tulare County, 2014			
	Renters	Owners	Total
Extremely low (0 – 30% MFI)	9,870	5,053	14,923
any housing problems	84%	77%	81%
paying greater than 30%	77%	72%	75%
paying greater than 50%	58%	56%	57%
Very low (30 – 50% MFI)	8,726	6,375	15,101
any housing problems	80%	67%	74%
paying greater than 30%	62%	59%	61%
paying greater than 50%	18%	33%	24%
Low (50 – 80% MFI)	9,263	11,594	20,857
any housing problems	57%	60%	58%
paying greater than 30%	27%	45%	37%
paying greater than 50%	3%	14%	9%

Source: State of the Cities Data Systems, CHAS Data Book, 2013 Data

**Table 3-17
Overpaying Households by Size and Tenure**

Overpaying Households by Household Size and Tenure Tulare County, 2000						
Household Type	Renter	Housing Problems	Housing Cost (greater than 30%)	Owner	Housing Problem	Housing Cost (greater than 30%)
Elderly (1-2 members)	4,716	48.9%	47.2%	17,979	26.8%	26.3%
Small (2-4 members)	19,004	49.9%	37.4%	0,885	28.9%	24.8%
Large Related (5 or more members)	11,343	80.2%	36.0%	13,785	65.1%	30.2%
Other	7,327	39.8%	35.9%	5,253	38.6%	37.6%
Total	42,390	56.1%	37.8%	67,902	36.5%	27.3%

Source: State of the Cities Data Systems, CHAS Data Book, 2000 Data

**Table 3-18
Median Home Prices**

Median Price of Existing Homes Sold Tulare County 2011-2014	
Year	Median Price of Homes Sold
2014	\$174,670
2013	\$161,300
2012	\$139,260
2011	\$127,660

Source: California Association of Realtors Dec 2011-Jul 2014

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Unfortunately, current data separating the unincorporated area of the County from the cities is limited. However, based upon historical trends the median sales price of existing homes is approximately 23% less in the unincorporated area. It can be presumed that the 2014 median sales price of existing homes in the unincorporated area is approximately \$134,498. A recent sampling of the estimated values in the County's rural communities enforces this presumption, as the mean estimated value of these communities is \$134,711 (Table 3-19).

**Table 3-19
Estimated Home Values**

Estimated Median Value of Existing Homes July 2014	
Community	Estimated Value
Cutler	\$112,022
Earlimart	\$108,597
Goshen	\$107,786
Ivanhoe	\$106,434
Orosi	\$137,581
Pixley	\$109,048
Richgrove	\$120,673
Springville	\$147,440
Strathmore	\$126,261
Three Rivers	\$271,267

Source: RealtyTrac September 2014

Housing Rental Market

In Tulare County, it is estimated that there are 57,570 rental housing units, of which 50,069 are occupied and paying rent. Gross rent is the amount of the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid for by the renter (or paid for the renter by someone else). Gross rent is intended to eliminate differentials which result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment. Table 3-20 shows the estimated 2012 gross rents, listed by rents charged in Tulare County, the estimated median gross rent is \$805.

**Table 3-20
Estimated Gross Rents**

Gross Rent, Tulare County 2012	
	Housing Units
Total:	57,570
With rent:	53,843
Less than \$100	127
\$100 to \$149	267
\$150 to \$199	43
\$200 to \$249	546
\$250 to \$299	1,199
\$300 to \$349	876
\$350 to \$399	870
\$400 to \$449	1,977
\$450 to \$499	2,061
\$500 to \$549	1,306
\$550 to \$599	3,168
\$600 to \$649	2,398
\$650 to \$699	4,290
\$700 to \$749	3,663
\$750 to \$799	3,516
\$800 to \$899	6,354
\$900 to \$999	4,822
\$1,000 to \$1,249	8,487
\$1,250 to \$1,499	3,725
\$1,500 to \$1,999	3,197
\$2,000 or more	951
No Rent Paid	3,727

Source: 2008-2012 American Community Survey, US Census Bureau

Monthly Owner Costs

The 2008-20012 American Community Survey estimates for Tulare County that there are 76,129 owner occupied housing units, of which 55,343 have a mortgage and 20,786 have no mortgage. The selected monthly owner costs are calculated from the sum of payment for mortgages, real estate taxes, various insurances, utilities, fuels, mobilehome costs, and condominium fees. Much like gross rent, the selected monthly owner costs can be used to measure housing affordability and excessive shelter costs. Table 3-21 shows the estimated 2012 monthly owner costs listed by mortgage status in Tulare County. The estimated median monthly owner costs with a mortgage is \$1,471 and housing units without a mortgage is \$361.

**Table 3-21
Monthly Owner Costs**

Mortgage Status and Selected Monthly Owner Costs Tulare County, 2012	
	Estimate
Housing units with a mortgage	55,343
Less than \$300	51
\$300 to \$499	840
\$500 to \$699	2,421
\$700 to \$999	8,800
\$1,000 to \$1,499	16,456
\$1,500 to \$1,999	12,065
\$2,000 or more	14,710
Median (dollars)	\$1,471
Housing units without a mortgage	20,786
Less than \$100	532
\$100 to \$199	2,317
\$200 to \$299	4,877
\$300 to \$399	4,250
\$400 or more	8,810
Median (dollars)	\$361

Source: U.S. Census Bureau, 2008-2012 American Community Survey

Housing Costs

Housing costs continue to rise significantly. The 2010 Census reports the median rent has increased 10.72% from \$727 in 2000 to \$805 in 2010. The median monthly owner costs for housing units with a mortgage have seen a minor decrease going from \$1,518 to \$1,471 which is a -3.09% decrease. The monthly owner costs for those housing units without a mortgage increased by less than 1%, going from \$330 to \$361.

The County's median household income has decreased 2.91% from \$45,117 in 2008 to \$43,803 in 2010. This has not kept up with the rise in housing costs. Therefore, households are challenged with a greater housing cost burden. This is demonstrated in the increased percentage of household income

3. Housing Needs Assessment

families are paying for housing. In 2010, 51.9% of renter households and 48.39% of owner occupied households pay 35% or more of their income for housing (up from 41.5% and 37.7% in 2008).

The increased foreclosure rate indicates that homeowners who purchased homes during the housing boom using non-traditional financing struggled with a severe housing cost burden. Rents that rise faster than wages can have similar results, and the requirement for first months' rent and a security deposit for most standard rental units can place the units beyond the reach of lower-income households. For those trying to purchase their first home, the down payment and monthly payment can be overwhelming. A note should be made that Census figures for median rental and owner costs do not, however, measure the suitability of the housing unit (i.e., housing condition, overcrowding, etc.) or the cost of purchasing a dwelling unit in today's market.

Every fiscal year, the Department of Housing and Urban Development (HUD) determines Fair Market Rents (FMR) for all areas of the County, FMRs are primarily used to determine payment standard amounts for various programs and are considered as gross rent estimates. They include shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants. To accomplish this objective, FMRs must be both high enough to permit a selection of units and neighborhoods and low enough to serve as many low-income families as possible. Table 3-22 contains the 2014 Fair Market Rent by unit size for Tulare County.

**Table 3-22
2014 Fair Market Rent**

2014 Fair Market Rent (FMR) & Percentage Change from 2009 Base Rent to 2014 FMR Tulare County			
Unit Size	2014 FMR	Percentage Change from 2009	Annual Income Needed to Afford FMR
Studio	\$561	8.3%	\$22,244
One-Bedroom	\$576	(.7)%	\$23,040
Two-Bedroom	\$749	11.2%	\$29,960
Three-Bedroom	\$1104	14.5%	\$44,160
Four-Bedroom	\$1283	29.6%	\$51,320

Source: HUD 2014 Fair Market Rent (Oct. 1, 2013)

Housing Wage

The National Low Income Housing Coalition (NLIHC) calculates that in order to afford the FMR of \$749 for a two-bedroom rental unit, without paying more than 30% of income on housing, a household must earn \$1,870 monthly or \$22,440 annually. NLIHC estimates that 46% of renters in Tulare County are unable to afford a 2 bedroom fair market rent apartment. Assuming a 40-hour work week and 52 weeks per year, this level of income translates into a Housing Wage of \$10.78.

A minimum wage worker earning \$9.00 per hour only earns \$18,720 annually. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 65 hours per week, 52 weeks per year. Or, a household must include 1.6 minimum wage earners working 40 hours per week year-round in order to make the two-bedroom FMR affordable. NLIHC noted that monthly Supplemental Social Security Income (SSI) payments for an individual with a spouse are \$1,072 in Tulare County. If SSI represents an individual's sole source of income, \$321 in monthly rent is considered affordable at the 30% standards affordability index; however, the FMR for a one-bedroom apartment is \$576.

The income categories are used as a determinant for qualifying households for housing programs as well as to understand the amount households in the unincorporated county can afford to spend on

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housing costs. HUD uses the Median Family Income (MFI) for non-metropolitan counties statewide (\$57,900 for 2014) instead of the County's family median income (\$43,803 for 2010) which increases the income amounts when determining these limits (Table 3-23).

**Table 3-23
Income Limits by Household Size
Tulare County – 2014**

2014 Income Limits								
	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons
Extremely Low (0-30%)	\$12,150	\$13,900	\$15,650	\$17,350	\$18,750	\$20,150	\$21,550	\$22,950
Very Low (31-50%)	\$20,300	\$23,200	\$25,100	\$28,950	\$31,300	\$33,600	\$35,900	\$38,250
Low (51-80%)	\$32,450	\$37,050	\$40,200	\$46,300	\$50,050	\$53,750	\$57,450	\$61,150
Median (100%)	\$40,550	\$46,300	\$50,200	\$57,900	\$62,550	\$67,150	\$71,800	\$76,450
Moderate (81-120%)	\$48,650	\$55,600	\$60,250	\$69,500	\$75,050	\$80,600	\$86,200	\$91,750

Source: California Department of Housing and Community Development, 2014

Table 3-24 provides a summary of 2014 state housing affordability by income level for households by household size. The income limits are sorted by income group and presented as monthly income, monthly rent, and the maximum (max.) sales price.

Monthly income is determined by dividing the annual income limit by 12 months. Monthly rent is 30% of the monthly income, which is the standard for determining affordable monthly housing cost. Maximum sales price is an estimate of the maximum amount a household could afford assuming a 10% down payment, 6% interest rate over 30 years, in which no more than 30% of the household's gross monthly income is spent on housing cost.

For example, a 4-person household with an annual income of \$46,300 has a gross monthly income of \$3,858 and is considered to be a low-income household. The affordable rent that the 4-person household could afford without being cost burdened is \$1,157 and the estimated maximum sales price of a home this household can afford is \$172,592. The affordable monthly rent and the estimated maximum sales price of homes in each income category will be used to determine the availability of affordable housing to each group.

3. Housing Needs Assessment

**Table 3-24
Housing Affordability by Income Level
Tulare County – 2014**

2014 Housing Affordability						
Income Group	1 person	2 persons	3 persons	4 persons	5 persons	6 persons
Extremely Low						
Annual Income	\$12,150.00	\$13,900.00	\$15,650.00	\$17,350.00	\$18,750.00	\$20,150.00
Monthly Income	\$1,012.50	\$1,158.33	\$1,304.17	\$1,445.83	\$1,562.50	\$1,679.17
Monthly Rent	\$303.75	\$347.50	\$391.25	\$433.75	\$468.75	\$503.75
Estimated Sales Price	\$20,144.00	\$27,817.00	\$35,657.00	\$43,329.00	\$49,556.00	\$55,837.00
Very Low						
Annual Income	\$20,300.00	\$23,200.00	\$25,100.00	\$28,950.00	\$31,300.00	\$33,600.00
Monthly Income	\$1,691.67	\$1,933.33	\$2,091.67	\$2,412.50	\$2,608.33	\$2,800.00
Monthly Rent	\$507.50	\$580.00	\$627.50	\$723.75	\$782.50	\$840.00
Estimated Sales Price	\$56,283.00	\$69,014.00	\$82,024.00	\$94,979.00	\$105,431.00	\$115,605.00
Low						
Annual Income	\$32,450.00	\$37,050.00	\$40,200.00	\$46,300.00	\$50,050.00	\$53,750.00
Monthly Income	\$2,704.17	\$3,087.50	\$3,350.00	\$3,858.33	\$4,170.83	\$4,479.17
Monthly Rent	\$811.25	\$926.25	\$1,005.00	\$1,157.50	\$1,251.25	\$1,343.75
Estimated Sales Price	\$110,490.00	\$131,117.00	\$151,965.00	\$172,592.00	\$189,049.00	\$238,862.00
Moderate						
Annual Income	\$48,650.00	\$55,600.00	\$60,250.00	\$69,500.00	\$75,050.00	\$80,600.00
Monthly Income	\$4,054.17	\$4,633.33	\$5,020.83	\$5,791.67	\$6,254.17	\$6,716.67
Monthly Rent	\$1,216.25	\$1,390.00	\$1,506.25	\$1,737.50	\$1,876.25	\$2,015.00
Estimated Sales Price	\$182,766.00	\$213,845.00	\$244,869.00	\$279,948.00	\$300,687.00	\$325,484.00
Above Moderate (All incomes above Moderate)						
Annual Income > Moderate	\$48,650.00	\$55,600.00	\$60,250.00	\$69,500.00	\$75,050.00	\$80,600.00
Monthly Income > Moderate	\$4,054.17	\$4,633.33	\$5,020.83	\$5,791.67	\$6,254.17	\$6,716.67
Monthly Rent > Moderate	\$1,216.25	\$1,390.00	\$1,506.25	\$1,737.50	\$1,876.25	\$2,015.00
Estimated Sales Price > Moderate	\$182,766.00	\$213,845.00	\$244,869.00	\$279,948.00	\$300,687.00	\$325,484.00

Source: 2014 Income Limits, California Department of Housing and Community Development

Note: Affordable housing cost for renter-occupied households assumes 30% of household income

Monthly mortgage calculation: <http://www.mortgagecalculator.com/calculator/maximum-mortgage-calculator>

* Incomes below \$23,200 would not qualify for a traditional home loan and would require subsidized housing programs to purchase a home.

** Qualify Calculation with a monthly income of \$1933.33 (based on a 4.5% loan with a 30 year term)

The \$245.88 maximum monthly payment (PITI) is calculated by taking the lower of these two calculations:

1. Monthly Income X 28% = monthly PITI
Which is: \$1,933.00 X 28% = \$541.24

2. Monthly Income X 36% - Monthly Liabilities = monthly PITI
Which is: \$1,933.00 X 36% - \$450.00 = \$245.88

3.5 Household Characteristics

Household Population

According to the 2008-2012 American Community Survey 5-Year Estimates the household population in Tulare County was 129,996, which represents a 17.76% increase over the 2000 Census count of 110,385.

Households by Tenure

Many forces affected the increase in the number of households between 2000 and 2007. Housing production in Tulare County rapidly expanded, in part because of low interest rates and the ability to secure loans. Also, another major factor was the relatively lower cost of housing compared to the metropolitan areas of California. The total number of households in the unincorporated area was estimated at 43,942 in the 2005-2007 American Community Survey. This number represented 36% of total County households.

According to the 2009-2012 American Community Survey, 58% of the population in Tulare County owned their homes. This is a reduction of 4% since 2000, most likely due to the housing market economic crisis in the late 2000's and stricter lending legislation. Table 3-25 provides a summary of the change in tenure in the County between 2000 and 2012.

**Table 3-25
Households by Tenure (2000 – 2012) – Tulare County**

	2000		2008		2012	
	Number	Percentage	Number	Percentage	Number	Percentage
Owner	67,913	62%	73,086	59%	76,129	58%
Renter	42,472	38%	50,961	41%	53,867	42%
Total Households	110,385	100%	124,047	100%	129,996	100%

Source: U.S. Census Bureau: 2000, 2010, 2008-2012 American Community Survey

Household Size

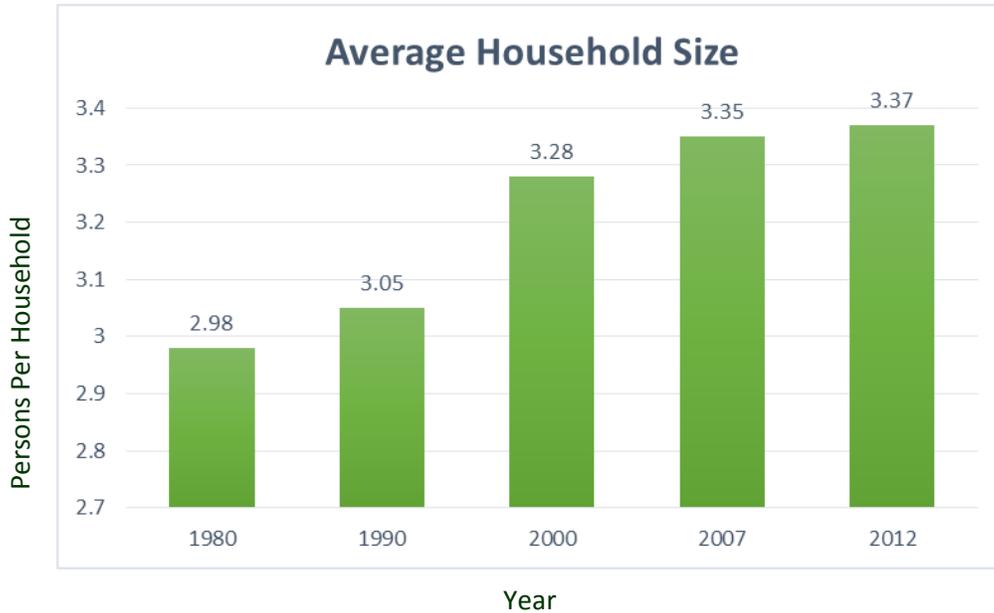
As shown in Table 3-26 and Chart 3-7, the household size has been steadily increasing in Tulare County. In 1980, the average household size was 2.98 persons and now, according to the 2008-2012 American Community Survey, the average household size is 3.37. This 13.08% increase may be attributed to several factors, including doubling-up of families in the urban areas due to housing costs and the migration of population sub-groups with families larger than average household size (e.g. undocumented farmworkers).

**Table 3-26
Average Household Size, Tulare County 1980-2012**

Average Household Size Tulare County 1980-2012				
1980	1990	2000	2007	2012
2.98	3.05	3.28	3.35	3.37

Source: U.S. Census Bureau: 2000, 2010, 2008-2012 American Community Survey

Chart 3-7



Source: U.S. Census Bureau: 2000, 2010, 2008-2012 American Community Survey

Overcrowded Households

The United States Census Bureau defines an overcrowded household as a housing unit occupied by more than one person per room (not including kitchens and bathrooms). Units with more than 1.5 persons per room are considered to be severely overcrowded.

As long as the number of persons in a household does not exceed the number of rooms in the housing unit, no overcrowding exists. Some housing units are overcrowded because the families occupying them are large (five or more persons). Other housing units may shelter smaller-sized families, but may be overcrowded due to a small number of rooms. Still another reason that a unit may be overcrowded is that more than one family is being sheltered.

Overcrowding has a direct relationship in determining whether or not a housing unit is suitable. A housing unit may be suitable in all other respects, but because an overcrowded household is occupying the unit, it cannot be considered suitable. Overcrowding contributes to premature wear and tear on a dwelling and a greater need for repairs and rehabilitation. The condition is an important factor considered in competing for housing grant funds. Additional bedrooms and bathrooms may be added onto a home being rehabilitated through the County's housing programs under certain circumstances.

The majority of Tulare County's occupied housing units have less than one person per room. In 2000, 19% of all households in Tulare County were living in overcrowded conditions. That was a decrease from the 1990 that showed 23% of the population was living in overcrowded conditions. According to the 2008 American Community Survey 12.39% of the County's population lived in overcrowded conditions. The 2008-12 American Community Survey reports a total of 3,600 households living in severely overcrowded household conditions, which is 2.8% of the total occupied housing units. The total for overcrowded household (overcrowded + severely overcrowded) units is 11.67%

At 11.67%, Tulare County continues to see a reduction in overcrowded household conditions. This may be explained by the housing construction expansion with larger home sizes, availability of financing, and affordable house prices seen in the period of 2000 to 2005. Table 3-27 contains information regarding overcrowded conditions in Tulare County. It must be noted that a breakdown by Census

Designated Places is not available in the American Communities Survey. Therefore, this analysis is based upon the entire county, not just the unincorporated area.

**Table 3-27
Overcrowded Households**

Persons Per Room Tulare County, 1990 ~ 2012				
	1990	2000	2008	2012
Total Occupied Housing Units	97,861	110,385	124,047	129,996
1.00 or less	82,844	89,062	108,676	114,813
1.01 to 1.50	7,076	9,321	11,308	11,583
1.51 or more	7,941	12,002	4,063	3,600
Percentage Severely Overcrowded	8.1%	10.88%	3.28%	2.76%
Total Percentage Overcrowded	23%	19.32%	12.39%	11.67%

Source: 1990, 2000 US Census, 2008-2012 American Communities Survey

Group Quarters Population

Not a component of household increase, but important nonetheless, is that portion of the population in Tulare County classified as “group quarters” population. The group quarters population for the entire County was 3,082 in 2010. Several types of group quarters are located in the unincorporated area, ranging from convents to reformatories. Because of the aging population, of particular concern within this Housing Element are nursing and convalescent homes, or other continuous-care facilities, transitional housing facilities, youth homes, and migrant seasonal farm labor housing.

3.6 Special Needs Households

This section identifies the special needs households in Tulare County. This review is essential because a major part of the County’s role is in providing opportunities for affordable housing is to preclude barriers to residents whose needs are not met normally by the private sector. This segment of the County’s population is constrained by the housing market not only because of lower incomes, but also because of lack of housing that is suitable to their special needs. When the housing market does not meet their needs, families or individuals must settle for less or must pay more than they can afford.

In unincorporated Tulare County, these “special needs” groups include extremely low-income households, ethnic or racial minorities, senior citizens, large families, families living in overcrowded conditions, families with single heads of household, teenage parents, farmworkers, the physically or mentally disabled, households displaced by governmental actions, and the homeless. Information on these special needs groups is provided below.

Extremely Low-Income Households

Extremely low-income (ELI) households are more likely to be renters, to overpay for housing, to live in overcrowded circumstances and/or to live in substandard dwellings. In Tulare County, 11,205 households (72%) ELI are renters and 4,345 households (28%) own and occupy a home. This is reverse of households that earn over 30% of the median family income, with 41,480 households (37%) renting and 71,295 (63%) owning (Table 3-28). Many of the issues that are faced by extremely low-income households are addressed throughout this chapter.

**Table 3-28
Extremely Low-Income by Tenure, 2007-2011**

Income Level	Renters	Owners	Total	Percentage
Extremely low (0-30% MFI)	11,205	4,345	15,550	12.12%
All other Income Categories (30% and above MFI)	41,480	71,295	112,775	87.88%
Total	52,685	75,640	128,325	100%

Income Level	Rental Households	Owner Households
Extremely low (0-30% MFI)	21%	6%
All other Income Categories (30% and above MFI)	79%	94%
Total	41%	59%

Source: State of the Cities Data Systems, CHAS Data Book, 2007-2011 Data

Some extremely low-income families and individuals have special needs such as mental or physical disabilities that inhibit their ability to work and results in their qualifying for public assistance, such as Social Security Insurance (SSI) or disability insurance. To address the range of needs, the County will promote a variety of housing types, including single-room occupancy (SRO) units and higher density, multifamily housing. Strategies for extremely low income households without standard dwelling units are described in the section on the homeless.

Minority Households

Minorities have for many years, constituted a disproportionate share of all lower income households. This special needs group is the most likely to suffer from housing discrimination, in spite of laws that prohibit it. Over the years, various programs, such as bilingual education and affirmative action employment procedures, have been established in an attempt to alleviate the low-income status of minorities.

The 2008-2012 American Communities Survey does not breakout the County by Census Designated Place. However, the Countywide ethnicity is shown for the total County, the total unincorporated area, the unincorporated communities, and the remaining unincorporated area as reported in the 2010 Census and displayed in Table 3-29.

60.6% of Tulare County's population is of Hispanic origin.

The 2007 American Community Survey indicates the percentages of most races residing in Tulare County have remained fairly constant. However, those persons with Hispanic origin have grown from 50.8% in 2000 to 60.6% in 2012. Hispanic origin is an ethnic group, not a race; therefore persons of Hispanic origin are included as a portion of one or more of the races shown in Table 3-30.

The County maintains up-to-date records on race, ethnicity, gender, disability and age of community residents to compare with the demographic characteristics of applicants and actual beneficiaries. Residences assisted with County housing grants are distributed widely throughout unincorporated areas for HOME funds and in the target areas for CDBG and CalHOME programs.

Tulare County Housing Element

Table 3-29 Countywide Ethnicity 2008-2012

Geography	Total Population	Hispanic or Latino (of any race)	White	Black or African American	American Indian and Alaska Native	Total Asian	NHOPI*
California	37,253,956	14,013,719	21,453,934	2,299,072	362,801	4,861,007	144,386
Tulare County	442,179	268,065	265,618	7,196	6,993	15,176	509
Unincorporated Area	154,640	41,670	45,817	2,411	903	1,776	90
Incorporated Cities	287,539	162,947	175,699	5,933	4,116	11,281	347
Allensworth CDP	471	436	158	22	-	8	-
Alpaugh CDP	1,026	867	381	4	11	4	-
California Hot Springs CDP	37	3	34	-	-	1	-
Camp Nelson CDP	97	6	94	-	-	-	-
Cedar Slope CDP	-	-	-	-	-	-	-
Cutler CDP	5,000	4,829	2,421	50	53	64	1
Delft Colony CDP	454	428	213	13	-	-	-
Dinuba city	21,453	18,114	11,166	141	193	454	17
Ducor CDP	612	502	251	-	15	20	-
Earlimart CDP	8,537	7,805	3,193	67	45	536	-
East Orosi CDP	495	466	209	-	5	2	1
East Porterville CDP	6,767	4,930	3,660	65	153	102	58
East Tulare Villa CDP	778	428	491	9	6	10	-
El Rancho CDP	124	117	71	1	1	-	-
Exeter city	10,334	4,703	7,150	67	171	138	8
Farmersville city	10,588	8,876	5,295	60	213	72	5
Goshen CDP	3,006	2,482	1,186	76	90	11	1
Hartland CDP	30	-	27	3	-	-	-
Idlewild CDP	43	-	43	-	-	-	-
Ivanhoe CDP	4,495	3,752	2,002	19	80	29	1
Kennedy Meadows CDP	28	3	25	-	1	-	-
Lemon Cove CDP	308	76	261	-	5	3	2
Lindcove CDP	406	197	284	2	15	-	-
Lindsay city	11,768	10,056	6,480	85	128	267	4
Linnell Camp CDP	849	832	397	3	18	8	-
London CDP	1,869	1,737	761	6	46	-	-
McClenney Tract CDP	10	-	9	-	-	-	-
Matheny CDP	1,212	890	651	44	24	4	-
Monson CDP	188	147	121	1	5	4	-
Orosi CDP	8,770	7,606	3,861	65	57	803	1
Panorama Heights CDP	41	4	35	1	1	-	-
Patterson Tract CDP	1,752	1,133	999	-	33	73	-
Pierpoint CDP	52	1	51	-	-	-	-
Pine Flat CDP	166	11	158	-	3	3	-
Pixley CDP	3,310	2,675	1,473	90	28	16	-
Plainview CDP	945	865	358	8	20	2	-
Ponderosa CDP	16	4	13	-	-	-	-
Poplar-Cotton Center CDP	2,470	1,809	1,729	1	15	356	-
Porterville city	54,165	33,549	31,847	673	1,007	2,521	64
Posey CDP	10	3	6	-	3	-	-
Poso Park CDP	9	-	9	-	-	-	-
Richgrove CDP	2,882	2,705	1,068	20	38	140	7
Rodriguez Camp CDP	156	151	51	-	-	-	-
Sequoia Crest CDP	10	-	10	-	-	-	-
Seville CDP	480	458	200	-	5	-	-
Silver City CDP	-	-	-	-	-	-	-
Springville CDP	934	109	836	5	20	7	-
Strathmore CDP	2,819	2,238	1,490	12	41	7	1
Sugarloaf Mountain Park CDP	-	-	-	-	-	-	-
Sugarloaf Saw Mill CDP	18	4	14	-	-	-	-
Sugarloaf Village CDP	10	2	9	-	-	-	-
Sultana CDP	775	695	315	-	3	6	-
Terra Bella CDP	3,310	2,894	1,426	5	20	75	2
Teviston CDP	1,214	1,039	449	50	9	10	-
Three Rivers CDP	2,182	212	1,976	7	27	31	1
Tipton CDP	2,543	2,147	1,535	3	15	9	-
Tonyville CDP	316	286	178	-	-	12	-
Tooleville CDP	339	279	145	5	19	8	2
Traver CDP	713	551	302	1	22	6	2
Tulare city	59,278	34,062	36,347	2,328	694	1,276	80
Visalia city	124,442	57,262	80,203	2,627	1,730	6,768	164
Waukena CDP	108	45	86	-	3	-	-
West Goshen CDP	511	358	276	2	10	7	-
Wilsonia CDP	5	-	5	-	-	-	-
Woodlake city	7,279	6,381	3,691	37	108	52	9
Woodville CDP	1,740	1,545	1,345	1	31	6	-
Yetttem CDP	211	199	48	5	-	-	-

*Native Hawaiian or Other Pacific Islander

3. Housing Needs Assessment

The County does not discriminate on the basis of age, gender, race, color, ancestry, national origin, religion, marital status, familial status, physical disability (including HIV positive), mental disability, medical condition (including cancer), sexual orientation, or other arbitrary cause regarding resident grant program assistance. Equal opportunity and fair housing information will be displayed in County offices and informational housing brochures, public notices, and advertisements will be printed in both English and Spanish. Spanish is the most prevalent second language in Tulare County; according to the 2008-2012 American Communities Survey 5-Year Estimates, over 44% of individuals in the County reported Spanish as the primary language spoken in the home. This is an increase from 29% in the 2000 Census.

**Table 3-30
Race and Hispanic Origin 2000-2007-2012**

	2000	%	2007	%	2012	%
White	228,348	62.0%	316,142	76.0%	265,618	60.0%
Black or African American	7,231	2.0%	8,247	2.0%	7,196	1.6%
Native American	9,314	2.5%	7,480	1.8%	6,993	1.5%
Asian	14,551	4.0%	16,573	4.0%	15,176	3.4%
Pacific Islander	941	0.3%	638	0.2%	509	.1%
Other Race	125,199	34.0%	75,670	18.3%	128,263	29.0%
Hispanic or Latino	186,846	50.8%	231,403	55.9%	268,262	60.6%
County Total	368,021		413,933		442,179	

Source: 2000, 2010 U. S. Census and 2007-2011 American Community Survey.

Persons with Disabilities

Households comprised of one or more members who are mentally and physically disabled are given special consideration among the special needs population. Although disabled persons may have housing needs in common with others (i.e., they may be living in substandard or overcrowded housing units, or they may be included among senior citizens or minorities), they have unique housing needs, which are not shared by others. They need, but may not be able to afford, special facilities, apparatus or access routes necessary to function on their own, instead of being cared for by government agencies. Persons with chronic illnesses, mental health issues, cancer, AIDs or HIV sometimes cannot find affordable healthy housing and, in addition, face housing discrimination.

Individuals with physical disabilities have a greater chance of not finding housing units that can reasonably accommodate their needs for special facilities. Many residential units have doors that are too narrow for wheelchairs, lack structural bracing for handrails, or are designed as to preclude the installation of access ramps. Disabled individuals may find that electrical switches and outlets are inconveniently located, showers are too small, and counters are too high. Conversion of the conventionally designed housing unit to one that can accommodate the needs of the disabled is expensive. The County's Housing Rehabilitation Program offers deferred payment loans and grants to low income households to improve disabled access.

According to the 2008-2012 American Community Services (ACS), the disability status of the total civilian non-institutionalized population in Tulare County is 10.4%. Percentage of population with a disability by age category is as follows: under 5 years is 0.53%, 5 to 17 years is 4.2%, 18 to 64 is 9.4%, 65 years and over is 42.2%. This data is illustrated in (Table 3-31).

**Table 3-31
Disability Status Tulare County 2008-2012**

Age Category	Population	Population With a Disability	Percentage
Under 5	41,136	216	0.53%
Age 5-17	101,909	4,282	4.2%
Age 18-64	253,758	23,917	9.4%
Age 65 plus	40,711	17,163	42.2%
Total Population (Civilian Non-institutional)	437,514	45,578	10.4%

Source: 2008-2012 American Community Survey 5-year Estimates

Table 3-32 illustrates the types of disabilities reported in the 2008-2012 ACS for the entire County and therefore, represents expected conditions in the unincorporated area. In some cases, one individual may have multiple disabilities. Therefore, the total disabilities tallied may be higher than the actual population.

**Table 3-32
Disability Types of the Civilian Non-Institutionalized Population Tulare County
2008-2012**

Disability Type	Under 5	Age 5-17	Age 18-64	Over 65	Total
Total disabilities tallied	216	4,282	23,917	17,163	127,306
Sensory	227	1,450	9,480	9,215	12,425
Physical	0	612	12,130	11,799	27,631
Mental	0	2,892	8,994	4,629	16,662
Self-care	0	1,007	4,702	4,030	9,927
Independent living difficulty	n/a	n/a	8,709	7,455	28,188
Employment disability	n/a	n/a	n/a	n/a	32,473

Source: 2008-2012 American Community Survey 5-year Estimates

People with mental disabilities were once housed by the hundreds of thousands in State mental hospitals. But a "deinstitutionalization" movement began in the 1960s. Now people with mental illness leave acute or chronic care facilities without adequate provisions for their housing or support, and end up sliding into homeless shelters or the criminal justice system. The Tulare County Transitional Living Center opened in Visalia in 2003. It provides a three to six-month voluntary program with caregivers and classes on everyday skills.

Tulare County received a funding allocation for development of the Mental Health Services Act (MHSA) Housing Program in collaboration with the Housing Authority of Tulare County (HATC). The MHSA Housing Program was announced May 14, 2007 by the State Department of Mental Health to provide funding for the development of permanent supportive housing for individuals with serious mental illness and their families, as appropriate, who are homeless or at risk of homelessness and who otherwise meet the MHSA Housing Program target population description. The MHSA Housing Program aims for long-term benefits to clients, by reduced use of involuntary services, increased community-based / less restrictive settings which will increase housing stability and reduce costs compared to inappropriate incarceration or institutionalization. The immediate goal is to increase the number and opportunities of community-based facilities that support integrated service experiences for clients and their family members. The long-term goals are increased client independence and integration within the larger community. Counties do not have the discretion to redirect these funds to other MHSA components or programs.

3. Housing Needs Assessment

For more information on possible housing constraints facing persons with disabilities and the actions the County is taking to remove those potential barriers see the Housing for Persons with Disabilities section in Chapter 4 and Action Program 8 in Chapter 6.

Persons with Developmental Disabilities

The estimated number of persons with a developmental disability residing in a certain jurisdiction within the county is based on information provided by the Central Valley Resource Center. The County recognizes a person with a developmental disability as defined by the Department of Housing and Community Development (HCD):

*A “developmental disability” is defined as a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. This includes Mental Retardation, Cerebral Palsy, Epilepsy, and Autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.*⁴

The majority of Persons with Development Disabilities live within the incorporated cities of the County. Table 3-33 lists persons of disability by Age, whereas Table 3-34 lists them by residence type. Approximately 548 persons with disabilities reside within the unincorporated areas of Tulare County. This represents less than 0.01% of the population.

While there is limited data available on the housing needs of persons with disabilities in Tulare, data on the number of persons with disabilities and the types of these disabilities is useful in inferring housing needs. Table 3-33 shows information from the HCD for development disability by age group in the cities, and Tulare County, and California.

Persons with disabilities in Tulare County have different housing needs depending on the nature and severity of the disability. Physically-disabled persons generally require modifications to their housing units, such as wheelchair ramps, elevators or lifts, wide doorways, accessible cabinetry, and modified fixtures and appliances. If a disability prevents a person from operating a vehicle, then proximity to services and access to public transportation are particularly important. If a disability prevents an individual from working or limits income, then the cost of housing and the costs of modifications are likely to be even more challenging. Those with severe physical or mental disabilities may also require supportive housing, nursing facilities, or care facilities. In addition, many persons with disabilities rely solely on Social Security Income, which is insufficient for market-rate housing.

⁴ Department of Housing and Community Development, Memorandum, June 21, 2012, Persons with Developmental Disabilities, SB 812 (Ashburn), Chapter 507, Statutes of 2010

**Table 3-33
Disabilities by Age**

City/County	00-14 yrs	15-22 yrs	23-54 yrs	55-64 yrs	65+ yrs	Totals
Dinuba	119	39	57	2	2	219
Exeter	68	35	45	12	5	165
Farmersville	40	16	36	4	3	99
Lindsay	71	24	42	9	4	150
Porterville	336	190	653	191	107	1477
Tulare	311	125	222	41	22	721
Visalia	657	239	538	97	46	1577
Woodlake	27	21	19	1	0	68
Tulare County	1879	811	1766	373	195	5024
Unincorporated	250	122	154	16	6	548

Source: HCD 5th Housing Element Data Package 2015

**Table 3-34
Persons with Disabilities by Residence**

City/County	CCF	Foster/Family Hm	ICF	IL/SL	Own Hm	Other	Grand Total
Tulare County	612	90	210	362	3323	427	5024
Dinuba	6	4	0	12	195	2	219
Exeter	13	1	11	9	131	0	165
Farmersville	1	3	11	4	80	0	99
Lindsay	5	3	6	9	126	1	150
Porterville	282	12	89	97	593	404	1477
Tulare	76	16	40	48	539	2	721
Visalia	204	41	48	156	1116	12	1577
Woodlake	4	0	0	4	60	0	68
Unincorporated	21	10	5	23	483	6	548

Source: HCD 5th Housing Element Data Package 2015

CCF: Community Care Facility; ICF: Intermediate Care Facility; IS/SL: Independent Living/Supervised Living

Elderly

Of those paying more than they can afford for housing, the struggle of senior citizens (persons 65 years old and over), is particularly troublesome. Most are living on incomes that are “fixed”, i.e., social security, pensions or public assistance, and thereby find that housing takes an ever-increasing share of their budget. Senior citizens may also be faced with maintaining homes that are too large to meet their current needs, or which they cannot afford to repair and are unable to repair themselves. One advantage many senior citizens have is that they are more likely to own their homes, thus reducing their housing costs to include only insurance, property taxes, utilities and upkeep.

Table 3-35 identifies the household population for all households, all persons in households 65 years or older, and population totals for in family (occupied by at least two persons who are related to each other) and in non-family households. Table 3-36 identifies elderly households (ages 65 and over) in Tulare County and in the unincorporated area.

**Table 3-35
Household Population**

Household Population Family and Non-Family Households Population 65 Years and Over 2008-2012									
	Total Households			In Family Households			In Non-Family Households		
	65+ Households			65+ Households			65+ Households		
Jurisdiction	Total HH	HH	% of Total	Total HH	HH	% of Total	Total HH	HH	% of Total
Tulare County	129,996	24,292	18.6%	102,437	20,590	20.1%	27,559	4,134	15%
Unincorporated	39,936	9,739	24%	32,621	6,765	21%	7,315	2,974	41%

Source: 2008-2012 American Community Survey 5-Year Estimates (ACS)

**Table 3-36
Elderly Households**

**Elderly Households (65+)
Tulare County and Unincorporated Area, 2008-2012**

	Total Households	Elderly Households	% Elderly
Tulare County	129,996	24,292	18.6%
Unincorporated Area	39,936	8,397	21%

Source: 2008-2012 American Community Survey 5-Year Estimates (ACS)

Continuous Care Facilities

Of those nursing facilities that care for 20 or more persons, only one is presently within the unincorporated area (Porterville Urban Area). As senior citizens grow older, some will no longer be able to care for themselves. With the decline of the extended family and an increase of multi-earner households, the care that older citizens require is not readily available from the younger generations. Thus, with an increasing senior citizen population, the need for nursing homes, convalescent homes and continuous-care facilities becomes more pronounced.

The tenure of housing for the elderly has remained fairly constant (Table 3-37). Owner occupied housing accounts for more than 76% of elderly households. This indicates a need for programs that address issues concerning deferred maintenance and other hurdles facing those wishing to age in place.

**Table 3-37
Tenure of the Elderly 1990-2012**

Year	Owner Occupied		Renter Occupied		Total County		
	Households 65+	Percent	Households 65+	Percent	Households 65 +	Total	Percent
1990	17,089	76.4%	5,277	23.6%	22,366	97,726	22.9%
2000	17,796	78.5%	4,887	21.5%	22,683	110,385	20.5%
2007	16,923	77%	5,031	23%	21,954	121,457	18.1%
2012	18,486	76.1%	5,806	23.9%	24,292	129,996	18.6%

Source: 1990, 2000 U. S. Census, American Community Survey 2005-2007, 2008-2012 5-year Survey

Large Households

A large household is defined as one with five or more members. Large households often experience special housing problems because of their size and a small supply of large homes for sale or rent. These households are the most likely to live in overcrowded conditions and fall within the low-income tax bracket. Comparing the number of housing units with four or more bedrooms from the 2000 Census (12,638) within the County to the number of large households within the County in 2012 (32,921) indicates that there are more large households than housing units to adequately house them.

The unincorporated area has a higher percentage of large families than the County as a whole. In addition, families with large numbers of children are likely to experience discrimination when attempting to rent a house or apartment. Table 3-38 identifies the number of large households by tenure in the entire county and Table 3-39 compares large families to total families in the unincorporated area and the entire County.

**Table 3-38
Large Households by Tenure – Tulare County**

Large Households by Tenure – Tulare County			
Tulare County, 2012			
	Owner Occupied	Renter Occupied	Total
Number of Households - all sizes	76,129	53,867	129,996
5-person household	8,425	7,356	15,781
6-person household	4,436	4,174	8,610
7-or-more person household	4,478	4,052	8,530
Number of Large Households	17,339	15,582	32,921
Percent of Large Households	23%	29%	25%

Source: 2010 US Census Summary File 1

**Table 3-39
Large Households Tulare County**

Large Families Tulare County, 2012			
	Total Families	Large Families	Percentage Total Families
Tulare County	102,437	32,921	32.1%
Unincorporated Area	32,621	6,042	18.5%

Source: Source: 2008-2012 American Community Survey 5-Year Estimates (ACS)

Single Head Households

Table 3-40 and Chart 3-8 contain information regarding the number of single head of households in Tulare County. These households are likely to fall within the lower income groups and to experience discrimination in obtaining rental housing. Discrimination on the basis of sex or marital status in securing mortgages has largely been eliminated due to enactment of legislation that prohibits this practice. According to the data, which covers the period between 2007-2011, while single female head of households has remained fairly constant at 21% of all family households with their own children under 18 years old, single male head of households has increased to 11.91% of family households. This represents an increase of 471 single male head of households between 2007 and 2011, or a gain of 7.6%.

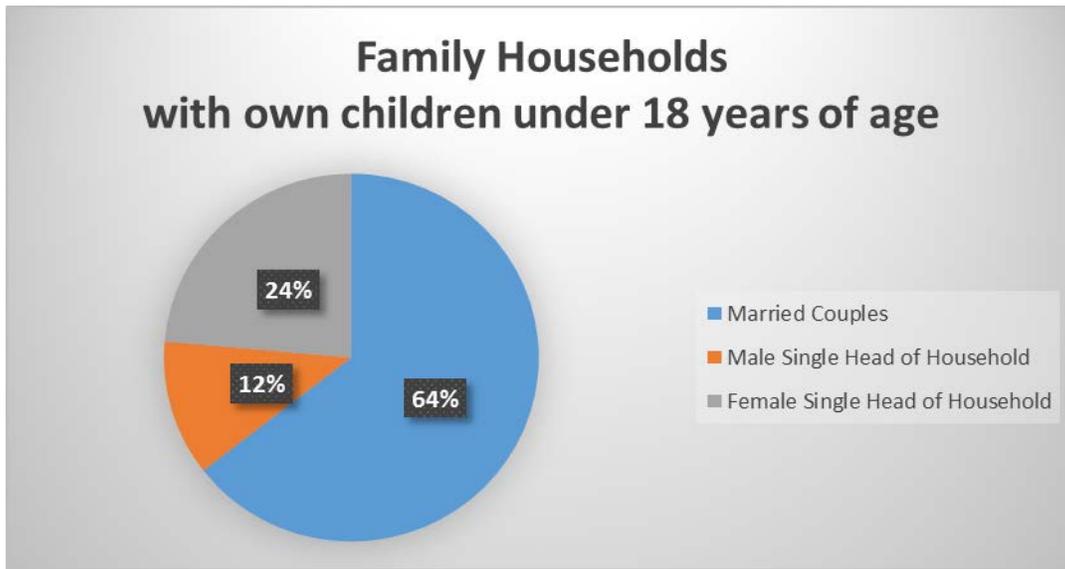
**Table 3-40
Single Head of Households
Tulare County, 2007-2011**

	2007	Percent	2011	Percent	Percent Change
Total Households	121,457		129,996		
Family Households with own children under 18 years	53,827	100%	55,638	100%	3.36%
Married Couples with own children under 18 years	36,291	70.9%	35,879	59.09%	-11.81%
Single Head of Household MALE with own children under 18 years	6,159	8.1%	6,630	11.91%	3.81%
Single Head of Household FEMALE with own children under 18 years	11,377	21%	13,129	23.59%	6.4%

Source: 2010-2012 American Community Survey 3-year Estimates.

The 2010 Census reported that the Tulare County population for whom poverty status was determined totals 444,000. Persons living in poverty total 111,111 or 25% of the total population. Of the 81,565 persons living in a single head female household, 44% live below the poverty level. Approximately 25% of all households in Tulare County live in poverty.

**Chart 3-8
Family Households**



Regarding tenure, single head of households are more likely to rent than own their own homes. Of the 42,472 renter-occupied housing units in the County, 56% are single heads of household and 34% are female heads of household. Of the 67,913 owner-occupied units, 33% are single heads of household and 21% are female heads of household.

Resources are limited to address the housing needs of those living in poverty, but these resources are detailed in Chapter 5 of this Housing Element, regarding Existing Housing Programs and Funding Sources. The Community Development Block Grant Program ranked housing-related applications in past decades higher for target areas with high special populations such as female head of households or seniors, but has simplified the review process by focusing on poverty index, targeted income group benefit, need for the activity, prior performance, capacity, readiness, leverage, national and state objectives. The County has provided housing rehabilitation assistance to many female head of households homeowner-occupants in the past, but the County does not specifically target that population as being more needy than those with physical disabilities, families, farmworkers, seniors or other special populations.

**Table 3-41
Heads of Households Living in Poverty 2008-2012**

	Total	Living In Poverty	Percentage Living In Poverty
Total Population	435,395	98,116	24.6%
Married-couple families	275,058	49,785	18.1%
Female householder, no husband present	81,565	35,644	43.7%
Male householder, no wife present*	n/a	n/a	n/a
In other living arrangements	36,550	9,978	27.3%

Source: 2008-2012 American Community Survey 5-Year Estimates (ACS)

* Male householder information is counted into the "In other living arrangements" data and could not be viewed as a single data set. The 2000 census data reported that 35% of the "Male Householder, no wife present" was recorded as living in poverty.

Teenage Pregnancy and Teen Mothers

The housing need of teen mothers is significant in Tulare County. Many are not able to remain at home with their parents, either because of overcrowding, abuse and neglect or financial difficulties. They may not have resources available to meet their basic needs. Support from families and friends may be limited and often financial support from fathers, including court ordered child support, goes unpaid. They encounter all of the demands of parenting and being a teen. As a result, these individuals are often faced with the additional need for stable housing. Without other support, these teenage mothers are likely to experience homelessness, spend time in foster care, or rely on welfare for assistance. Alternate housing such as group homes.

According to the California Department of Public Health (CDPH), Tulare County had a teen birth rate of 53.7 per 1,000 teenage female teens aged 15 to 19 between 2010 and 2012. This ranked Tulare County as having highest teen birth rate in California. Historically, Tulare County has been ranked either No. 1 or No. 2 for counties with the highest teen birth rate in California. The birth rate has improved from 1997 when the birth rate was 84 per 1,000 ages 15 to 19. In 2000, CDPH reported the rate to be 63.5 per 100. This gradual decrease over time has resulted in a -36.07% drop in the 15-19 age teen birth rate in Tulare County. While any improvement is beneficial, teenage pregnancy remains a major problem in Tulare County. It is assumed that most of this special needs group is also challenged with a very-low income.

Large numbers of teenage parents and their children are poor. They have limited academic skills including backgrounds with few role models or opportunities for improving their livelihoods. In 2010, Latinos accounted for nearly 38.9% of births to teens between the ages of 15 and 18. The 38.9% represents a significant drop from 77.3% in 2000⁵. Many of these adolescents are children of migrant farmworkers who, because of a lack of health insurance, low socioeconomic status and limited resources, cannot access proper health care resources, per The California Wellness Foundation (TCWF).

In an effort aimed at reducing teenage pregnancy, the Tulare County Health and Human Services Agency administers the TeenSMART Outreach Program that provides information, education and outreach to Tulare County teens. Also, Family Health Care Network incorporated teen pregnancy prevention into its community health education program for Latino migrant farmworkers in Tulare County, with a \$100,000 grant from TCWF on or about 2000. Other community based organizations concerned with teen pregnancy in Tulare County are California Department of Health Services, Kaweah Delta Hospital, Proteus Inc., Tulare County Office Education, C-SET, Adolescent Family Life Program, Maternal Child Life Health and Adolescent Program, and The Parenting Network.

⁵ 2000, 2006, 2012, Birth Statistical Master File, California Department of Public Health, Center for Health Statistics and Informatics.

Veterans

The Tulare County Veterans Service Office is located in Tulare. This Office assists Veterans and their families with paperwork for benefits.

The California Department of Veterans Affairs offers the following housing assistance:

- CalVet Home Loans
- CalVet Homeless Veteran Outreach Support Program
- CalVet Veteran Homes
- Affordable Housing
- CalVet REN Communities
- Financial Assistance
- Homeless Courts
- Homeless Veterans Outreach and Support
- Housing Resources
- Stand Downs

Additional information is available at: <https://www.calvet.ca.gov/>.

The National Veterans Crisis line is another resource for Veterans assistance. “The Veterans Crisis Line connects Veterans in crisis and their families and friends with qualified, caring Department of Veterans Affairs responders through a confidential toll-free hotline, online chat, or text. Veterans and their loved ones can call 1-800-273-8255 and Press 1, chat online, or send a text message to 838255 to receive confidential support 24 hours a day, 7 days a week, 365 days a year. Support for deaf and hard of hearing individuals is also available.”⁶

Displaced Households

Households that are forced to relocate due to public domain activities (high speed rail, street widening or construction of new street, code enforcement programs and flood control projects) are placed in circumstances that are unique because they were forced through actions taken by a local government to look for other accommodations. If these displaced residents or households are extremely low to moderate-income households, they may experience great difficulty in locating suitable, affordable replacement housing. Fair prices from government for property of displaced homeowners are no guarantee that they will be able to purchase suitable, affordable housing elsewhere. Renters who are displaced may also not be able to find suitable, affordable housing elsewhere.

Foreclosures

Foreclosures are also displacing households due to the economic crisis and the bursting of the real estate bubble that started in the late 2000’s. When a house is foreclosed, the owner is forced to relocate at a point in time of limited financial resources; it is difficult to secure adequate housing while in the midst of a personal financial crisis.

It is not only the owners who are affected by foreclosures; renters are forced to relocate when a landlord’s property is foreclosed. When a landlord has a property foreclosed, any tenant living in the housing unit will be forced to relocate, often with limited notice. This is a relatively new and growing concern facing renters throughout Tulare County.

California ranked first in the nation in 2009 with 632,573 foreclosed filings reported, an increase of 21% from in 2008 and 153.52% from 2007. More than 4.75% of California’s housing units received at least

⁶ <http://www.veteranscrisisline.net/>

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one foreclosure filing during the year, an increase from 3.97% in 2008 and 1.92 in 2008⁷. It is important to note foreclosures in Tulare County have decreased dramatically since 2009.

Homeless

According to the Stewart B. McKinney Act (1994), a homeless person is an individual who (1) lacks a fixed, regular, and adequate nighttime residence and (2) has a primary nighttime residence that is (a) a supervised, publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill), (b) an institution that provides a temporary residence for individuals intended to be institutionalized, or (c) a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings. It does not include individuals imprisoned or otherwise detained pursuant to an Act of Congress or a state law. A person living in substandard housing or with relatives is also not considered to be homeless.

Homelessness is more than being without a home; it represents the most extreme breakdown of our housing and social service system. The homeless can be broadly classified as those who have suffered a crisis of poverty or those afflicted with chronic disabilities. As a result of abject poverty and emotional, physical, and family difficulties, the homeless generally have low self-esteem, feel little sense of accountability, and suffer from hopelessness. Homelessness means that an individual is separated from the community and its family, social, and institutional networks.

Information on the homeless population in Tulare County is provided by the Kings/Tulare Continuum of Care on Homelessness. The annual report is entitled *Point in Time: A Snapshot to Understanding Homelessness in Kings and Tulare County*.

The Kings/Tulare Continuum of Care on Homelessness has conducted a Point in Time Homeless Census and Survey each January since 2003 in order to compete for federal funding. Their homeless count for the entire County was 793 in 2003 which decreased to 518 in 2014. The Point in Time survey represents data from the homeless living in residential programs and from street canvassing of "hot spots" where the homeless have been known to congregate (i.e. behind shopping centers, in parks, by rivers, etc.). Highlights from the 2014 Point in Time report are listed in Table 3-42.

⁷ RealtyTrac®, January 14, 2009

**Table 3-42
Point in Time Homeless Survey – Tulare County, 2014**

	Adults	Children	Percentage Males	Veterans	Convicted of a Felony	Domestic Violence Victim	With Disability*	Household with children
Total County	518	79	58%	24	209	157	334	46
Cities								
Dinuba	10	4	31%	1	1	0	3	3
Porterville	102	39	53%	4	50	62	75	20
Tulare City	73	11	49%	5	39	32	45	6
Visalia	317	24	64%	13	113	62	203	16
Woodlake	5	1	60%	0	2	1	3	1
City Total	507	79		23	205	157	329	46
Unincorporated Communities								
Earlimart	3	0	100%	0	2	0	2	0
Farmersville	3	0	100%	0	1	0	1	0
Goshen	1	0	0	0	0	0	0	0
Ivanhoe	2	0	100%	0	1	0	2	0
Pixley	1	0	100%	1	0	0	0	0
Unincorporated Total	11	0		1	4	0	5	0

Source: Kings/Tulare Continuum of Care Point in Time Homeless Survey, 2014

The report included five unincorporated communities in the County. Surveys have not been collected in each city and/or unincorporated area due to lack of volunteers and/or lack of support from the local jurisdiction. Other highlights of the 2014 Point in Time survey follow:

- The surveys completed in Tulare County represented 518 adults and 79 children
- 21% of the respondents were over the age of 40
- 58% were male
- 45% were Hispanic, 86% were White, 5% Black, 1% Asian/Pacific, and 5% Native American
- 70% reported their primary language as English, 5% Spanish, 25% was other or unknown
- 25% completed high school and less than 1% attended some college
- 41% have been homeless less than 1 year
- 35% were chronically homeless
- 3% are employed
- 5% are Veterans
- 41% have been convicted of a felony
- 27% are domestic violence victims
- 44% live on the street, 32% in transitional housing, 24% currently reside at an emergency shelter
- 76% previously resided in Tulare County

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- 57% reported disabilities, with 49% of those having physical disabilities, 47% having mental disabilities, 51% having substance abuse problems, and 3% with HIV/AIDS
- 85% indicated that they need housing assistance, with 42% needing food and meals assistance
- 19% need dental care, 31% need health services, 9% need vision care, and 24% need mental health services
- 19% need transportation, 28% need job training, 12% need education, 12% need legal services, and 4% need child care
- 25% indicated the reason for their homelessness was unemployment, 14% alcohol or other drug, 13% argument with family/friends, 12% mental health, 6% domestic violence, 4% discharged from prison, 4% divorce/separation, 2% physical disabilities, 1% lost benefits, and 4% other
- 8% reported the reason for their homelessness was no affordable housing, 4% eviction, 1% substandard housing and 1% mortgage foreclosure

A comparison of 2009 and 2014 survey results showed:

- The number of respondents citing “no affordable housing” as a reason for homelessness decreased 13% from 2009 to 2013.
- Overall, the number of people experiencing homelessness increased by 39.9% from 2009 to 2014, and the number of homeless children decreased by 44%.
- The chronically homeless population, which are those identified as having at least one disabling condition and having been homeless for one year or more or having been homeless four or more times in the past three years, increased by 13%. This statistic is extremely challenging to capture.
- Of the collected surveys, 24% were sheltered at either an emergency or transitional facility, while the remaining 44% spent the previous evening on the street or places not meant for human habitation.

In the 1950s and 1960s, the majority of homeless persons were typical “skid row” residents, i.e., male, and addicted to alcohol or drugs. Beginning in the early 1970s and accelerating by the end of the decade, the homeless population began to diversify. As noted above, the homeless population represents a broad cross-section of the American society—the young and old, single people and families, the mentally and physically disabled), the able-bodied, battered women, women and children fleeing abuse, runaways and homeless youth, youth leaving foster care, recovering substance abusers, and ex-offenders.

Besides being diverse demographically, the homeless population varies significantly by the length of their homelessness. Some are “situation” homeless as the temporary result of an acute life crisis. Others are “episodic,” with varying periods of time being domiciled and homeless. A third category is the “chronically homeless”. The U.S. Department of Housing and Urban Development adopted the Federal definition of a chronically homeless person as “either (1) an unaccompanied homeless individual with a disabling condition who has been continuously homeless for a year or more, or (2) an unaccompanied individual with a disabling condition who has had at least four episodes of homelessness in the past three years.” The Chronically Homeless (CH) are generally the hardest population to serve and they consume a large amount of resources.

According to the Emergency Food and Shelter National Board Program (EFSP) spending summary for Tulare County (on www.efsp.unitedway.org), the total amount spent on mass shelter and other shelter for Tulare County between 2001 and 2012 was \$1,292,003.82 for 5,678 bed nights in a facility with five

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or more beds, motels and other alternative shelters. It should be noted that some of the distinctions regarding the homeless population might be arbitrary since an unknown %age of the homeless may fit into one or more categories. Further, some homeless persons do not receive assistance from any homeless facilities or service providers. While it is important to know the quantified need for emergency shelter for the homeless, it is also important to recognize that the need is growing during the worldwide financial crisis.

Facilities and Programs for the Homeless

An effective homeless continuum includes resources to serve several sub-populations. There are multiple faith-based programs in Tulare County that offer a variety of services, starting with the basic soup kitchen and day shelter. Currently there are approximately 205 emergency shelter beds and 358 transitional housing beds in the entire County, mostly located in cities, but not in the unincorporated area.

The following is a sampling of emergency and transitional shelter services currently available in Tulare County. The list is not complete and was compiled through research in the United Way's 2005 Community Resource Directory, Continuum of Care, newspaper articles and on the internet.

Transitional Age Youth (TAY) Transitional Housing Program

The TAY Housing Program was implemented in June 2006 through Tulare County's Mental Health Services Act (MHSA) Plan. TAY offers 10 Full Service Partnership consumers with a transitional and supportive housing environment on a site located in the City of Visalia. The site has five single two-bedroom apartments and a sixth unit with a group therapy room and computers for resident usage.

Battered Women's Shelter

Family Services is a private non-profit organization founded in 1982 with the mission to help children, adults, and families throughout Tulare County heal from violence and thrive in healthy relationships. Over 3000 individuals attend a class, or receive counseling, shelter or other services each year. While main offices are in Visalia, Family Services also provides services in Tulare, Farmersville, Woodlake, Lindsay, Cutler-Orosi and other communities. They work in partnership with United Way of Tulare County and First Five Tulare County. The agency competes for grants of public funds from such sources as the Federal Victims of Crime Act, The Federal Violence Against Women Act, The State of California Battered Women's Protection Act, the National Center for Injury Prevention and Control, Family Violence Prevention and Support Program, Child Abuse Prevention, Intervention and Treatment Act. Funding also comes from Marriage License fees and donations. This agency has 28 beds and provides an estimated 5,500 bed nights per year for women and children only. It is estimated that these bed nights are provided for 375-400 individuals in a given year.

Visalia Rescue Mission

This privately funded, non-profit organization's Men's Facility Residential Program can accommodate 36 men. The Overnight Men's Shelter can house 60 men. The Women's Residential Program, The House of Hope, can accommodate 12 single women. The Shelter of Hope can house up to 26 women and children. In addition, one apartment, The Alpha House, is designated as transitional housing and can accommodate seven men, who have completed a six-month substance abuse counseling program and are either going to school and working part time, or working full time or have some type of income such as SSI or Social Security benefits. The Visalia Rescue Mission provided a total of 36,466 bed nights and 168,359 meals in 2008, up from 9,540 bed nights and 32,212 meals in 2004. Graduates of the counseling program have ranged between 14 in 2004 and 45 in 2007, per Rescue Mission newsletters. The shelter also serves as a warming center during the winter months.

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Open Gate Ministries

This organization in Dinuba offers food and shelter for families, mothers with children and men for up to 34 guests. Open Gate provided 3,514 overnight stays and 5,656 meals in 2009. Family units and handicap accessible units are available and bilingual counseling is provided to encourage self-sufficiency.

Catholic Charities

Catholic Charities has a shelter located in north Visalia. The “Good News Inn” will house up to 38 people, or five to eight families. Their kitchen normally serves 200 meals/day and 500 meals/day during the colder months. The shelter also serves as a winter warming center. Catholic Charities provides rental assistance and motel vouchers when funds are available.

Turning Point

Turning Point of Central California, Inc in Visalia has 35 beds for single men and parolees, and offers mental health services and treatment for adolescents and others recovering from drug and alcohol addictions.

Tulare County Transitional Living Center

The transitional mental health facility provides a variety of housing options for the mentally ill including patients coming out of Institutions of Mental Disease (IMDs), individuals requiring a Board and Care Facility, the temporarily homeless, and individuals requiring a period of extensive evaluation. Intensive case management services and structured but individualized programming are provided by the Tulare County of Health and Human Services Agency.

The facility consists of a large 11-bedroom house, nine one-bedroom apartments with a laundry room, a large community building and a garage all on a 1.7-acre site. All bedrooms are double occupancy stretching the total capacity to 40 occupants.

Clark Court

The 12, two bedrooms units are designed to function as a half-way house for mentally ill tenants preparing to move into an open market situation. The units are completely furnished, and single individuals are paired with a roommate to share each unit.

Victory Outreach

Victory Outreach in Visalia and Porterville has group homes with approximately 76 beds offering a variety of treatment programs.

Central California Family Crisis Center

Central California Family Crisis Center in Porterville provides emergency and transitional shelter to homeless and battered women and children. Supportive services include case management, legal advocacy and transportation. Numbers not found.

Day Brooks Men’s Shelter

Day Brooks Men’ Shelter in Porterville – Service types and numbers not found.

Light House Rescue Mission

Light House Rescue Mission in Tulare provides shelter for homeless women and children. Numbers not found.

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The Bridge

Tulare County has one of the few rural area projects to coordinate delivery of health care and social services through “The Bridge”, the Tulare Countywide Frequent Users of Health Services Program. The Program is funded by The California Endowment and the California HealthCare Foundation with support from the Corporation for Supportive Housing. Collaborative partners include Kaweah Delta Hospital, Tulare District Hospital, Sierra-View District Hospital, Family Health Care Network, Kings/Tulare Continuum of Care, The Good News Center, Tulare County Hispanic Commission, Kings View Substance Abuse Program, Tulare County Health & Human Services Agency, Blue Cross of California, Partners for Youth Vision Drop In Center, Tulare Community Health Clinic and the Tulare County Office of Education. The Bridge’s outreach workers link clients with primary and specialty care, mental health services, drug and alcohol treatment, continuous health coverage, financial benefits and housing.

Visalia Emergency Aid Council

Visalia Emergency Aid services include rental assistance, a food bank, clothing donations and low cost transportation. This agency provides emergency shelter for homeless persons in motel rooms for one to three (1-3) nights, depending on the severity of the case.

Partners for Youth Vision

Youth Vision in Visalia has the first drop-in center for homeless youth developed in Tulare County. The program provides support services that include counseling, vocational assessment, job placement and a safe haven for youth released from Foster Care services or family because of age or circumstance.

Tulare Works

Tulare Works, operated by County of Tulare’s Health and Human Service Agency has locations in Visalia, Tulare, Porterville, Lindsay and Dinuba. It provides recipients of public assistance (AFDC and TANIF) with one time assistance of rent money or 16 days of temporary shelter.

Tulare Emergency Aid Council

Tulare Emergency Aid Council provides emergency services including shelter, food, medical prescription, gasoline and referrals.

Community Services and Employment Training

Community Services and Employment Training (CSET) offers rental assistance when funds are available, through their offices in the unincorporated communities of Earlimart, Goshen, Pixley and Orosi, as well as in the cities.

Proteus, Inc.

Proteus, Inc. is a non-profit, community-based organization specializing in employment, training, education, and community service. Proteus receives CDBG and Department of Labor funding for rent subsidies based on need. This is a onetime option for people that need temporary assistance.

Tulare County Department of Mental Health

The Department of Mental Health offers One-Stop Centers and Mobile Units to meet the goals and objectives of the Mental Health Services Act, including cultural competency.

To conclude, rates of homelessness in many rural counties often exceed that of urban and suburban counties. Most individuals and families experiencing homelessness in rural areas may be “invisible” and either go without basic needs or migrate to small cities and urban centers for assistance. Congress has established homeless assistance programs within the U.S. Department of Housing and Urban

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Development, but those programs poorly serve rural communities, according to the National Coalition for the Homeless (NCH). The collaborative planning and application development process currently used by HUD to solicit applications and award homeless assistance funds are difficult for rural regions to execute. . NCH reported that HUD currently emphasizes permanent housing, overlooks front-end emergency and support services that are still desperately needed in rural areas. NCH recommends a Rural Homeless Assistance Act as a public policy.

Community Needs

The Kings/Tulare Continuum of Care on Homelessness (KTCOC) is a non-profit organization consisting of a consortium of partners that includes homeless service providers, advocacy groups, government agencies and homeless individuals who are working together to address the housing and support needs of the homeless population. According to KTCOC, there is a strong need for Permanent Supportive Housing (PSH) in Tulare County, since currently there are no such units. The City of Tulare has the first PSH program in Tulare County that will target chronic homelessness. The program is funded through the HUD Shelter Plus Care program.

Tulare County also needs additional family shelters that would accept adult couples who do not have children. Only one such shelter exists in Tulare County - Open Gate Ministries in Dinuba. This is a difficult model to implement, but has been noted as a main reason why couples will not go into shelters that separate men and women. In addition, the County would benefit from funds to rehabilitate facilities for housing and training facilities for the homeless. An example is the old vacant Good Shepherd residential facility in the unincorporated community Terra Bella.

The County supports efforts of the Continuum of Care, which is exploring potential solutions for housing the homeless and creating a "10-Year Plan to End Homelessness," which is required by HUD. The County's Community Development and Redevelopment Division submitted an application in August 2009 to HCD for a Planning and Technical Assistance Grant to partner with KTCOC and fulfill the requirement. The cities of Visalia, Tulare and Porterville have pledged funds to complete the Plan. The goals of the Plan include:

1. Develop a strategy for addressing gaps in existing housing and services for homeless individuals.
2. Create a comprehensive strategy developed through feedback from all jurisdictions, non-profit service and housing providers, clients, and other relevant stakeholders in the community.
3. Educate the community and stakeholders about the 10-year plan, to ensure successful implementation and progress toward reducing the number of homeless individuals and families in Kings/Tulare Counties.
4. Demonstrate to HUD that the Kings/Tulare region has collaborated to develop and implement the plan, therefore making our region more competitive for funding and more efficient at addressing homeless issues.

Zoning for Emergency Shelters, Transitional and Supportive Housing

In October 2007, Senate Bill 2 (SB2) was signed into law effective January 1, 2008. This bill changed the requirements for emergency shelters, transitional housing, and supportive housing types. Pursuant to this new legislation, all jurisdictions must permit permanent emergency shelters in at least one zone without discretionary review. Further, the County must demonstrate some capacity for a new shelter in this zone.

Additionally, transitional and supportive housing types must be considered residential uses and be subject only to the restrictions that apply to other residential uses of the same type in the same zone. Both "transitional" and "supportive" housing must be explicitly defined as they are in the California

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Health and Safety Code Sections 50675.2 and 50675.14, respectively. Transitional housing may take many forms, including group housing or multi-family units, and may provide supportive services for its recipients but with a limited stay of up to six months. Supportive housing is more permanent in nature, is linked to either on-site or off-site services, and is occupied by a target population as defined by Health and Safety Code 53260 such as persons with AIDS, low-income persons with mental disabilities, persons recovering from substance abuse, or persons with chronic illnesses.

The County does allow, in accordance with State law, the development of group housing for up to six (6) persons, by right. And, under Section 8 of the Tulare County Zoning Ordinance, group houses (two or more separate buildings each containing one or more dwelling units) up to four total dwelling units are an allowed use in the R-3, C-1, C-2 Zones. If project has more than four dwelling units, it would be subject to site plan review. Each dwelling unit can be occupied by one family or a group of not more than six (6) persons who are not related by blood (Action Plan 3 includes the amending of the definition of family in the Zoning Ordinance). Therefore, group housing for a maximum of 24 persons is allowed “by right” in the R-3, C-1, and C-2 Zones throughout the unincorporated area of the County of Tulare. However, most group housing is located within the cities where medical facilities are more readily available.

To comply with SB2, the County amended the Zoning Ordinance on June 30, 2015 in the following ways:

- Added transitional housing and supportive housing within the definition section, and list as permitted uses within residential zone districts subject only to those restrictions that apply to other residential uses of the same type in the same zone.
- Added emergency shelters within the definition section, and list as a permitted use without a special use permit or other discretionary action and only subject to the same development standards that apply to other allowed uses within the “M-1” (Light Manufacturing) Zone.
- Developed written, objective standards for emergency shelters to regulate the following, as permitted under SB2: the maximum number of beds/persons permitted to be served nightly; off-street parking based on demonstrated need, but not to exceed parking requirements for other residential or commercial uses in the same zone; the size/location of exterior and interior waiting and client intake areas; the provision of onsite management; the proximity of other emergency shelters, provided that 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.

The “M-1” Zone was selected as an appropriate zone to allow Emergency Shelters because of a sufficient amount of vacant and/or underutilized land contained in that zone designation located within the larger unincorporated communities where need for emergency shelters is potentially greater than the smaller rural communities. The communities of Goshen, Pixley, Earlimart, Tipton, Ducor, Cutler-Orosi, Terra Bella, Richgrove, East Porterville and Strathmore all contain vacant and/or underutilized “M-1” Zoned land sufficient to allow development of emergency shelters. In addition, the “M-1” Zone is intended for establishments engaged in the manufacturing, assembling, packaging, treatment and processing of products other than those which may be obnoxious or offensive by reason of emission of odor, dust, smoke, gas, noise or other similar causes. Allowed uses from the “C-3” Service Commercial Zone are also allowed in the “M-1” Zone. Typical types of allowed uses include: business, professional and trade schools; bus depots and transit stations; warehouses; laboratories; food processing, packing, canning and storage; manufacturing of electrical supplies. A full list of allowable uses can be found in the Section 12.5 and Section 13 of the Tulare County Zoning Ordinance.

To comply with SB 2, the County has implemented Action Program 12 in Chapter 6 which amended the Zoning Ordinance as mentioned above.

Farmworker Housing

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal workers, often supplied by a labor contractor. For some crops, farms may hire migrant workers, defined as those whose travel prevents them from returning to their primary residence every evening.

Tulare County, located in the rich San Joaquin Valley of California's agricultural heartland, currently ranks second in the nation in agricultural productivity. In 2014, the County's crops were valued at \$8.1 billion⁸. Of the 120 crops grown, 45 commodities are valued at over \$1 million. The agricultural industry continues to be a dominant employer in Tulare County. In 2014, agriculture provided over 27,000 jobs or 17% of Tulare County's job base. The 2010 Census breaks out agriculture employment by Census Designated Place (CDP) as shown in Table 3-43.

County Farmworker Data Figures

Estimating the size of the agricultural labor force is problematic as farmworkers are historically undercounted by the Census and other data sources. For instance, the government agencies that track farm labor do not consistently define farm labor (e.g., field laborers versus workers in processing plants), length of employment (e.g., permanent or seasonal), or place of work (e.g., the location of the business or field). Additionally, it is difficult to define "seasonal labor" for individuals employed year-round by a farm labor contractor engaged by numerous agricultural employers.

Farmworkers are typically categorized into three groups: (1) permanent, (2) seasonal and, (3) migrant. Permanent farmworkers are typically employed year-round by the same employer. A seasonal farmworker works on the average less than 150 days per year and earns at least half his/her earned income from farm labor. Migrant farmworkers are seasonal farmworkers who have to travel to various work sites, so that he/she is unable to return to his/her permanent residence within the same day.

Currently there are 25,244 permanent, seasonal and migrant farmworkers working on 2,980 farms located throughout Tulare County. The majority of the farming operations (51%) employ less than 10 employees – accounting for 23% of the farmworker population. Large farm operators account for only 28% of the farms in Tulare County but employ more than 77% of all farmworkers (Table 3-44).

Based on data released by the National Agricultural Statistics Service (NASS), a division of the United States Department of Agriculture (USDA), the numbers of farms and farmworkers in Tulare County has increased during the last five years (Table 3-45). Since 2002, the number of farms has decreased by 0.39% while the total acreage harvested has increased by 9%. This is due, in part, to the consolidation of ownership of the many locally run, family and mid-size farms to larger, corporate owned farms. The number of employed farmworkers has decreased by 40% over the same period of time. Only a small portion of this reduction can be attributed to the decreased acreage in agricultural production. However, while the overall harvested acreage increased by 9%, the reduction in labor intense vegetable crops declined 27%. In addition, it can be surmised that the economies of scale presented by larger farming operations, technological advances in agriculture and the shift toward using farm labor contractors throughout the industry have reduced the number of farmworkers in Tulare County.

⁸ 2014 Tulare County Annual Crop and Livestock Report.

**Table 3-43
Agricultural Employment – Tulare County 2010**

Jurisdiction	Agriculture Employment	Percent in Agriculture	Total Employment
Alpaugh CDP	75	34%	221
Cutler CDP	461	32%	1,441
Dinuba City	1,605	19%	8,447
Ducor CDP	59	32%	184
Earlimart CDP	1,174	50%	2,348
East Orosi CDP	7	7%	100
East Porterville CDP	779	36%	2,164
Exeter City	409	10%	4,090
Farmersville City	454	13%	3,492
Goshen CDP	178	14%	1,271
Ivanhoe CDP	345	18%	1,917
Lemon Cove CDP	0.001	0%	1
Lindsay City	1,062	26%	4,085
London CDP	372	58%	641
Orosi CDP	1,522	49%	3,106
Pixley CDP	443	50%	886
Poplar-Cotton Center CDP	271	34%	797
Porterville City	2,664	13%	20,492
Richgrove CDP	532	54%	985
Springville CDP	8	3%	267
Strathmore CDP	686	57%	1,204
Terra Bella CDP	648	55%	1,178
Three Rivers CDP	16	2%	800
Tipton CDP	319	42%	760
Traver CDP	266	58%	459
Tulare City	2,439	11%	22,173
Visalia City	2,612	5%	52,240
Woodlake City	651	24%	2,713

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Woodville CDP	571	65%	878
Balance Unincorporated	6,664	26%	25,631
Total Unincorporated	12,566	15%	83,773
Total Incorporated Cities	7,946	9%	88,289
County Total	27,176	15%	181,173

Source: 2010 U. S. Census

While the data indicates 25,244 farmworkers work in Tulare County, it is estimated that another 19,982 non-farmworker individuals live in farmworker households. While most migrant workers are single males, many of whom are married and migrate alone to support their families who live at home, a small Percentage of migrant families include more than one employed member, traveling together. The numbers of farmworkers in the County is fairly balanced between permanent (12,549 farmworkers) and seasonal (12,429 farmworkers). The similar numbers of permanent and seasonal farmworkers might seem out of the ordinary since trends usually indicate larger numbers of seasonal workers. This can be explained, in part, by the large number of year-round dairy operations and citrus growing areas where employment exists for about ten months a year for some workers. While County figures are not available, statewide estimates indicate that 60-70% of the non-farmworker population in both seasonal and migrant farmworker households is between the ages of 1-13 years. This indicates a need not only for seasonal farmworker housing but also single-family and multifamily units that are affordable and located within close proximity to work-sites.

**Table 3-44
Farmworkers
Permanent & Seasonal – 2012**

	Farmworkers	Farms
Farm Operations with less than 10 Employees		
Permanent	3,055	
Seasonal (e.g., less than 150 days)	2,862	
Total	5,917	1,528
Farm Operations with 10 or more Employees		
Permanent	8,690	
Seasonal (e.g., less than 150 days)	10,640	
Total	19,330	1,452
All Farm Operations		
Total	25,244	2,980

Source: USDA 2012 Census of Farmworkers, USDA

**Table 3-45
Trends in Farming Operations 2002-2013**

	2002	2007	2013
Farm Operations (less than 10 employees)	2,056	1,520	1,528
Farm Operations (10 or more employees)	934	585	1,452
Total Farm Operations	2,990	2,103	2,980
Farmworkers (less than 10 employees)	5,726	4,546	5,917
Farmworkers (10 or more employees)	36,464	20,432	19,330
Total Farmworkers	42,190	24,978	25,244
Field Crops (harvested acreage)	1,251,358	1,249,844	1,344,790
Vegetable Crops (harvested acreage)	6,385	4,995	4,661
Fruit and Nut Crops (harvested acreage)	310,454	288,456	360,974
Total Harvested Acreage	1,568,197	1,543,295	1,710,425
Permanent Planted Acreage (citrus, deciduous & grapes)	321,512	319,465	375,727

Source: USDA 2012 Census of Farmworkers, USDA and the 2002, 2007, and 2013 Tulare County Annual Crop and Livestock Reports, Tulare County Agricultural Commissioner/Sealer

Identification of Needs

Farmworkers are generally considered to have special housing needs because of their limited income and often unstable nature of their employment (i.e., having to move throughout the year from one harvest to the next). While no local surveys are available which document the specific housing needs of farm labor in Tulare County The data in the following Table 3-46 indicates that there are 2,869 housing units available for approximately 25,000 farmworkers.

**Table 3-46
Identified Farmworker Housing Needs**

Total Permanent Farmworkers	Current Inventory Available Units	Total Seasonal Farmworkers	Current Inventory Available Units
12,549	2,284	12,695	585

Source: Tulare County Resource Management Agency

Statewide surveys provide some insight into the demographic characteristics and housing needs of farmworkers. Among the major findings are:

- **Limited Income:** Farmworkers typically fall within the extremely low-income groups. According to the Rural Community Assistance Corporation, three-fourths of California’s farmworkers earned less than \$10,000 a year in 2000. Only one out of seven earned more than \$12,500 annually.
- **Overcrowding:** Because of their very low incomes, farmworkers have limited housing choices and often forced to double up to afford rents. No local surveys have been taken of farmworker housing, but a statewide survey indicates that overcrowding is prevalent and a significant housing problem exists among farmworkers (California Institute for Rural Studies, 1997).

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- **Substandard Housing Conditions:** Many farmworkers live in overcrowded conditions and occupy substandard housing, including in formal shacks, illegal garage units, and other structures generally unsuitable for occupancy (California Institute for Rural Studies, 1997).

Given the importance of agriculture and its labor force, the provision of adequate farmworker housing is a critical issue for Tulare County as many of these workers are believed to be living in poor housing conditions and face the problems of overpayment and/or overcrowding. According to the 2010 Census and CHAS data, 75% of extremely low income households (typical farmworker households are in this category), and spend more than 30% of household income for housing. In addition, 11.6% of the total County's population was living in overcrowded conditions in 2012. The incidences of overcrowded housing were much greater in lower income households. While it cannot be ascertained what Percentage of these households work in the County's agricultural industry, it is an insight into the housing problems faced by the County's farmworkers.

Existing Resources for Farmworkers

The Housing Authority of Tulare County (HATC) owns and operates farmworker housing throughout the County (Table 3-47). The HATC understands agricultural workers and their families often have special needs that are unmet by traditional housing. To meet these needs, the Linnell and Woodville Farm Labor Centers have been developed into nearly self-contained communities that offer more than just housing. Since acquiring the centers from the federal government in the mid-1950's, the HATC has continued to expand and improve the facilities with comprehensive street, water and sewer systems, as well as community centers and major recreational areas. Classrooms are provided for Head Start programs. Daycare facilities provide a safe and stimulating environment for children while their parents are at work. Currently, all of these publicly-owned farmworker housing centers are at full capacity and have waiting lists. USDA Section 514 farmworker housing is listed in Table 3-48.

**Table 3-47
Publicly Owned Farmworker Housing – 2014**

Facility Name	Location	Number of Units
Linnell Farm Labor Center	Farmersville	191
Sonora Apartments	Tulare	52
Terra Bella Farm Labor Center	Terra Bella	14
Woodville Farm Labor Center	Woodville	178

Source: Housing Authority of the County of Tulare, 2014

**Table 3-48
USDA Section 514 Farmworker Housing – 2014**

Facility Name	Location	Number of Units
Sand Creek Apartments	Cutler-Orosi	30
Poplar Grove Apartments	Poplar	50
Vera Cruz Village	Richgrove	49

Source: USDA California Rural Development Office, Self Help Enterprises

The supply of farmworker housing remains inadequate, largely because area growers only offer limited housing facilities and supportive services to employees. Historically, many migrant agricultural workers resided in farm labor camps throughout the County. However, similar to areas throughout the State, many farm operators have shifted away from hiring their own workers, and instead use farm labor contractors to provide needed agricultural labor, particularly for migrant or seasonal labor. The majority of farm operators are therefore not directly involved with employing their workforce. This shift in employment practices has removed these operators from providing housing for the workers. However,

it is difficult to quantify this trend because additional housing for up to nine farmworkers is permitted by right in all Tulare County’s AE (Exclusive Agriculture) zones and data on these housing units is limited. Farms that are providing housing for ten or more employees are detailed in the Table 3-49.

**Table 3-49
Privately-Owned Farm Employee Housing Facilities – 2009**

Facility Name	Employees	Year-Round (Y) Seasonal (S)
R Ranch	20	S
Bosman Dairy	12	Y
Leyendekker	19	Y
Merritt Farms	10	Y
Giumarra Vineyards	565	S

Source: Tulare County Resource Management Agency

Employee Housing Act

The Employee Housing Act applies to two types of employee housing: (1) living quarters provided for five or more employees by their employer and (2) housing accommodations in rural areas for five or more agricultural workers that are not provided in connection with any work place. The Act requires the owner to maintain these types of housing in compliance with certain minimum health and safety standard, developed by the Department of Housing and Community Development (HCD). The housing provider must also obtain a permit from HCD prior to allowing the housing to be occupied. The HCD has primary enforcement authority unless a city or county assumes the enforcement responsibilities pursuant to the Act. Currently, Tulare County is one of ten counties that locally enforce the program.

With fewer farmworkers residing in employer based housing and most living in conventional housing, including houses, apartments, and mobile homes; the private sector has, in part, filled the void by creating private agricultural employee housing by way of the Employee Housing Act. The purpose of the Employee Housing Act Program is to safeguard the health and safety of persons occupying employee housing and the community where facilities have been established. In 2007, Tulare County accounted for greater than 20% of number of permits issued statewide and 7.5% of the total housed employees. The averaged permitted facility statewide houses 25 employees, in the County of Tulare permitted facilities averaged housing for 9 employees. As a local enforcement agency, this creates an inspection and monitoring challenge by having a great number of smaller facilities. This program issues annual permits and minimal fees are collected to help offset the costs associated with administrating the program. The current annual permit fee is \$200 and an additional \$20 per employee (currently the State charges \$27).

The facilities are inspected a minimum of once a year. Additional inspections are performed as required to ensure adequate housing conditions are being maintained. In 2014, 182 permits were issued representing 1,581 employees and their families (Table 3-50).

**Table 3-50
Tulare County
Employee Housing Program 2000 – 2014**

Year	Permits	Employees
2000	102	1,405
2001	106	1,436
2002	108	1,480
2003	127	1,448
2004	150	1,454
2005	151	1,569
2006	165	1,463
2007	162	1,480
2008	160	1,755
2009	152	1,679
2010	135	1,520
2011	167	1,557
2012	171	1,599
2013	181	1,557
2014	182	1,581

Source: Tulare County Resource Management Agency

Review & Approval of a Permit to Operate

Pursuant to Sections 17021.5 and 17021.6 of the California Health and Safety Code, sites in agricultural zones consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household is deemed an agricultural land use and requires no special use permit, zoning variance, or any other zoning clearance that is not required of other agricultural activity in the same zone. A Permit to Operate is required pursuant to Section 17030 of the California Health and Safety Code; the application for which can be reviewed and acted upon by RMA staff.

For sites housing more than 12 employees, a Special Use Permit application must be reviewed and acted upon by the Tulare County Planning Commission at a public hearing, before a permit to operate application can be considered. Notice of the hearing must be published in a local newspaper. Surrounding property owners will be notified of the public hearing.

More information on the County’s Employee Housing Program can be on the County’s website at <http://www.co.tulare.ca.us/government/rma/devel/emphousing.asp>.

Agricultural Zoning and Housing for Farmworkers

For the County as a whole, the statistics described above indicate a need of affordable housing for agricultural employees and their families given the large amount of agricultural activity in the area. The Tulare County Zoning Ordinance, which allows farmworkers housing in all agricultural zones, classifies farmworker housing into two categories: allowed by right (nine or fewer at any time) and those requiring a special use permit (ten or more). However, the Employee Housing Act takes precedence in regards to farmworker housing and zoning issues. The County continues to act in accordance with Employee Housing Act when dealing with farmworker housing issues as it applies to zoning. Action Program 4 includes the updating of the all agricultural zones in the Zoning Ordinance to conform to existing State housing law.

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In addition to expanding the stock of housing permanently available and affordable to farmworkers, it is important to retain the existing stock of affordable housing that has been financed by Federal and State sources. The USDA Section 515 Rental Housing Program, while not specifically targeted to farmworkers, provides low cost housing in rural areas including many farmworker households. There are 520 Section 515 units in Tulare County's unincorporated area according to 2014 data presented below (Table 3-51). More than 17,000 units of Section 515 housing in California alone are at-risk of conversion because the property owners can prepay their mortgage and move to market rents. A loss of any of these units would further worsen the housing crisis for farmworkers. The County will continue to monitor the status of these units and take all necessary steps to ensure that a project remains in or is transferred to an organization capable of maintaining affordability restrictions for the life of the project.

Table 3-51
USDA Section 515 Rural Rental Housing Unincorporated Tulare County– 2014

Facility Name	Location	Number of Units
Alta Vista	Cutler-Orosi	41
Orchard Manor Apartments I	Cutler-Orosi	43
Orchard Manor Apartments II	Cutler-Orosi	31
Sequoia View Apartments	Cutler-Orosi	42
Earlimart Apartments	Earlimart	35
Westwood Manor	Earlimart	40
Washington Plaza Apartments	Earlimart	44
Oakwood Apartments	Ivanhoe	42
Pixley Apartments	Pixley	40
Vera Cruz Village	Richgrove	48
Strathmore Villa	Strathmore	38
Strathmore Villa	Strathmore	42
Tipton Terrace	Tipton	34
Total		520

Source: USDA and California Housing Partnership Corporation

Farmworker Housing Constraints

According to a representative for a local housing organization cited in the study by the California Institute for Rural Studies, opportunities for creating affordable housing are limited by the number of sites adequate for multi-family rental property, new homes, the complexity of balancing “smart growth” with planning models, and the preservation of agricultural land. In addition, many communities are further restricted by their lack of adequate sewer and water capacity. Other impediments are that employers tend not to provide housing and that deep subsidies are needed to enable farmworkers or their families to rent or buy housing in regular housing markets. Obstacles to obtaining and using public funds for farmworker housing is difficult due to the fact that plans for subsidized housing are often challenged. In addition, workers tend to shift between farm and nonfarm work, seasonal work for many is a 10-15 year job not a career and many farmworkers have “home bases” in Mexico.

3.7 Housing Stock Characteristics

Section 3.7 contains general information on housing characteristics including estimated housing units, vacancy rates, type and tenure, and housing units prior to 1980. The information in Tables 3-50 and 3-51 contain general information on housing units by type, vacancy rate.

Housing Units Type and Vacancy Rate Tulare County Unincorporated Area

As of January 1, 2014, the California Department of Finance estimates reveal a total of 44,720 existing housing units are located in the unincorporated area. A detail of housing units by type and vacancy rate can be found in Table 3-52 and 3-53.

**Table 3-52
Type of Housing Units**

Estimated Housing Units Unincorporated Tulare County, 2014	
Single	
Detached	34,632
Attached	822
Multiple	
2 to 4	1,709
5 plus	1,105
Mobile homes	6,452
Unincorporated Total	44,720

Source: State of California, Department of Finance, E-5 Estimates, 2014

**Table 3-53
Type of Housing Units and Vacancy Rate
Unincorporated Tulare County 2014**

Housing Type	Total	Vacant (12%)
Single Family		
Detached	34,632	4,156
Attached	822	99
2 to 4 units	1,709	205
5 or more	1,105	132
Mobile homes	6,452	774
Total	44,720	5,366

Source: State of California, Department of Finance, E-5 Estimates, 2014

Tenure and Vacancy Rate

The data in Table 3-54 indicates that 3,302 housing units are available as rental units which represents approximately 2% of the 141,696 total housing units. This data reviews that a substantial majority of housing units are owner occupied. Housing units tenure and vacancy rate for Tulare County cities and CDP's are provided in Table 3-54.

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The vacancy rate is the proportion of sound vacant-available housing units to the sound total of housing units. A desirable vacancy rate is one that balances the social and economic interests of a community, and can be based only on sound units. If the vacancy rate is too high, the owner of the rental unit may be forced to reduce rental rates to attract tenants, with the result that rental income is insufficient to cover maintenance, thereby adversely affecting the condition of the unit. If vacancy rates are too low, the price of housing is artificially and unnecessarily inflated, and housing choice diminishes.

The 2014 Regional Housing Needs Determination Plan prepared by the Tulare County Association of Governments (TCAG), identifies a regional vacancy rate decreasing from 8.01% in 2010 to 6.89% by 2040. According to the State Department of Finance, the vacancy rate for the Tulare County unincorporated area was 12.03% in 2010 compared to 11.64% in 2000. Vacancy rates for the Tulare County cities and CDP's for which 2010 Census data is available are shown in Table 3-52. In 2010, the Department of Finance estimates the County of Tulare to have an overall vacancy rate of 8%.

Table 3-54

Housing Units and Vacancy Rates Tulare County Cities and Census Designated Place (CDP), 2010								
Geography	Total housing units	Occupied housing units	Vacant housing units	For rent	For sale only	Secondary Housing*	All other vacant	Vacancy rate
Tulare County	141,696	130,352	11,344	3,302	1,873	2,949	2,666	8.0%
Allensworth CDP	142	115	27	8	0	8	10	19.0%
Alpaugh CDP	243	226	17	1	2	7	6	7.0%
California Hot Springs CDP	68	22	46	0	1	45	0	67.6%
Camp Nelson CDP	383	55	328	4	9	310	4	85.6%
Cedar Slope CDP	79	0	79	0	0	79	0	100.0%
Cutler CDP	1,136	1,085	51	26	5	1	14	4.5%
Delft Colony CDP	124	111	13	9	1	0	3	10.5%
Dinuba City	5,868	5,593	275	106	74	8	71	4.7%
Ducor CDP	154	142	12	5	1	0	4	7.8%
Earlimart CDP	2,023	1,946	77	20	10	5	38	3.8%
East Orosi CDP	116	112	4	1	1	0	2	3.4%
East Porterville CDP	1,750	1,637	113	43	10	8	50	6.5%
East Tulare Villa CDP	218	208	10	2	1	0	4	4.6%
El Rancho CDP	30	29	1	1	0	0	0	3.3%
Exeter City	3,600	3,378	222	91	71	10	39	6.2%
Farmersville City	2,726	2,595	131	44	41	6	33	4.8%
Goshen CDP	840	773	67	41	10	5	8	8.0%
Hartland CDP	69	14	55	0	0	55	0	79.7%
Idlewild CDP	36	17	19	0	0	9	10	52.8%
Ivanhoe CDP	1,217	1,142	75	37	8	2	27	6.2%
Kennedy Meadows CDP	103	15	88	0	1	87	0	85.4%
Lemon Cove CDP	153	120	33	3	0	2	22	21.6%
Lindcove CDP	140	128	12	2	3	2	5	8.6%
Lindsay city	3,193	3,014	179	99	31	3	34	5.6%
Linnell Camp CDP	193	193	0	0	0	0	0	0.0%
London CDP	408	393	15	4	1	1	8	3.7%

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McClenny Tract CDP	44	4	40	0	0	29	11	90.9%
Matheny CDP	344	320	24	8	1	0	12	7.0%
Monson CDP	52	49	3	1	1	0	0	5.8%
Orosi CDP	2,070	1,985	85	33	30	1	15	4.1%
Panorama Heights CDP	166	22	144	0	1	143	0	86.7%
Patterson Tract CDP	521	487	34	7	8	1	14	6.5%
Pierpoint CDP	83	26	57	1	1	55	0	68.7%
Pine Flat CDP	272	81	191	1	3	183	4	70.2%
Pixley CDP	875	798	77	37	7	4	24	8.8%

Geography	Total housing units	Occupied housing units	Vacant housing units	For rent	For sale only	Secondary Housing*	All other vacant	Vacancy rate
Plainview CDP	224	209	15	4	3	0	6	6.7%
Ponderosa CDP	126	9	117	0	1	116	0	92.9%
Poplar-Cotton Center CDP	611	576	35	17	5	0	11	5.7%
Porterville City	16,734	15,644	1,090	447	271	54	264	6.5%
Posey CDP	15	5	10	0	0	10	0	66.7%
Poso Park CDP	47	4	43	0	0	43	0	91.5%
Richgrove CDP	610	598	12	1	0	3	8	2.0%
Rodriguez Camp CDP	34	34	0	0	0	0	0	0.0%
Sequoia Crest CDP	95	6	89	0	1	88	0	93.7%
Seville CDP	115	108	7	1	1	0	4	6.1%
Silver City CDP	51	0	51	0	0	51	0	100.0%
Springville CDP	516	427	89	29	9	37	13	17.2%
Strathmore CDP	751	705	46	23	7	1	14	6.1%
Sugarloaf Mountain Park CDP	0	0	0	0	0	0	0	0.0%
Sugarloaf Saw Mill CDP	61	6	55	0	0	55	0	90.2%
Sugarloaf Village CDP	26	5	21	0	0	20	1	80.8%
Sultana CDP	242	220	22	5	4	1	6	9.1%
Terra Bella CDP	824	787	37	16	4	4	13	4.5%
Teviston CDP	352	295	57	9	10	5	33	16.2%
Three Rivers CDP	1,312	1,018	294	23	24	195	48	22.4%
Tipton CDP	645	610	35	26	4	2	3	5.4%
Tonyville CDP	68	63	5	2	0	0	3	7.4%
Tooleville CDP	82	78	4	2	0	2	0	4.9%
Traver CDP	184	164	20	2	4	0	13	10.9%
Tulare City	18,863	17,720	1,143	429	305	64	286	6.1%
Visalia City	44,205	41,349	2,856	1,144	682	156	673	6.5%
Waukena CDP	45	37	8	2	0	0	6	17.8%
West Goshen CDP	143	139	4	3	1	0	0	2.8%
Wilsonia CDP	209	3	206	0	0	206	0	98.6%

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Woodlake City	2,067	1,966	101	44	20	1	30	4.9%
Woodville CDP	425	409	16	6	0	1	5	3.8%
Yettem CDP	62	51	11	5	4	2	0	17.7%

Source: California Department of Finance, Census Data 2010

* Secondary Housing refers to vacation, recreation, or part time housing use.

Lead Paint Hazards

The County does not have direct evidence of the specific housing units built before 1980 that contained lead paint as lead paint was prohibited in 1978. U.S. Census data based on housing age reflects the potential lead paint hazards that were manifest in the unincorporated area of Tulare County. As new housing units are constructed, the percentage of housing units built prior to 1980 will be reduced. However, the actual number of housing units that might have lead paint will remain constant. As shown in Table 3-55, 72% of the housing stock in unincorporated communities throughout Tulare County was built prior to 1980.

**Table 3-55
Housing Units Built Pre-1980**

	Total Housing Units	Median Year Structures Built	Housing Units Built Pre-1980	% of Housing Units Built Pre-1980
Unincorporated Tulare County	45,116	Not Available	32,391	72%
Alpaugh	251	1971	200	80%
Cutler-Orosi	2,758	1974	1,843	67%
Ducor	132	1972	102	77%
Earlimart	1,604	1970	1,121	70%
E Orosi	105	1966	76	72%
E Porterville	1,838	1966	1,463	80%
Goshen	602	1978	331	55%
Ivanhoe	1,201	1968	886	74%
Lemon Cove	171	1971	142	83%
London	437	1971	301	69%
Pixley	708	1971	498	70%
Poplar/Cotton Center	378	1967	290	77%
Richgrove	589	1980	298	51%
Springville	613	1959	494	81%
Strathmore	763	1971	579	81%
Terra Bella	823	1972	592	72%
Three Rivers	1,307	1974	812	62%
Tipton	488	1971	341	70%
Traver	191	1972	154	81%
Woodville	375	1971	306	82%

Source: 2000 US Census

3.8 Housing Conditions Survey

The County of Tulare (County) entered into a Standard Agreement with the State of California Department of Housing and Community Development (HCD) Community Development Block Grant (CDBG) Program to finance a housing conditions survey of the unincorporated communities of the County. In fulfillment of this agreement, the County implemented the survey outlined in the grant application in a manner acceptable to HCD. This report summarizes the findings of the survey conducted in the summer of 2015.

Purpose of the Survey

One of the primary goals of both the County and HCD is to maintain an adequate stock of safe, sanitary, and sound affordable housing. The purpose of this survey was to evaluate the exterior conditions of the housing stock and document the need for housing rehabilitation in the unincorporated communities of the County. The data will also be used in future grant applications linked to various funding sources, including the CDBG Program, which provide housing rehabilitation, first-time homebuyer assistance, new residential construction, public works and other activities that will benefit low and moderate-income households in the unincorporated areas of Tulare County.

Survey Methodology

The survey area was composed of randomly selected residential parcels, which were considered to be representative of the housing conditions within 50 unincorporated communities, three (3) residential tract developments included in the unincorporated communities, the county islands and fringe areas of the cities of Visalia, Tulare and Porterville. The areas in and around these cities are appropriately labeled “Visalia Fringe”, “Tulare Fringe”, and “Porterville Fringe” in the survey.

Sampling

According to State of California Department of Finance E-5 Estimates 2014, the housing stock of the unincorporated County numbered 44,884 housing units. The County committed to survey at least 7,500 housing units to achieve at least a one-in-six (1:6) sample. In order to generate an estimate of the overall housing conditions of its unincorporated areas, the County focused the survey on 50 selected unincorporated communities and residential tracts. Although the exact number of housing units in these areas was unknown, it was estimated that these communities comprised about one half ($\frac{1}{2}$) of the housing stock in the unincorporated county. As a result, sample sizes larger than one-in-six (1:6) needed to be surveyed for each selected unincorporated community and residential tract in order to gather data on at least 7,500 residences.

The County decided that at least a one-in-four (1:4) sample was needed for each of the 21 census designated places (CDPs) surveyed, where residences had been determined by Census 2010. The other 29 unincorporated communities and three residential tracts surveyed were smaller communities, typically less than 200 housing units. To ensure an accurate survey for these smaller areas, the County decided to take at least a one-in-three (1:3) sample.

After surveying these communities, it was calculated that these sample sizes resulted in approximately 7,000 housing units surveyed. The remainder of the housing units needed to complete the desired sample size overall (approximately 2,500 units) was then determined from the county island and fringe area populations. In total, the County over 7,500 residences, which is greater than goal of a one-in-six (1:6) sample size.

Field Survey Procedures

Starting in May 2015, a two-person team conducted a “windshield survey” of 7,500 residential housing units located within the 50 unincorporated communities and areas targeted by the County. The survey team was equipped with a notebook computer loaded with the HCD-approved housing conditions survey form translated into an easy to use Microsoft Excel spreadsheet for quick data entry and results compilation. The team used GIS parcel maps provided by the County GIS Division to identify and randomly select housing units from all residential parcels located in the survey areas. The team also used GIS data for random selection of addresses.

Housing Condition Categories

The survey team inspected the exterior condition of all sampled residential structures. The physical condition of the sampled housing stock was evaluated on the basis of HCD criteria set forth in Chapter 16 of the CDBG Grant Management Manual as follows:

- Sound:** Housing units that appear new or well maintained and structurally intact. The foundation should appear structurally undamaged and there should be straight roof lines. Siding, windows, and doors should be in good repair with good exterior paint condition. Minor problems such as small areas of peeling paint and/or other maintenance items are allowable under this category.
- Deteriorated:** Housing units in need of replacement of one (1) or more major components and other repairs, such as roof replacement, painting, and window repairs. The Deteriorated classification is divided into three (3) sub-categories: Minor, Moderate, and Substantial Rehabilitation.
- Minor:** Housing units that show signs of deferred maintenance, or which needs only one (1) major component such as a roof.
- Moderate:** Housing units in need of replacement of one (1) or more major components and other repairs, such as roof replacement, painting, and window repairs.
- Substantial:** Housing units that require replacement of several major systems and possibly other repairs (e.g. complete foundation work, roof structure replacement and re-roofing, as well as painting and window replacement).
- Dilapidated:** Housing units suffering from excessive neglect, where the building appears structurally unsound and maintenance is non-existent, not fit for human habitation in its current condition, and may be considered for demolition or at minimum, major rehabilitation will be required. A unit is considered dilapidated if it is deteriorated beyond the point of rehabilitation being economically feasible.

Comprehensive Results

Communities/Remaining Unincorporated Areas

For the purpose of calculations, the survey of 7,532 residential units was tabulated into 50 discrete areas including 21 census designated places; 29 other unincorporated communities, three County island/fringe areas in and around incorporated cities; and other residential structures in the County general.

The tabular results, shown in Table 3-56, indicate that the majority of the housing units surveyed (3,455 units or 45.9%) were assessed as being in sound condition. The survey team recorded 3,354 housing units (44.5%) as deteriorated and 728 units (9.7%) as dilapidated.

The data illustrates the disparity between the housing stock adjacent to the incorporated cities and housing stock in the unincorporated communities of the County. Sound housing is predominant in the fringe areas and residential tracts, is higher in the census designated places, but is lower in the smaller unincorporated areas of the County. The rates of deterioration and dilapidation are more prevalent in the unincorporated communities compared to deterioration and dilapidation in the county island and fringe areas. Housing conditions in the residential tracts paralleled the condition of the unincorporated communities.

3. Housing Needs Assessment

A review of these comprehensive tables reveals a strong presence of sound housing conditions within the mountainous areas of the County, as well as in and around incorporated cities. Sound housing was prevalent particularly in the communities of Oak Ranch (88%), Ponderosa (100%), Camp Nelson (100%), and Three Rivers (84%).

Although the majority of the housing units in the unincorporated areas were sound overall, almost a quarter of the survey areas (33 out of 50) had a housing stock where the majority of units were rated as substandard, and three of these areas had a majority of dilapidated housing.

Table 3-56
Housing Conditions by Survey Area

Survey Area	SOUND		DETERIORATED						DILAPIDATED		Total Units
			Minor		Moderate		Substantial				
	Units	%	Units	%	Units	%	Units	%	Units	%	
Allensworth	2	13%	0	0%	2	13%	4	25%	8	50%	16
Alpaugh	1	2%	1	2%	14	25%	14	27%	23	44%	52
Angiola*	0	0%	0	0%	0	0%	0	0%	1	100%	1
Cameron Creek	13	25%	5	10%	8	16%	10	20%	15	29%	51
Camp Nelson	147	100%	0	0%	0	0%	0	0%	0	0%	147
Cedar Slope	0	0%	0	0%	3	38%	2	25%	3	38%	8
Cutler	43	15%	35	12%	162	57%	18	6%	24	9%	282
Delft Colony	3	9%	6	19%	6	19%	5	16%	12	38%	32
Ducor	4	8%	6	19%	6	19%	5	16%	5	9%	53
Earlimart	280	52%	58	11%	127	24%	32	6%	38	7%	535
East Orosi	7	14%	3	6%	19	37%	8	16%	8	16%	51
East Porterville	83	24%	52	15%	89	26%	48	14%	70	20%	342
El Rancho	8	44%	0	0%	3	17%	3	17%	4	22%	18
Elderwood	11	58%	0	0%	1	5%	4	21%	3	16%	19
Goshen	153	56%	29	11%	57	21%	14	5%	21	8%	274
Hypernicum	9	31%	0	0%	14	48%	1	3%	5	17%	29
Ivanhoe	176	29%	236	39%	99	17%	52	9%	35	6%	598
Lemon Cove	8	22%	12	33%	12	33%	3	8%	1	3%	36
Lindcove	5	14%	4	11%	17	49%	1	3%	8	23%	35
Linnell Camp	191	100%	0	0%	0	0%	0	0%	0	0%	191
London	8	9%	10	11%	21	24%	17	20%	31	36%	87
Matheny Tract	27	14%	23	12%	58	29%	28	14%	63	32%	199
Moore Tract	36	18%	168	82%	0	0%	0	0%	0	0%	204
Monson	3	14%	3	14%	7	32%	4	18%	5	23%	22
Oak Ranch (Visalia UAB)	199	88%	26	12%	0	0%	0	0%	0	0%	225
Orosi	482	87%	17	3%	14	3%	9	2%	31	6%	553
Patterson Tract	58	44%	10	8%	32	24%	17	13%	15	11%	132
Pixley	69	28%	80	32%	74	30%	16	6%	9	4%	248
Plainview	8	15%	7	13%	19	37%	4	8%	14	27%	52
Ponderosa	84	100%	0	0%	0	0%	0	0%	0	0%	84
Poplar-Cotton Center	76	45%	14	8%	14	8%	19	11%	45	27%	168
Porterville UAB	19	22%	5	6%	23	26%	22	25%	19	22%	88

Tulare County Housing Element

Survey Area	SOUND		DETERIORATED						DILAPIDATED		Total Units
			Minor		Moderate		Substantial				
	Units	%	Units	%	Units	%	Units	%	Units	%	
Richgrove	78	50%	19	12%	27	17%	17	11%	15	10%	156
Rodriguez Camp	0	0%	0	0%	2	6%	0	0%	30	94%	32
Seville	11	33%	6	18%	8	24%	4	12%	4	12%	33
Springville	158	58%	43	16%	37	14%	13	5%	22	8%	273
Strathmore	54	25%	54	25%	54	25%	32	15%	22	10%	216
Sultana	41	59%	2	3%	11	16%	9	13%	6	9%	69
Terra Bella	21	20%	33	32%	31	30%	9	9%	9	9%	103
Teviston	2	13%	1	7%	3	20%	4	27%	5	33%	15
Three Rivers	377	84%	38	8%	29	6%	4	1%	0	0%	448

Tipton	73	30%	63	26%	73	30%	16	6%	22	9%	247
Tonyville	3	13%	0	0%	9	38%	2	8%	10	42%	24
Tooleville	6	18%	4	12%	4	12%	3	9%	17	50%	34
Traver	27	31%	27	31%	13	15%	20	12%	9	10%	86
Tulare UAB	16	30%	12	23%	19	36%	4	8%	2	4%	53
East Tulare Villa (Tulare UAB)	26	37%	53	63%	0	0%	0	0%	2	2%	84
Tule River Indian Reservation	26	100%	0	0%	0	0%	0	0%	0	0%	26
Visalia UAB	201	74%	26	10%	20	7%	13	5%	13	5%	273
Waukena	3	18%	5	29%	5	29%	3	18%	1	6%	17
Wells Tract	10	34%	3	10%	7	24%	5	17%	4	14%	29
W Goshen	10	23%	11	26%	22	51%	0	0%	0	0%	43
Woodville	36	26%	17	12%	38	27%	18	13%	30	22%	139
Yettem	2	10%	0	0%	2	10%	4	20%	12	60%	20
Non Community	170	73%	58	25%	6	3%	0	0%	0	0%	234
SURVEY TOTAL	3,455	46%	1,470	20%	1,354	18%	530	7%	728	10%	7,532

Source: Tulare County 2015 Housing Condition Survey. *2009 Housing Survey Data

Survey Summary

The geographic pattern of housing condition deficiencies varied throughout the County's unincorporated communities and housing market areas. The highest concentrations of sound residential structures were located in the county islands and fringe areas in and around the incorporated cities of Visalia (100%) and Tulare (85%), and also in the mountain communities of Ponderosa (100%), and Camp Nelson (100%). Cedar Slope, Monson, Strathmore and Ducor had the highest percentages of deterioration, while Rodriguez Camp exhibited the highest rate of dilapidation (100%).

The greatest difference in housing conditions exists between the county island/fringe areas and the unincorporated communities and residential tracts of the County. With a high concentration of sound housing, these areas adjacent to incorporated cities boosted the overall housing conditions reported. The housing stock in the remainder of the County exhibited a more severe need for housing rehabilitation.

This report documents the need for housing rehabilitation in unincorporated communities throughout the County. The data demonstrates the need for housing rehabilitation, which is reflected in the County's General Allocation of CDBG applications.

3. Housing Needs Assessment

A comparison between the 2003 housing condition survey and the recently completed 2009 survey shows that substandard housing conditions in the unincorporated communities of the County has generally increased during the past years. Twenty-two communities have experienced an increased percentage of substandard housing, seven are showing improvement by reducing the percentage of substandard housing, and one community showed no change in its percentage of substandard housing conditions. Table 3-57 details the trends in substandard housing based upon the results of the 1992, 2003, and 2009 housing condition surveys.

**Table 3-57
Trends in Substandard Housing Units**

Percentages of Substandard Housing Units Unincorporated Communities in Tulare County 1992-2009				
Unincorporated Community	1992 Survey Results	2003 Survey Results	2009 Survey Results	2015 Survey Results
Allensworth		63	95	38
Alpaugh	62	72	85	54
Cutler-Orosi	30	14	17	76
Delft Colony	67	78	83	53
Ducor	30	40	77	83
E Orosi	64	81	87	59
E Porterville	25	49	63	55
Earlimart	53	47	33	41
Elderwood	16	34	25	26
Goshen	14	24	54	36
Ivanhoe	28	31	37	65
Lemon Cove	23	48	51	75
Lindcove	61	56	63	63
London	69	62	85	55
Patterson Tract	37	28	56	60
Pixley	33	54	55	69
Plainview	64	80	87	58
Poplar/Cotton Center	72	57	57	28
Richgrove	51	54	24	40
Seville	63	67	59	55
Springville	10	48	60	34
Strathmore	27	52	81	65
Sultana	31	62	87	32
Terra Bella	71	60	65	71
Teviston	81	71	64	53
Three Rivers	1	14	10	16
Tipton	27	24	27	62
Traver	52	67	73	58
Woodville	51	48	79	53
Yettem	83	92	100	30

Source: 1992, 2003, 2009, 2015 Tulare County Housing Survey of Unincorporated Communities

3.9 At-Risk Housing

State law requires that all housing elements include an analysis of existing assisted housing projects that are eligible to change from low-income housing to market rate housing during the next ten (10) years due to termination of subsidy contracts, mortgage prepayment, or expiration of affordable restrictions. These units, known as “at-risk” units are a valuable source of affordable housing and, as a result, the Housing Element includes analysis of those units that are eligible for conversion and programs to preserve the units as affordable to low-income households. Assisted housing developments include multi-family rental housing that receives assistance under certain federal and state programs, as well as local programs (e.g., redevelopment, in-lieu fees, inclusionary and/or density bonus program).

Tulare County has over 20 projects providing for a total of 974 assisted housing units in the unincorporated area. The U.S. Department of Agriculture (USDA) California Rural Development Office reported that 11 multifamily rural housing rental developments (Section 515) and six labor housing developments (Section 514) are currently under restricted use (affordable housing) contracts in unincorporated communities of Tulare County. The USDA indicates four Section 515 funded complexes with 132 units have affordability controls that could expire within the next ten (10) years. The USDA allows transfers to new limited partnerships that include a nonprofit general partner and records a new 30 year restrictive use agreements in these cases.

Table 3-58 is an inventory of all government assisted rental properties in the unincorporated areas of Tulare County. It identifies these developments by community, type of units, number of units, and when the restricted use period expires. Those located inside city limits are not listed.

**Table 3-58
Inventory of Public Assisted Complexes – Unincorporated Tulare County Year**

Name and Address	Units/ Rent Restricted	Unit Type	Type of Subsidy	Current Owner	Earliest Expiration Date	At- Risk 10 Years
Alta Vista Apartments 41730 RD 128 Orosi	42 / 41	Senior	USDA Sect 515, LIHTC (TCAC)	Alta Vista Investor, LP	2040	No
Earlimart Senior Apartments 1094 E. Washington Ave. Earlimart	35 / 34	Senior	Sect 515 / LIHTC (TCAC)	Earlimart Enterprises	2041	No
Goshen Village 30940 RD 72 Goshen	64 / 63	Special Needs	LIHTC (TCAC), HOME	Goshen Village Partners (SHE)	2057	No
Linnell Camp Near Farmersville	180		Sect 514	Housing Authority of Tulare Co (HATC)	2054	No
Nueva Sierra Vista Apartments 20930 Guerrero Ave. Richgrove	35 / 35	Family	LIHTC (TCAC)	Nueva Sierra Vista Associates (SHE)	2040	No
Oakwood II Apartments 15756 Paradise Ave Ivanhoe	54	Family	LIHTC (TCAC), Prop 84	Northwest Tulare Associates LP	2007 Extended	No
Orchard Manor Apartments 12495 AVE 416 Orosi	44 / 23	Family	Sect 515	Unknown	2032	No
Poplar Grove Apartments 18959 AVE 145 Poplar	50 / 49		Sect 514, LIHTC (TCAC)	Poplar Grove Associates, a CA LP	2032	No

3. Housing Needs Assessment

Name and Address	Units/ Rent Restricted	Unit Type	Type of Subsidy	Current Owner	Earliest Expiration Date	At- Risk 10 Years
Sand Creek Apartments 41020 RD 124 Orosi	60/59	Family	USDA/RD Sect 514, LIHTC (TCAC), HOME, JSJFWHG,	Sand Creek Partners, a CA LP (SHE)	2061	No
Sequoia View Apartments 41334 RD 127 Orosi	42 /32	Family	Sect 515, LIHTC (TCAC)	Sequoia View Apartments	2043	No
Sultana Acres 41692 – 41796 RD 105 Sultana	36 / 36	Family	LIHTC (TCAC)	Sultana Acres Associates (HATC-managed)	2007 Extended	No
Terra Bella Farm Labor 23719 Camphor Ave & 9525 RD 238 Terra Bella	14		Sect 514	HATC owns & manages	2054	No
Tipton Terrace Apartments 584 N. Thompson Rd. Tipton	34 / 32	Family	Sect 515, LIHTC (TCAC)	Tipton Enterprises	2040	No
Vera Cruz Village 639 RD 210 Richgrove	49 / 49		USD/RD Sect 514	SHE	2051	No
Villa del Guadalupe 12554 AVE 408 Orosi	60 / 59	Family	LIHTC (TCAC), HOME, CHFA Prop 1A	Villa Santa Guadalupe Partners, a CA LP (SHE)	2056	No
Washington Plaza Apartments 170 N. Church Rd Earlimart	44/43	Family	USDA/RD Sect 515, JSJFWHG, HOME	Washington Plaza Partners	2061	No
Westwood Manor 211 S. Ash Earlimart	40 / 39		Sect 515	Westwood Manor, LP	2052	No

Source: USDA California Rural Development Office and California Housing Partnership Corporation

Note: All known property owners were contacted to ascertain current expiration dates and continuing affordability. Self-Help Enterprises continues a commitment to affordable housing, and will provide expiration dates for Goshen Village, Nueva Sierra Vista and Villa del Guadalupe. The owner's agent for the two Oakwood Apartment complexes and the Strathmore Villa Apartments assured staff that owners are committed to providing affordable units. They plan to continue the restrictions until the loan can be paid off, although an extended expiration date was not provided. Information on the Pixley Apartments, the two Orchard Manor complexes and Sultana Acres was not confirmed by the time this Housing Element was submitted.

New applications for TCAC funding have been submitted for subsidized housing and are at the "Preliminary Reservation" stage - Cutler Family Apartments and Mirage Vista Apartments in Pixley.

In the last housing element period, of the five properties were identified as at-risk – Alta Vista and Tipton Terrace received extensions, but Orchard Manor II, Pixley and Strathmore continue on the list. The affordability terms for those three expired, along with Oakwood I Apartments, total 138 units. All four were funded with USDA Sect 515 and the first two had (LIHTC-TCAC) supplemental funding.

Table 3-59 shows the four properties that potentially expire before 2017, and are thereby considered to be at-risk. There are no elderly units at risk during the planning period. Management for Strathmore Villa and Oakwood Apartments has communicated a commitment to affordable housing. Information is limited with regards to Orchard Manor Apartments and the Pixley Apartments. However, the

unincorporated communities where the complexes are located are all low income and probably could not support higher rent.

**Table 3-59
Inventory of “At-Risk” Units in the Ten Year Period Year**

Inventory of At-Risk Units					
Complex	Year	Non-Elderly Units	Elderly Units	Total	Estimated Market Value*
Pixley Apartments	2008	36	0	36	\$1.8 – 2.5 million
Strathmore Apartments	2008	38	0	38	\$1.9 – 2.7 million
Oakwood Apartments	2005	35	0	35	\$1.8 – 2.5 million
Orchard Manor Apartments	2006	23	0	23	\$1.2 – 1.6 million
Total		132	0	132	\$6.7 – 9.3 million

Source: USDA California Rural Development Office
* Based on average per-unit value of \$50,000 - \$70,000

Preservation Options

Jurisdictions can utilize three major strategies to ensure that affordable units remain affordable to the intended income group: (1) transfer of ownership to a nonprofit; (2) providing rental assistance; or (3) replacement of at-risk housing with construction of new units.

Transfer of Ownership to a Nonprofit

Transferring ownership of an at-risk project to a nonprofit housing provider is generally one of the least costly ways to ensure that the at-risk units remain affordable. By transferring ownership to a nonprofit organization, low-income restrictions can be secured indefinitely and the project becomes eligible for a greater range of government assistance. Table 3-57 shows the estimated market value of the four (4) at-risk projects based on typical current apartment prices. Based on these estimates, the total cost of transferring ownership of these projects would be approximately \$6.7 to \$9.3 million.

Rental Assistance

Rental assistance could be structured in a similar fashion to Section 8 where the tenant pays 30% of gross income for housing with the balance paid by rental assistance. The feasibility of this alternative is highly dependent on the availability of funding sources necessary to provide the rental subsidies and the willingness of the owners to accept the subsidies if they are provided. The amount of subsidy required is estimated to be the difference between what a three-person very-low-income household can afford to pay per month (\$628 in 2009) versus the fair market rent determined by HUD for a two bedroom unit (\$674), times the 132 at-risk units. Taken together, the total cost for rental subsidies would be \$6,072 per month, which equates to \$72,864 annually for the four (4) at-risk projects.

Construction of Replacement Units

Constructing new low-income housing units is another means of replacing at-risk units that convert to market-rate use. The cost of developing the new housing depends upon a variety of factors, including density, unit size, location, land costs, and type of construction. Local non-profit developers indicate that the total development costs (including “soft” costs) for recent multi-family developments have been approximately \$180 per square foot. Based on this average, construction of 132 replacement units would cost approximately \$19 million, assuming an average unit size of 800 square feet. Factoring in land costs would make this amount much higher, and would vary depending on the number of sites used to construct the housing as well as the location of the sites. Even without factoring in the land costs, the cost of constructing replacement units exceeds the cost of acquisition or rental assistance.

3. Housing Needs Assessment

Factoring in land costs would likely make replacement units the least feasible among the three alternatives unless a significant amount of public subsidies (e.g., tax credits) were provided.

The County is committed to guarding against the loss of housing units reserved for lower-income households by conversion to uses other than low-income residential and has included Action Program 13 Preservation of At-Risk Units.

The major non-profit developing affordable housing in the County is Self-Help Enterprises, which has established limited partnerships to own and manage after construction is complete. The following resources have been identified to preserve such at-risk units and are described in more detail in Chapter 5.

- Housing Authority of Tulare County (HATC) - The HATC administers the following programs in the unincorporated areas of Tulare County (1) a conventional housing or low rent public housing program with 105 units in unincorporated communities, (2) a farm labor rental property program with three complexes, (3) “other” housing programs with a 36-unit family complex, and (4) a Section 8 Certificate and voucher program. (HATC’s senior housing complexes are located within city limits.)
- Home Program – Funds are made available on an annual competitive basis through the HCD small cities program to develop and support affordable rental housing, including such activities as acquisition, rehabilitation and rental assistance.
- Community Development Block Grant (CDBG) – CDBG loans that are repaid by borrowers are deposited into a revolving loan fund and could be a resource for preservation activities.
- Tulare County Redevelopment Agency (TCRA) Tax Increment Funds – As required by State law, TCRA sets aside 20% of the gross tax increment revenues into a low- to moderate-income housing fund for affordable housing activities.
- Low-Income Housing Tax Credit Program (LIHTC) – This program provides for Federal and State tax credits for private developers and investors who agree to set aside all or an established percentage of their rental units for low-income households for no less than 30 years.

3.10 Projected Housing Need

The TCAG RHNA Plan recommends that the County provide land use and zoning to accommodate 7,081 housing units during the planning cycle. This averages 885 units per year in the unincorporated portions of the County. This high allocation and augmented number is due to the fact that the County’s housing allocation was based on the County’s existing total housing stock percentage of 30% (2014). The allocation was not based on the County’s actual housing growth rate. The County anticipates an unincorporated growth rate of less than 15% of the Countywide housing stock increase during the life of the Housing element. It is not anticipated that the County’s unincorporated housing units will remain at a total of 30% of the countywide housing units, but will decrease to less than 25% due to a housing unit growth rate of 15%. However, to remain consistent with the housing allocation based on TCAG’s RTP, the County continues to be allocated an extremely high housing share to 7,081 units (885 units per year over the 8 year RHNA planning period).

However, the County currently has available an adequate amount of properly designated and zoned land to accommodate its housing allocation requirements of the 2014 Tulare County RHNA Plan, even with the increased number of units.

These projections (Table 3-58) were prepared by TCAG as part of the Regional Housing Needs Assessment Plan, and are based upon the following factors:

Tulare County Housing Element

- Market Demand for Housing
- Employment Opportunities
- Availability of Suitable Sites and Public Facilities
- Commuting Patterns
- Type and Tenure of Housing
- Housing Needs of Farmworkers

Table 3-59 contains the projected need for additional housing by income category for the planning period of January 1, 2014 through June 30, 2023, as determined by the Regional Housing Needs Assessment Plan prepared by TCAG.

It is the responsibility of the Tulare County Association of Governments (TCAG) to determine how to allocate to local jurisdictions the basic housing needs provided by the State Department of Housing and Community Development. The determination of household needs by income category is designed for the equitable distribution of households by income category within the region. The presumptive goal is to promote greater housing opportunities throughout the County. In 2014 the Regional Housing Needs Assessment Plan (RHNA) allocated a disproportionate amount of low and very low housing to the unincorporated area of Tulare County (Table 3-60). In 2014, the RHNA plan provides a more equitable distribution of the regional housing needs allocation, as required by Section 65584 of the Government Code, thereby providing greater affordable housing opportunities throughout the entire County including unincorporated areas as well as within the cities.

**Table 3-60
Projected Housing Need**

Existing and Projected Housing Need January 1, 2014 – June 30, 2023		
Jurisdiction	January 2014 Existing Housing Units	September 30, 2023 Projected Need of Additional Housing Units
Dinuba	5,868	965
Exeter	3,600	625
Farmersville	2,726	466
Lindsay	3,193	590
Porterville	16,727	3,196
Tulare	18,863	3,594
Visalia	44,204	10,021
Woodlake	2,067	372
Unincorporated Area	44,448	7,081
County Total	141,696	26,910

Source: Tulare County 2014 Regional Housing Needs Assessment Plan, TCAG

**Table 3-61
Projected Housing Need by Income Level 2014**

Jurisdiction	Income Category				Total
	Very Low	Low	Moderate	Above Moderate	
Dinuba	211	163	121	470	965
Exeter	143	125	85	272	625
Farmersville	74	65	68	259	466
Lindsay	80	80	82	348	590
Porterville	623	576	566	1,431	3,196
Tulare	920	609	613	1,452	3,594
Visalia	2,616	1,931	1,802	3,672	10,021
Woodlake	71	41	69	191	372
Unincorporated Area	1,477	1,065	1,169	3,370	7,081
County Total	6,215	4,655	4,575	11,465	26,910

Source: Tulare County 2014 Regional Housing Needs Assessment Plan, Tulare County Association of Governments

**Table 3-62
2014 RHNA Allocation
Incorporated versus Unincorporated by Income Category**

	Very Low	Low	Moderate	Above Moderate
2008 RHNA Plan Allocation				
RHNA Plan Cities	18.4%	14.4%	17.3%	49.9%
RHNA Plan Unincorporated Area	32.6%	30.3%	30.4%	6.7%
RHNA Plan Total	21.2%	17.6%	20.0%	41.2%
2014 RHNA Plan Allocation				
RHNA Plan Cities	20.57%	14.95%	15.73%	47.48%
RHNA Plan Unincorporated Area	20.9%	15.0%	16.5%	47.6%
RHNA Plan Total	23.1%	17.3%	17.0%	42.6%

Source: 2014 Tulare County Regional Housing Needs Assessment Plan, Tulare County Association of Governments

Housing Element law has been amended to require the analysis of population and projected housing needs for all income levels to include extremely low-income households (ELI). ELI is defined as a household earning 30% or less of countywide median household income. In accordance with Chapter 891, Statutes of 2006 (AB 2634), this element presumes 50% of the very low-income households qualify as ELI. Therefore, the projected housing need for the planning period covered by this housing element is outlined by income category in Table 3-61.

**Table 3-63
Projected Housing Need
2015 Housing Element Planning Period**

	Income Category				Total
	Very Low	Low	Moderate	Above Moderate	
Tulare County Unincorporated Area	1,477	1,065	1,169	3,370	7,081



4.1 Housing Constraints

Many factors combine to constrain the production of an adequate amount of housing at an affordable price. Some factors that can be attributed to this situation include:

- Operation of private market system
- Government regulation of the private market system
- Actual physical imitations of land, infrastructure and services, which support housing development

Governmental regulations imposed at several different levels of government (a county does not have jurisdiction over regional, State or federal regulations)

One problem is the failure to resolve many, yet conflicting, housing goals and standards. For example, building code standards, which are designed to conserve energy (such as requirements for greater insulation and double-paned window glass), reduce the cost of energy to the homeowner over time, but result in higher construction costs. Such conditions may price some low and very low-income households out the housing market. While the imposition of building standards adds to the cost of housing, it is generally assumed to be outweighed by improved building safety. In addition, goals and policies that promote the conservation of agricultural uses can make less land available for housing.

This section includes a discussion of governmental, nongovernmental and physical constraints upon the production of housing, as well as current and past actions aimed at minimizing or removing those constraints. It should be noted that existing development and infrastructure including but not limited to industrial areas, dairy operations, landfills, airports, wastewater treatment facilities, highways, and railroads may limit the location or density of housing development due to odors, noise, traffic, or other health and safety considerations.

4.2 Governmental Constraints

Land-Use Controls

Land use and development controls are imposed at a variety of governmental levels including federal, State, regional, county, and city. Generally speaking, two types of development controls are legislated by the State: mandatory controls (such as the requirement that counties adopt a General Plan) and enabling legislation (such as laws permitting local zoning controls) that allow counties to enact ordinances regulating certain activities. Some local governments choose to benefit from legislative opportunities more than others, depending upon local conditions and sentiment. This subsection contains a discussion of plans and ordinances unique to Tulare County, as well as State and federal controls with which the County must comply.

General Plan

Tulare County has recently adopted a comprehensive update of its General Plan in 2012 to reflect growth and development through to the year 2030.

As required by State law, Tulare County has a General Plan consisting of seven (7) mandated elements (Land Use, Circulation, Housing, Safety, Noise, Conservation and Open Space). In addition to these required elements, the General Plan 2030 Update includes five new optional elements: Economic Development, Agriculture, Scenic Landscapes, Air Quality and Water Resources. The General Plan 2030 Update process also included the concurrent adoption of a Climate Action Plan.

The General Plan 2030 Update has a planning framework with three key planning tools to guide urban development primarily in the following unincorporated areas of the County: (1) Urban Boundaries, (2) Area and Sub-Area Plans, and (3) Hamlet, Community Plans, Mountain Service Centers, and City Areas. In the General Plan 2030 Update, these tools are discussed throughout the document: Urban Boundaries are included as a component in the Planning Framework (Part 1 - Goals and Policies Report); Area Plans are discussed in Part II; and Community Plans are included by reference in Part III of the General Plan Update. The General Plan Update includes three Urban Boundary types: Urban Development Boundaries, Urban Area Boundaries, and Hamlet Development Boundaries. Urban Boundaries and Community Plans are discussed in more detail in Chapter 1 of this document.¹

Zoning Ordinance

The Tulare County Zoning Ordinance provides for several different residential zones that include single-family, multiple-family and mobile home classifications as shown in Table 4-1. Also included in the table is the residential development standards and maximum density for each zone. In addition to the zones listed; single-family dwellings, mobile homes and farmworker housing (but not subdivisions) are permitted in all agricultural zones. Housing type permitted by zone district is shown in Table 4-2.

**Table 4-1
Zoning Ordinance Development**

Residential Zoning Development Standards									
Zone	Building Height	Minimum Average Lot Width	Yard Setbacks			Minimum Lot Area* (For new lot splits)	Lot Area per DU	Parking Spaces per DU	Coverage
			Front	Side	Rear				
R-1	35 ft	60 ft	25 ft	5 ft	25 ft	6,000 sq ft	6,000 sq ft	1	No Limitation
R-2	35 ft	60 ft	20 ft	5 ft	25 ft	6,000 sq ft	3,000 sq ft	1	No Limitation
R-3	50 ft	60 ft	15 ft	5 ft	20 ft	6,000 sq ft	600 sq ft	1	No Limitation
C-1	35 ft	60 ft	15 ft	5 ft	20 ft	10,000 sq ft	600 sq ft	1	No Limitation
C-2	75 ft	60 ft	15 ft	5 ft	20 ft	10,000 sq ft	600 sq ft	1	No Limitation
R-O	35 ft	60 ft	35 ft	5 ft	25 ft	12,500 sq ft	12,500 sq ft	1	No Limitation
MR	35 ft	60 ft	25 ft	5 ft	25 ft	20,000 sq ft	20,000 sq ft	1	20%
R-A	35 ft	60 ft	25 ft	5 ft	25 ft	6,000 sq ft	6,000 sq ft	1	No Limitation
F	35 ft	60 ft	25 ft	5 ft	5 ft	6,000 sq ft	6,000 sq ft	2	No Limitation
M (mobile home combining)	35 ft	60 ft	25 ft	5 ft	5 ft	4,000 sq ft	4,000 sq ft	1	No Limitation
MU (Mixed Use Overlay)	75 ft	60 ft	0 ft	5 ft	15 ft	10,000 sq ft For commercial projects,	600 sq ft	1	No Limitation

Source: Tulare County Zoning Ordinance (Ordinance No. 352, as amended). Minimum lot sizes are not required for existing lots for further subdivision, per R-A, R-2, R-3, and C-2 Zoning.

¹ Tulare County General Plan 2030 Update (TCGPU), 2012

**Table 4-2
Housing Type by Zone District**

Housing Type Permitted by Zone District										
Housing Type	R-1	R-2	R-3	C-1	C-2	R-O	RA	MR	All AG Zones	MU Overlay
Single-Family	P	P	P	P	P	P	P	P	P	P
Duplexes	NP	P	P	P	P	NP	AA	NP	*	P
3 & 4-plexes	NP	PC	P	P	P	NP	NP	NP	*	P
Multi-family (>4 units)	NP	PC	PC	PC	PC	NP	NP	NP	*	PC
Mobile Homes	NP	NP	NP	NP	NP	NP	NP	NP	P	NP
Manufactured Homes	P	P	P	P	P	P	P	P	P	P
Second Units	P	P	P	P	P	P	P	P	AA	P
Emergency Shelters	NP	NP	P	P	P	NP	NP	NP	NP	NP
Single-Room Occupancy (SRO)	NP	NP	P	P	P	NP	NP	NP	NP	P
Transitional/Supportive Housing	P	P	P	P	P	P	P	P	NP	P
Boardinghouse	NP	NP	P	P	P	NP	NP	NP	NP	P
Farmworker Housing	NP	NP	S	NP	S	NP	P	NP	P	S
Mobilehome Park	S	S	S	NP	NP	S	S	S	NP	S
Residential Care Facility (<6 residents)	P	P	P	P	P	P	P	P	P	P
Residential Care Facility (>6 residents)	S	S	S	S	S	S	S	S	S	S

Source: Tulare County Zoning Ordinance

P = Permitted Use

S = Special Use Permit

AA = Administrative Special Use Permit

PC = Planning Commission

NP = Not permitted

* = allowed for employees

Note: Definitions for, Single-Room Occupancy, and “Residential Care Facilities are not currently defined specifically in the Zoning Ordinance. It is anticipated that definitions will be brought before the Board of Supervisors and incorporated into the Zoning Ordinance in the near future (see Action Program 13 on pg 6-34. However, the County complies with State regulations and views residential care for six or fewer residents as a single family dwelling. Those facilities with over six residents require a special use permit.

Residential Density - Minimum Lot Size Requirements

The Tulare County Zoning Ordinance dictates the minimum lot size for residential zones R-1, R-2, R-3 and R-A. In the R-1 Zone, a minimum lot size of 6,000 square feet per main building/ family, R-2 has a minimum requirement of 3,000 sq. ft. per family, and R-3 has a minimum of 600 sq. ft. per family. The R-A Zone requires 6,000 square feet per family, but, as an agricultural zone, also allows employee housing for up to 9 employees on lots at least 10 acres in size. Zoning setback requirements will further limit the number of structures that can be built on small parcels. However, the key limiting factors in determining the actual density that can be approved for a particular site is availability of community water and sewer facilities. Table 4-3 shows the minimum site area required, based upon availability of those facilities.

Tulare County Housing Element

The minimum lot size for single family homes and multiple family homes are typical or smaller than most jurisdictions, and minimal and within normal limits for living space. The County incorporates other means to reduce lot size requirements, such as the density bonus ordinance.

The County has adopted a density bonus ordinance that provides increased density and incentives. These incentives allow the applicant to decrease minimum lot size, decrease parking spaces and other incentives. Please see the density bonus ordinance section below.

Availability of community sewer and water systems is critical to the provision of higher density zoning in the unincorporated area. As mentioned previously, General Plan policies encourage most urban residential development in the unincorporated area around cities to occur upon annexation to a city, in conjunction with city sewer and water systems. Residential development in the foothills is dependent upon the holding capacity of the site with regard to water, waste disposal and other physical considerations.

County Service Areas may be established in accordance with Government Code Sections 25210.1 through 25211.33 to provide miscellaneous extended services such as sewer and water service. These districts are governed by the County Board of Supervisors. In addition to their general powers, a county service area may provide any of the following services, as provided by statute: extended police protection [§25210.4(a)] structural fire protection [§25210.4(b)] park/recreation facilities and services [§25210.4(c)] extended library facilities and services [§25210.4(e)] television transfer station facilities and services (subject to limitations) [§25210.4(f)] low-power television services [§25210.4(g)] miscellaneous extended services (including water service, sewer service, street lighting, street sweeping, garbage collection) [§25210.4(d)] A district has only those aforementioned powers that are specifically set forth in the petition for formation of the district or which have been added subsequently by majority vote of the electorate. (§25210.3)

**Table 4-3
Minimum Lot Size with Available Facilities**

Available Facilities	Minimum Lot Size (See Table 4-1 for further definition of each Zoning District)
With individual well and individual septic system	1 acre
With community water system and individual septic system	12,500 sq. ft.
With individual well and community sewer system	8,000 sq. ft.
With community water system and community sewer system	6,000 sq. ft. (interior lot) 7,000 sq. ft. (corner lot)

Source: Tulare Ordinance Code, Section 7-01-1350

The Zoning Ordinance does not have minimum square footage requirements for residential structures or coverage limitations with the exception of the MR (“Mountain Residential”) Zone, which limits coverage to 20%. In addition, the County only requires 1 off-street parking space per dwelling unit in all zones with exception of the PD-F zone. The nominal parking standards and minimal coverage limitations on parcels do not impede a developer’s ability to achieve maximum densities.

Definitions for, Single-Room Occupancy, and “Residential Care Facilities are not currently defined specifically in the Zoning Ordinance. It is anticipated that definitions will be brought before the Board of Supervisors and incorporated into the Zoning Ordinance in the near future (see Action Program 13 on

pg 6-34. However, the County complies with State regulations and views residential care for six or fewer residents as a single family dwelling. Those facilities with over six residents require a special use permit.

The County does not distinguish between licensed and unlicensed group homes. The County processes group homes as described above. **Residences Allowed in Residential and Commercial Zones**

As summarized in Table 4-2, Tulare County zoning allows residence types in multiple zones. Single-family residences are allowed in R-2 and R-3 zone districts as well as in R-1; duplexes are allowed in R-3 zones as well as R-2 Zones, and multiple family dwellings (R-2 and R-3) are allowed in commercial zones C-1 and C-2.

MU (Mixed Use) Overlay Combining Zone

This zone allows a mix of uses that promotes flexibility in the types of entitlements that can be issued. All uses outlined in the M-1, C-3, C-2, C-1, R-1, R-2, and R-3 uses are allowed.

Mobilehomes and Manufactured Homes Allowed in Residential Zones

Mobilehomes and manufactured homes are allowed in all residential zones as long as they meet specific design requirements. They must be installed on permanent foundations, on lots that meet minimum acreage requirements for zoning and meet lot size requirements for adequate water and sewer. The manufactured homes must meet certain standards, including an age of less than 10 years since the date of manufacture, a minimum 12-inch roof overhang around the entire perimeter, roofing material customarily used for conventional single-family dwellings, and exterior siding material customarily used for conventional single-family dwellings.

In addition, the Zoning Ordinance contains a special mobilehome combining zone that may be applied in conjunction with the “R-A” Rural Residential Zone, the “R-1” Single-Family Residential Zone, and the “PD-F” Planned Development – Foothill Zone. This zone permits individual mobilehomes in communities and rural areas where a mixture of conventional housing and individual mobile homes for residential use is appropriate. Mobilehomes are allowed in the special mobilehome combining zone without date of manufacture and/or the requirement of placement on permanent foundation. In addition, mobilehomes are permitted in all agricultural zones.

Mobilehome parks are allowed by Special Use permits within the R-A, R-O, R-1, R-2, R-3, O (Recreation) and CO (Commercial-Recreation) zones. Mobilehome subdivisions are allowed, by use permit, within the R-A, R-O, R-1, R-2 and R-3 zones; however, a use permit is not required if the Mobilehome Combining Zone has already been applied to the site.

Increased Density Allowed in Residential Zones

The Board of Supervisors adopted a second unit ordinance in compliance with Government Code 65852.2 Second Unit Law.

Section 65852.2 (second-unit law) – Amendments require local governments with a local second-unit ordinance to ministerially consider second-unit applications as of July 1, 2003; and local governments without a local second-unit ordinance or a local ordinance not in compliance with subsections (a) or (c) of second-unit law should ministerially consider second-unit applications in accordance with State standards, established in subsection (b), as of January 1, 2003.

Tulare County Housing Element

The Board approved an amendment where the only changes were one sentence to the County's existing Second Unit Ordinance (Section 15 (A) (6) (c)). To comply with the AB 1866, the ordinance was changed from an Administrative Use Permit to a Ministerial Permit.

The Board of Supervisors approved the density bonus ordinance, and added Transitional Housing to residential zones on June 30, 2015. State law (Govt. Code 65915-65918) requires all cities and counties to adopt a bonus density ordinance that specifies how compliance with the State bonus density law will be implemented. The County's current and past practice has been consistent with State law; however, the County will adopt a formal bonus density ordinance as required. Updated definition placed in Section 2 and Ordinance place in new Section 15.7.

The specific purposes of the affordable housing density bonus and other incentives regulations are to:

- (a) Allow for density bonuses and additional incentives for affordable housing lower and moderate income households, for seniors and disabled persons, and for development that includes a childcare facility;
- (b) Implement the policies of the General Plan Housing Element to expand the provision of housing for lower and moderate income households, elderly residents and others with special housing needs; and
- (c) Establish requirements for resale and rental controls to ensure that units remain affordable for at least thirty (30) years or such other term as required by Tulare County, consistent with State and Federal law.

Furthermore, the Planning Commission Resolution No. 8042 (with Board of Supervisors Resolution No. 2004-0280) allow second residences representing increased density in the R-A, R-0, R-1, R-2, R-3, PD-F and MR Zones with an administrative Special Use Permit (PSP-AA), as long as the proposed residence meets certain requirements. The lot size must be at least 5,000 sq. ft. in size. The second unit must be clearly subordinate to the existing single family dwelling with the floor area between 300 and 1,200 sq. ft. If attached to the single family dwelling, the second unit must not represent more than 30% of the total floor area. The second residence must be designed or arranged on the lot so that the appearance of the building or lot from the street remains that of a single family dwelling. Off-street parking must be provided for the second residence, and it cannot be sold separately from the main residence. A third residence representing increased density may be considered, but would require a Special Use Permit approved by the Planning Commission.

Residences Allowed in Agricultural Zones

Agricultural zones, including AE, A-1, AE-10, AE-20, AE-40, AE-80, A-1 and AF are zones intended primarily or exclusively for intensive agricultural uses. Single family residences or mobilehomes are allowed in agricultural zones, with the number of allowed single family residences determined by parcel acreage. For example, in the AE-20 Zone, one single family residence is allowed by right, with an additional residence or mobilehome for each 20 acres in the entire property. The additional residences are restricted to relatives of the owner or lessee, by farmworkers, or by employees working on the property, provided that the total number of farmworkers and employees shall not exceed nine at any time. Housing for ten or more farmworkers and employees may be allowed with a Special Use Permit. Farmworker Housing is allowed with a Special Use Permit in the R-A, AE, AE-10, AE-20, AE-40, AE-80, A-1 and AF Zones.

Transitional Housing and Supportive Housing are currently not allowed under the agricultural zone, for the reasons above. The addition of applicable Transitional and Supportive Housing to the Agricultural zone are added to Action Program 13.4 on page 6-34.

Increased Residential Density in Agricultural Zones

For applicants wishing to add additional single family dwellings in addition to those allowed by right in a given zone, there are additional provisions for increased residential density with either an administrative special use permit (PSP-AA) or with a standard Special Use Permit (PC). Planning Commission Resolution No. 7779 allows second residences or mobilehomes in agricultural zones on parcels too small to meet the zoning requirements, with restrictions. The second residences require an administrative special use permit, and the additional units must be occupied relatives of the owner or lessee, by farmworkers or by employees who work on the property, provided that the total number of farmworkers and employees shall not exceed nine at any time in the AE, AE-10, AE-20, AE-40, AE-80, A-1 and AF Zones, located proximate to the existing residence, and do not remove agricultural crops from production.

Opportunities for Increased Residential Density

Typically, one residence is allowed by right, requiring only a building permit, as long as the parcel meets lot size and other requirements of the specific residential zone. Additional units may also be allowed by right, if the parcel meets zoning requirements for parcel size and meets other factors such as sewer and water availability. For applicants wishing to add additional single family dwellings in addition to those allowed by right in a given zone, there are additional provisions for increased residential density with either an administrative special use permit (PSP-AA) or with a standard Special Use Permit (PC).

Multi Family Development Greater than Four Units

Multi-family residential projects consisting of more than four (4) dwelling units on a single lot require additional review prior to approval. They are initially reviewed by the Project Review Committee (PRC), followed by the Planning Commission, which will review the project to determine whether it meets requirements for approval of a Final Site Plan. The project must comply with the provisions of the Zoning Ordinance and must be consistent with the General Plan. If the site plan fails to meet one or more requirements in the Zoning Ordinance, or is inconsistent with the General Plan, the PC will adopt written findings describing the inconsistencies and either deny the site plan or approve the plan subject to conditions, as may be necessary to ensure conformity to such requirements.

Section 16.2 of the Tulare County Zoning Ordinance outlines the procedures for Site Plan Review process. Section 16.2 includes a detailed set of standards (as findings of approval) that must be complied with by the applicant. The process, which takes approximately 3 to 12 weeks, includes a preliminary site plan with defined objectives, as outlined in Section 16.2. Upon review of the preliminary site plan, if the site plan meets the objectives identified, the process goes to the final site plan review (Planning Commission). A decision on the project is based on compliance with the requirements of Section 16.2.

Typical site specific findings (similar to any planning entitlement) include the required CEQA review, set-backs, individual unit size, parking requirements, access, and standard conditions from environmental health, public works, and the fire department in regards to sewer, water, drainage, frontage improvements, and the fire code requirements for fire prevention. There is no design review board in Tulare County.

Building plans may be submitted and processed concurrently to assist in mitigating any time constraints and increased cost made by the Final Site Plan requirement. Since this occurs concurrently, with Planning Commission review of the Final Site Plan, it thereby reduces the overall processing time. Therefore, the final site plan review process does not present a constraint to the development of affordable housing. It does not unduly extend the processing timeline, and is applicable only to projects of five (5) or more dwelling units. This requirement is the same for all Multiple Family Dwelling Units.

Tulare County Housing Element

Currently, the affordable housing projects that have been approved recently under this scenario include: Self-Help Housing is entitling a project in Goshen that includes two large multi-family developments with over 280 multi-family units under these standards. Self-Help has also developed a similar Project in Goshen under the same standards (2009). Since 2011, there has been an application for 18 units in Orosi (2013). Additional project approvals have included projects in Ivanhoe (2009). Additional density to a Single Family Dwelling was approved in 2014. Given there have been no denials, and few applications, the Site Plan Review process is not overly burdensome but does help the County and developer to ensure that the project is meeting County standards.

Planned Developments

The Tulare County Zoning Ordinance also permits two types of large, planned developments, the “PD” (Planned Development) Zone), and the “PUD” (Planned Unit Development) Zone. The purposes of planned development zoning allow design flexibility in single-family, multi-family, commercial, professional, industrial and mixed use developments, and encourage innovative and creative approaches to land use and development. The “PD” Zone may not be established on the Zoning map unless it is combined with the “F” Foothill Combining Zone, limited to projects located in the foothills, and subject to the Foothill Growth Management Plan. The “PD-F” Zone is often combined with the “M” (Special Mobilehome) Zone, which provides for mobilehome use in communities and rural areas where, under certain conditions, a mixture of conventional housing and individual mobilehomes for residential use is desirable.

A second type of planned development is the “Planned Unit Development (“PUD”). The PUD Zone allows development of planned units which do not conform in all respects with the land use pattern prescribed by zoning regulations. A PUD may include a combination of different dwelling types and/or a variety of land uses which complement each other and harmonize with existing and proposed land uses in the vicinity. A PUD located in a O, R-A, R-1, R-2, R-3, P-O or C-1 Zone, with permitted uses—or any combination of uses--allowed in those zones by right or with a Special Use Permit.

Building Codes and Enforcement

Tulare County has adopted and enforces the 2013 California Building Codes. These codes are considered to be the minimum necessary to protect public health, safety, and welfare. No amendment to the code has either been initiated or approved which directly affects housing standards or processes.

It is important the Tulare County housing meet health and safety standards. Enforcement of the Building Code is delegated to the Planning Branch – RMA Building/Inspection Division of the Resource Management Agency (RMA), and is carried out at the plan review stage and at the time of building/site inspection. All work for which a building permit is issued must be inspected at the time of completion or at specified stages of construction.

Tulare County primarily enforces housing code violations through inspections performed on a complaint basis. Where code citations are issued, property owners are given a reasonable time frame in which to correct deficiencies. Recently, the County has instituted a supplemental health and safety inspection to ensure that the County’s new housing stock meets Health and Safety requirements. Now, mobile homes older than 10 years must be inspected prior to transport to a new site, and prior to issuance of a building permit in accordance with Tulare County Ordinance Code Section 7-15-1650 through 7-15-1690. Mobilehomes must meet all standards as specified in Section 18008 of the Health and Safety Code. Any deficiencies must be corrected prior to moving the mobile home to the new site.²

The Building Division currently provides the following:

² Tulare County Ordinance Code Chapter 15, article No. 13, Section 7-15-1663

4. Housing Constraints

- Housing rehabilitation programs, the County provides healthy and safe housing opportunities.
- Tulare County has adopted the latest California building Codes and inspects projects in compliance with the health and safety regulations. Inspections are completed within the same working day.
- The Building and Housing division receives approximately 30 substandard abatement calls per month and continues processing and maintaining the program daily.
- Tulare County currently inspects 171 EH facilities with 1496 occupants.
- The Tulare County fee schedule provides for cost recovery only.

On/Off Site Improvements

The Tulare County Subdivision Ordinance requires developers to provide certain urban improvements as a condition of approval for subdivisions and parcel maps. Development to full urban standards is only required within city and community urban development boundaries, as specified by the Planning Framework Element. Tulare County does require that the developer of a residential subdivision provide certain improvements, including, but not limited to, the following:

- Roads: Class 1 roads require a minimum of thirty-six (36) feet of pavement width and fifty-six (56) feet of overall right of way (including sidewalk), Class 2 roads require a minimum of forty (40) feet of pavement width and sixty (60) feet of overall right of way (including sidewalk);
- Curbs and gutters: In subdivisions which are not in mountainous areas, curbs and gutters shall be required on all lots if a majority of the lots in the subdivision contain less than two and one half (2 ½) acres and/or have average widths of less than two hundred (200) feet;
- Sidewalks: If all or any portion of the subdivision is located within the boundaries of an Urban Improvement Area or an Urban Development Boundary the sub-divider shall provide sidewalks contiguous to the curb with a minimum width of four (4) feet;
- Sewer System: All lots within a subdivision shall be connected to a sewer system operated by a political subdivision if the trunk line or other access point is located within one thousand three hundred twenty (1,320) feet of any portion of the subdivision.
- Domestic Water: Provisions shall be made for providing an adequate and safe supply of water to all lots in the subdivision and no tentative subdivision map shall be approved unless there is assurance of such an adequate and safe supply of water. Water may be supplied by one of the following means; connection to a public utility, establishment of a mutual or private water system, or service from individual wells or springs. The water systems shall be designed and installed in accordance with the standards set forth in section 7-01-2025 of the Ordinance Code;
- Fire Protection: Fire hydrants shall be provided in a subdivision if the lots are served by a community water system. The hydrants shall be designed and constructed in accordance with standards set forth in section 7-01-2025 of the Ordinance Code;
- Drainage: The sub-divider shall provide structures with storm sewers and drainage channels necessary for adequate drainage of surface and storm waters generated by the subdivision or flowing across the subdivision. If it is not feasible to provide for an adequate system of drainage outside of the subdivision, a ponding lot or lots shall be required within the subdivision to provide for drainage of surface and storm waters generated in the subdivision or flowing across the subdivision.

Site improvements are a necessary component of the development process. While the requirements increase housing costs, they are typical for most jurisdictions. Moreover, site improvements are necessary to maintain the quality of life desired by residents, and ensure the availability of needed

public services and facilities. Tulare County's development standards, both on-site and off-site, are not overly or unnecessarily restrictive when compared to surrounding counties and cities. The County currently has street and road standards that require less right-of-way and improvements than other nearby jurisdictions. The standards are not so onerous as to be considered a constraint on the development of a wide range of housing types. Furthermore, many of the standards are the direct result of State mandated codes such as those utilized by the County Building and Environmental Health Departments.

Proactive planning for the expansion of infrastructure to serve future growth and development have been addressed during development of the County General Plan update.

City and County Coordination

Any development proposed in the unincorporated area within a County adopted City Urban Area Boundary or Urban Development Boundary is forwarded from the County to the affected city for review and comment in accordance with Planning Framework Element Section PF-4 and procedures included in MOU's between the cities and the County. Because it is planned that most land within these boundaries will at some future time be part of the cities, the County Planning Commission and Board of Supervisors give serious consideration to the approval or denial of a project. Unincorporated communities with town councils are also afforded an opportunity to comment upon proposed project within their respective communities.

The Planning Framework Element provides that new urban development around cities should occur within city limits. Proposed developments are referred first to the adjacent city to determine whether the city is willing and able to annex the property for development purposes. If the city cannot or will not annex, development may be approved within the County if the public service impacts are within the service capabilities of the County and affected special districts, and if the use and density proposed are determined to be consistent with the County's General Plan and compatible with the city's General Plan. These policies apply only to cities consistent with Section PF-4 of the Planning Framework Element and MOU's between the cities and the County as indicated above.

Processing and Permit Procedures

Permit Approval Process

The types of residential development permits required by the County were discussed previously in this Chapter. In addition, any new division of land must comply with the provisions of the State Subdivision Map Act and the Tulare County Subdivision Ordinance.

Processing Time

The time required to process a project varies greatly from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. Table 4-4 identifies the typical processing time most common in the entitlement process. It should be noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with the General Plan and zoning designations do not generally require Environmental Impact Reports (EIR), General Plan Amendments, Zone Change, or Variances). Also, if more than one permit approval is required (i.e., Zone Change and Subdivision Map), they are processed simultaneously. Such procedures save time, money, and effort for both the public and private sector and substantially decrease the costs to developers.

**Table 4-4
Permit Processing Timeline**

Typical Processing Time for Land Use Applications		
Type of Approval or Permit	Approval Body	Typical Processing Time
Building Permit	County Staff	1 day to 2 weeks
Special Use Permit	Planning Commission	12 – 16 weeks
Administrative Special Use Permit	Planning Director	1 – 3 weeks
Variance	Planning Director Planning Commission	3 – 12 weeks
General Plan Amendment	Planning Commission Board of Supervisors	12 – 24 weeks
Planned Unit Development	Planning Commission	16 – 26 weeks
Zone Change	Planning Commission Board of Supervisors	12 – 24 weeks
Subdivision Map	Board of Supervisors	24 – 32 weeks
Lot Line Adjustment	Planning Director	3 – 8 weeks
Parcel Map	Planning Commission	3 – 12 weeks
Preliminary Site Plan	Project Review Committee	3 – 12 weeks
Final Site Plan	Planning Commission	3 – 12 weeks

Source: Tulare County Resource Management Agency

Compliance with the requirements of the California Environmental Quality Act (CEQA) is handled simultaneously with process of an application for a project. Environmental review does not particularly lengthen the processing time for a project, unless an Environmental Impact Report (EIR) is determined to be required for the project. All projects are processed within the statutory time limits specified by CEQA.

Typical Processing Procedures

Single Family Unit: A single family unit, whether in a community or in an agricultural area, will typically require only a building permit as long as the project meets Zoning Ordinance requirements for a new or additional residence. Building permits typically take approximately one day to two weeks to review.

Subdivision: Approval of a subdivision application will typically require preliminary review by the Project Review Committee (PRC), followed by Planning Commission review and approval of the Final Site Plan, along with the appropriate CEQA document (usually a negative or mitigated negative declaration). In some cases, additional permits may be required, such as a setback variance. This process will normally take between 6 to 8 months.

Multifamily Units: Will require preliminary review by the Project Review Committee followed by Planning Commission review of the Final Site Plan. In some instances, the project may also require a change of zone. Depending on the scale of the project and potential environmental impacts, the project will require either a CEQA exemption or a negative declaration, and the final site plan. This process will take usually between 6 to 8 months.

Tulare County Housing Element

Processing procedures and timelines for land use entitlement requests are also affected by the need to address environmental issues through CEQA. The County makes use of categorical exemptions from CEQA for the development of affordable housing, agricultural housing, and residential infill projects. Policies in this regard are listed in Chapter 6 and are intended to reduce unnecessary constraints on the provision of affordable housing in Tulare County.

The RMA is continually assessing the permitting process to increase efficiency which will save the applicant time and money. Currently the County is evaluating which additional applications may be approved by a ministerial action.

Fees and Extractions

The Resource Management Agency (RMA) charges fees for various services associated with residential projects. Tulare County reviews the planning and development fee schedule on an annual basis, any changes in fees are brought before the Tulare County Board of Supervisors and are only acted upon after a properly noticed public hearing. Building permit fees are determined by the square footage of the structure or improvement.

It is the County's policy to have full cost recovery of the services provided. An application can be filed for waiver of permit fees with the Board of Supervisors. The County will provide exceptions to the entitlement process fees on a case by case basis. It is important to note that the Tulare County fee schedule only provides for cost recovery.

The County of Tulare does not collect development impact fees for new development. As such, Tulare County has some of the lowest development fees within the State. This provides a financial benefit and not a constraint to the home builder.

Table 4-5 provides typical fees for both a single family and a multi-family unit. Fees do not present a constraint to affordable housing in the County as per unit fees for a multi-family unit is significantly less than for a single family unit.

Table 4-6 summarizes the County's fee schedule for various land use applications. The entire fee schedule is included in Appendix B. Tulare County currently does not collect any impact fees which are a major impediment to the development of affordable housing. It should be noted that fees in Tulare County are some of the lowest in the State and that based on the total cost of development; these fees are minimal and don't act as a constraint to development of affordable housing.

Schools Fees

New construction on commercial structures and new construction of residential building as well as additions that exceed 500 square feet require that a school fee be collected before issuing a building permit. School fees that are collected by the County are transmitted to the respective school districts. Requests for exemptions from school fees must be presented to the school district for determination of exemption by that respective school district.

Depending on the school district you are building in, the fees will vary according to which fee schedule the district has adopted. Currently, residential fees are between \$2.63 and \$7.26 per square foot and commercial fees are between \$.42 and \$.54 per square foot. There are currently 43 Elementary School Districts (21 Elementary School Districts, 16 Union Elementary School Districts, 5 Joint Union Elementary School Districts), 15 High School Districts (8 Unified School Districts), 2 Union High School Districts, 5 Joint Union High School Districts) and 3 Community College Districts within Tulare County. The median school fee collected is for residential development is \$ 2.30 per square foot. There are a few school districts that do not assess impact fees upon new residential development: Outside Creek

4. Housing Constraints

Elementary, Waukena Elementary, Citrus South Tule Elementary, Hot Springs, and Columbine Elementary.

**Table 4-5
Typical Fees per Residential Unit**

	Multiple-Family	Single Family
Fee Description	4 Units 700 sq ft each	1,400 sq ft
Final Site Plan	\$3,678.00	N/A
Building Permit	\$1,683.68	\$868.84
Plan Check	\$431.40	\$239.70
General Plan Maintenance Fee	\$200.00	\$200.00
Urban Development Boundary Fee, Hamlet Development Boundary Fee	\$150.00	\$150.00
Computer Maintenance Fee	\$10.00	\$10.00
Environmental Health Review	\$68.00	\$68.00
Public Works Review	\$93.00	\$93.00
Water Connection (County service areas)	\$500.00	\$500.00
Sewer Connection (County service areas)	\$500.00	\$500.00
Total County Fees	\$7,950.08	\$3,077.54
School Fees (median \$3.36 sq. ft.)	\$9,408.00	\$4,704.00
Fees Per Unit	\$4,339.52	\$7,781.54

**Table 4-6
Land Use Application Fees**

Fee Schedule for Various Land Use Applications	
Type of Permit	Application Fee
Planned Unit Development	\$8,203.00
Zone Change Initiation	\$3,333 deposit + \$100/hour
Zone Change	\$6,451 deposit + \$100/hour
Zone Variance	\$3,490 deposit + \$100/hour
Building Setback Variance	\$1,351.00
General Plan Amendments	\$10,321 deposit + \$100/hour includes cost of zone change
Project Review Committee	\$678
Special Use Permit	\$3,005 deposit + \$100/hour
Tentative Subdivision (Tract) Map 1 – 12 lots	\$3,798.00 deposit + \$100/hour
Final Subdivision Map	\$2,472.00 plus \$26.00 per lot
Lot Line Adjustment	\$1,481
Certificates of Compliance 1 – 4 lots/parcels	\$754.00 plus \$211.00 per lot
Project Review Committee	\$768
Final Site Plan	\$3,415.00 + \$100/hour
Tentative Parcel Map 1 – 4 lots/parcels	\$2,007.00
Final Parcel Map	\$1,614.00
Environmental Impact Report prepared by County	\$5,286 deposit + \$100/hour plus costs for technical studies

Water and Sewer Fees

County Service Areas are established in accordance with Government Code Sections 2510.1 through 2511.33. These districts are governed by the County Board of Supervisors. There are currently two County Service Areas within Tulare County. County Service Area No. 1 has eight Zones of Benefit (Delft Colony, El Rancho, Lindcove [inactive], Seville, Tooleville, Tonyville, Traver and Yettem). County Service Area No. 2 consists of Wells Tract located east of the City of Woodlake. In addition, there is currently one Sewer Maintenance District within Tulare County; the Terra Bella Sewer Maintenance District. These districts only provide sewer with the exception of Delft Colony, Yettem and Wells Tract that also provides water. In addition, Tulare Water Works District #1 manages domestic water for Alpaugh. The County charges a flat fee of \$500.00 per each connection, with the exception of El Rancho that charges a \$1,286.00 fee.

Outside of the County Service Areas several special districts have been established; Public Utility Districts (PUD), Community Service Districts (CSD), Irrigation Districts and Sanitation Districts. These special districts charge connection fees for sewer and water services. The amount charged varies from district to district. Some districts require connection fees in advance of actual building permit issuance. As a result, developers may be required to finance those fees. The costs to finance these fees may be passed on to the homebuyer, which may increase the cost of living. These districts often suffer from a

lack of adequate funds and staff to properly maintain or expand their services. The costs of providing these services can be partially met through a combination of assessments, user fees, grants and loans.

Rural density residential development is commonly served by septic tanks and individual wells. Lack of community sewer and water systems, in addition to posing potential health hazards, can result in further constraints on residential development. As an example, most funding agencies will not loan funds for new housing unless the site can be provided with community sewer service.

Water and Sewer Service Priority for Affordable Housing

Chapter 727, Statutes of 2005 (SB 1087) requires all local jurisdictions to provide a copy of their adopted Housing Elements to all water and sewer providers that serve the jurisdiction. Local public and/or private water and sewer providers must adopt written policies and procedures that grant a priority for service hook-ups to developments that help meet the community's share of the regional need for lower-income housing. In addition, the law prohibits water and sewer providers from denying, conditioning the approval, or reducing the amount of service for an application for development that includes housing affordable to lower-income households, unless specific written findings are made. A letter will be sent from the Resource Management Agency notifying water and sewer providers of this requirement within thirty (30) days of adoption of the Housing Element. The letter will also include a copy of the May 2006 memorandum from the California Department of Housing and Community Development concerning SB 1087: Water and Sewer Service Priority for Housing Affordable to Lower-Income Households.

Infrastructure Required to Meet RHHA Estimated Housing Needs

Adequate sites for additional housing units have been identified in various regions throughout unincorporated Tulare County. These sites generally fall within the Urban Development Boundaries (UDB's) of the County's communities and hamlets. The sites are shown in the Adequate Site Inventory figures shown elsewhere in this document.

Sustainable housing units either depend upon existing infrastructure with excess capacity, or infrastructure that is developed in conjunction with the housing units. Infrastructure for housing units includes roads and transportation infrastructure, water supply, wastewater conveyance, storm water conveyance, power/energy supply, and communications connections. This infrastructure is provided by various entities including county or city government, local service districts, public utility companies, and private landowners. Depending upon their location, adequate housing sites can be divided into three categories: (1) those within an existing service district, (2) those adjacent to an existing service district that could be expanded; or (3) those outside of the proximity of an existing service district.

Descriptions of the various service districts throughout the unincorporated county as well as capacity estimates are included primarily in Chapter 7 and elsewhere in this document. The following is a brief description of which infrastructure elements would typically be required for housing development within the three categories described above.

(1) Housing sites located within an existing service district

Housing sites developed within existing service districts are typically infill development with fewer overall units. This category requires the least amount of infrastructure improvements associated with the development. Typically roads, water supply pipelines, sewer and stormwater conveyances, power/energy supplies, and communications connections are already in place and only a short connection is required. In these cases, *the cost of the connections would be economically feasible for individual single or small numbered developments (approximately \$2,500 to \$30,000 per unit)*

In some cases, the overall capacity of the specific infrastructure system may not be adequate to provide service to the additional housing units. Some aspects of the public infrastructure at various communities, particularly water supply and wastewater conveyance provided by the service district is currently at maximum capacity. In that event, improvements to the infrastructure may be required before a connection to the system is allowed. These off-site improvements may range from water or sewer main upsizing, to treatment plant expansion. Depending on the extent of the improvements required, the number of the units proposed, and the location of the units, the costs of these improvements could vary considerably. The range of these costs could be economically unfeasible for individual or small numbered developments. Only when the development is large enough, can the cost of the improvements be distributed adequately to make the development economically viable. *The cost of off-site improvements to a system may range from \$200,000 to \$5,000,000.*

(2) Housing sites located adjacent to an existing service district that could be expanded

Potential housing sites located near an existing service district may be able to take advantage of the proximity to the service district through an expansion of the service district boundary. Typically, economies of scale create an incentive for service districts to expand. *In the event that the existing service district has excess capacity, the costs of connecting potential housing sites to that system would only include the infrastructure cost of the connection. Depending on location, this cost may range from \$50,000 to \$1,000,000.*

In the event that the adjacent service district does not have adequate capacity to provide services, then an expansion of the system may be required before connection is allowed. *In this case, the cost of the expansions may render individual or small numbered developments economically unfeasible.*

It should be noted that changing the boundaries of some service districts that are political entities may require an administrative or statutory process typically administrated by the Tulare County LAFCo.

(3) Housing sites located outside of the proximity of an existing service district

Housing sites located outside the proximity of an existing service district, but inside a UDB may be required to establish and provide infrastructure as part of the development. Depending upon local policy and statutes, the number of units in the development, and the size of the parcel developed, the required infrastructure improvements may vary from private individual wells and septic systems, and private access driveways to the construction of infrastructure systems like municipal wells with water distribution systems and wastewater collection and treatment facilities as well as the establishment of a service district to operate and maintain the facility. *The cost of this infrastructure could range from \$25,000 to \$70,000 for private individual wells and septic systems to the millions of dollars for community water and sewer systems.*

Roads, Sidewalks, and Storm Drainage Infrastructure

Typically, residential development within a UDB can utilize the existing roads, sidewalks and storm drainage infrastructure. This is particularly true for infill development where the improvements exist surrounding the housing site. In these cases, moderate levels of improvements may be required. These improvements might include constructing County standard curb, gutter, and sidewalk on the property frontage. *The costs for these types of improvements would range from \$2,500 to \$40,000 per unit depending on the size of the parcel being developed.*

Larger residential developments and non-infill developments may require construction of public roadways, sidewalks and storm drainage infrastructure such as inlets, conveyance, and detention or retention basins. *The cost of these infrastructure improvements can vary widely depending on the scale of the development and location and availability of existing infrastructure.*

Park and Open Space Development

The County of Tulare operates and maintains nine parks countywide. The County does not have any current plans to acquire and develop new parks, due to budgetary constraints. Further, the County does not assess a land dedication fee for the development of parks and recreation (also known as Quimby Act fees) upon new residential development.

Housing for Persons with Disabilities

Most Americans with disabilities live on their own, with parents, siblings or caregivers. Another significant group lives in group or institutional settings. The County does allow, in accordance with State law, the development of group homes for up to six (6) persons by right. Most group homes are located within the cities where medical facilities are more readily available. The County does not have spacing requirements between group homes. The County does also allow development with housing of more than 6 persons in R-2, R-3, C-1 and C-2 Zones by right. However, individuals who wish to live independently and families burdened by continued care find affordable housing lacking, public housing limited and social services inadequate.

Implementation of Title 24 of the California Code of Regulations is already in effect for new construction of multiple-family housing developments (with three or more units) to ensure access and adaptability for persons with disabilities, including provision of handicapped parking. Some physical constraints could be addressed through the zoning ordinance provisions of general exceptions or administrative variances, which allow for a 10% deviation from the Zoning Ordinance requirement. Section 15, General Exceptions allow for landings, porches and platforms to extend 6 feet into any front side or rear setback.

In addition, the County adopted Reasonable Accommodation Ordinance (Action Program 10) on June 30, 2015. This Ordinance provides a procedure to consider Reasonable Accommodations to the disabled persons (along with their representatives) and developers of housing for people with disabilities.

Constraints on low-income households ability to participate in multiple affordable housing assistance programs

In smaller communities, there are often a limited number of qualified HOME administrative subcontractors and non-profit affordable housing developers. In a situation where an organization acts as the Administrative Subcontractor to a State Recipient in the State HOME program for a first-time homebuyer (FTHB) assistance program, and also develops affordable housing in the same community, HCD restricts homebuyers participating in a development program (ex. mutual self-help housing) from utilizing HOME FTHB funding to purchase their homes. This causes not only an impediment to the ability to develop new single family affordable homeownership opportunities, but also impacts the State Recipients (local agencies) ability to spend FTHB funds in a community with limited affordable housing inventory.

Housing Costs

Housing costs continue to rise significantly. The 2010 Census reports the median rent has increased 10.72% from \$727 in 2000 to \$805 in 2010. The median monthly owner costs for housing units with a mortgage have seen a minor decrease going from \$1,518 to \$1,471 which is a -3.09% decrease. The monthly owner costs for those housing units without a mortgage increased by less than 1%, going from \$330 to \$361.

The County's median household income has decreased 2.91% from \$45,117 in 2008 to \$43,803 in 2010. This has not kept up with the rise in housing costs. Therefore, households are challenged with a

4. Housing Constraints

greater housing cost burden. This is demonstrated in the increased percentage of household income families are paying for housing. In 2010, 51.9% of renter households and 48.39% of owner occupied households pay 35% or more of their income for housing (up from 41.5% and 37.7% in 2008).

The median price of homes sold in Tulare County increased from \$127,660 to \$174,670 (36.8%) (Table 4-7) from 2011-2014. The market price has fluctuated from a high of 15.83% between 2012 and 2013 to a slower growth rate of 8.28% between 2013 and 2014. This created an average increase of 11.06% per year since 2011. The housing market has stabilized and market data continues to indicate a positive trend.

**Table 4-7
Median Home Prices**

Median Price of Existing Homes Sold Tulare County 2011-2014	
Year	Median Price of Homes Sold
2014	\$174,670
2013	\$161,300
2012	\$139,260
2011	\$127,660

Source: California Association of Realtors Dec 2011-Jul 2014

Unfortunately, current data separating the unincorporated area of the County from the cities is limited. However, based upon historical trends the median sales price of existing homes is approximately 23% less in the unincorporated area. It can be presumed that the 2014 median sales price of existing homes in the unincorporated area is approximately \$134,498. A recent sampling of the estimated values in the County's rural communities enforces this presumption, as the mean estimated value of these communities is \$134,711 (Table 4-8).

**Table 4-8
Estimated Home Values**

Estimated Median Value of Existing Homes July 2014	
Community	Estimated Value
Cutler	\$112,022
Earlimart	\$108,597
Goshen	\$107,786
Ivanhoe	\$106,434
Orosi	\$137,581
Pixley	\$109,048
Richgrove	\$120,673
Springville	\$147,440
Strathmore	\$126,261
Three Rivers	\$271,267

Source: RealtyTrac September 2014

4.3 Nongovernment Constraints

As with governmental controls, there are different levels of private controls, many of which are at least partially independent of each other. One example of this is the effect of lending policies and interest rates upon the production of housing. These policies, and the availability or scarcity of money to finance housing projects, are factors over which local builders and developers have little or no control. Projects that have already received the necessary permits and approvals may be delayed or canceled due to outside economic factors. The federal government is involved with the private sector in determining interest rates and funding availability according to prevailing economic conditions. Other examples of difficulties within private market housing, outside the realm of local housing producers, include shortages of materials, increases in the cost of materials and labor interruptions.

Availability of Financing

One of the most significant factors related to the provision of adequate housing for all segments of the population is the availability of affordable financing. Mortgage interest rates on a 30-year fixed mortgage loan during the years 2000 through September 2014 show a downward trend, as shown in Table 4-9. Chart 4-1 tracks interest rate trends for 30 year mortgages between 1993 and 2009.

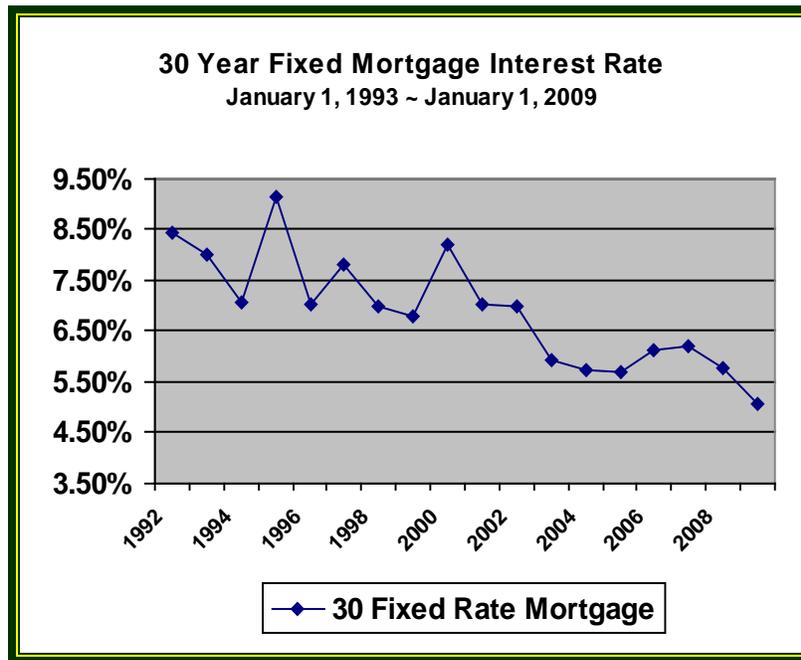
Table 4-9
Interest Rate Trends, 30 year Fixed Mortgage Interest Rate (updated)
 (<http://www.freddiemac.com/pmms/pmms30.htm>)

Year	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
30-year Mortgage Interest Rate (%)	8.05	6.97	6.54	5.83	5.84	5.87	6.41	6.34	6.03	5.04	4.69	4.45	3.66	3.98	4.24

Price of Land and Construction Cost

Due to the increasing cost of agricultural land from \$5,730 in 2002 to \$9,810 in 2012, overall land values have increased in Tulare County. According to the Building Industry Association, the price of land in Tulare for housing costs upwards of \$40,000 to \$50,000 per acre. Finished lots, with backbone and all utilities, is going for \$50,000 per 6,000 square foot lot, or upwards of \$350,000, plus, per acre. According to the Census Bureau, the median cost of construction in the Western United States is \$ 89.11 (avg. \$102) per square foot in 2010 prices. The average cost to build a 1,500 sq. foot house, with land costs is \$153,000, as stated the mean for an existing home in Tulare County is \$134,000, and around \$120,000 for the lower valley floor (Table 4-8). Given the land and construction cost, even without impact fees and although these land costs are some of the lowest in the State, the affordability of newer homes is a constraint to the cost and supply of housing.

Chart 4-1
Interest Rate Trends



Source: Federal Home Loan Mortgage Corporation's (Freddie Mac)

Since the early 1980's, mortgage rates have almost steadily declined nationally from a maximum annual average of 16.63% in 1981 to historic lows of less than 4.00% in 2012 and 2013. This means that a \$150,000 mortgage in January 2013, with a 30-year fixed mortgage rate of 3.98% would require \$714 in monthly payments, compared to a 2009 30-year fixed mortgage with rate of 5.05%, which would require \$810.00 monthly payments, a savings of \$96 per month or \$1,152 annually. (Note that average annual interest rates in 2014 (through September) have increased slightly, to 4.24%).

On January 1, 2009, the Federal Housing Administration (FHA) began to insure single-family home mortgages up to \$271,050 in low cost areas and up to a maximum of \$625,500 in high cost areas.

"Temporary loan limit authority, first given to HUD by Congress in the Economic Stimulus Act of 2008 (ESA), and then extended multiple times through a series of temporary legislative authorities, expired at the end of December 2013. The FHA single-family loan limits for 2014 are established using the permanent authority under section 203(b)(2) of the National Housing Act, as amended by the Congress in the Housing and Economic Recovery Act of 2008 (HERA). While there are many changes in loan limits for so-called high-cost areas, the national standard (floor) limit remains at \$271,050 for 2014."³

FHA mortgage maximums as of October 7, 2014, for Tulare County are as follows: One-Family: \$271,050; Two-Family: \$347,000; Three-Family: \$419,425; and Four-Family \$521,250.⁴

Although in 2014 interest rates are still near their lowest point in many decades, down payment requirements are still a barrier to many potential homebuyers. The subprime mortgage crisis has led to stricter lending guidelines, and has become an obstacle to homeownership for some people. In response to the fiscal crisis and the role played by overly lenient lending practices, the Federal Reserve adopted Truth in Lending rules in 2008, amended in 2010 with the Dodd-Frank Wall Street Reform and Consumer Protection Act (Dodd-Frank Act). The new rules required that banks verify income, assets

³ HUD, http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/page_oeoanlimit

⁴ FHA, http://www.fha.com/lending_limits_state?state=CALIFORNIA

and debts prior to awarding loans. While they do restrict lending to a degree, the rules are designed to foster more responsible mortgage lending practices, and to also protect consumers from predatory mortgage lending practices.⁵

California Housing Affordability

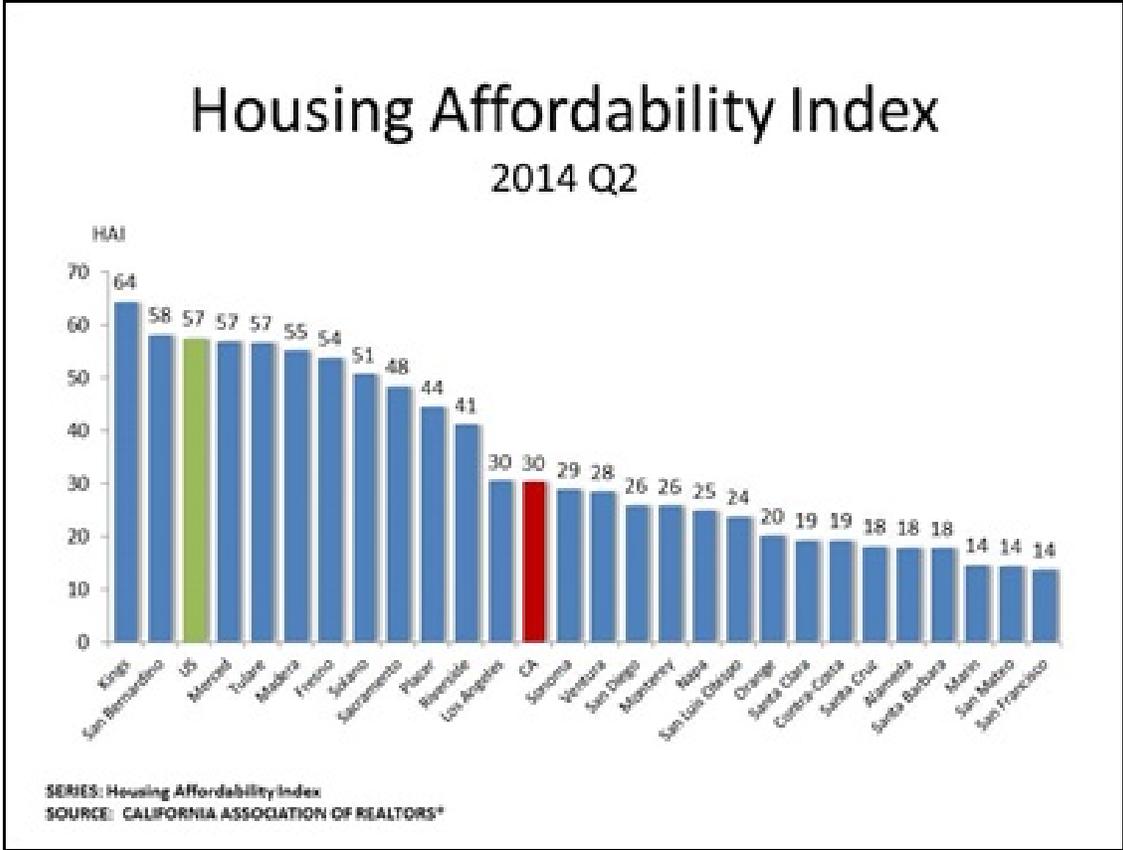
Since the 2009 housing element was published, housing prices in the US and in California have partially recovered after their collapse in the late 2000's. Some areas have recovered faster than others. California housing is much less affordable on average than housing the rest of the U.S., but single family housing in the Central Valley has remained more affordable than many other regions in California. The California Association of Realtors have created a Housing Affordability Index (HAI) which measures the percentage of all households in a given region in California that can afford to purchase a median-priced single family home in that region. Based on the HAI, housing prices in the second quarter of 2007 were at an all-time high. In the second quarter of 2014, affordability statewide fell to 30 percent, with a median home price of \$457,140 in the second quarter of 2014 and an annual income of \$93,590. However, during the second quarter of 2014, Tulare County was one of the four "most affordable" counties in California, with a Housing Affordability Index of "57" for 2014 Q2, indicating that 57% of the people within the County would qualify for a mortgage, based on their income and current house prices (the first three were Kings, San Bernardino, and Merced).⁶⁷

⁵ NOLO, "Stricter Mortgage Requirements for Homebuyers" <http://www.nolo.com/legal-encyclopedia/lenders-screening-homebuyers-hoepa-30034.html>

⁶California Association of Realtors, "A Look at Housing Affordability Across the State," <http://www.car.org/marketdata/realestate411/reaaug2014>

⁷ <http://www.smmirror.com/articles/News/California-Housing-Affordability-Index-Falls-In-Second-Quarter/40865>

Chart 4-2



Source: CAR, <http://www.car.org/marketdata/realestate411/reaaug2014/>



5.1 Progress, Review & Revision

The previous Chapters have identified housing characteristics, housing needs and constraints to the provision of housing in Tulare County. On a more positive note, this chapter discusses the progress that has been made in meeting the housing needs of Tulare County. More specifically, this chapter contains a discussion of progress toward meeting new construction needs identified in the 2008 Tulare County Association of Governments (TCAG) Regional Housing Needs Plan, a description of existing housing programs in operation in Tulare County, and an evaluation of the County's success in meeting housing needs and implementing policies and programs, which were contained in the 2009 Housing Element Update adopted in 2012. This chapter also contains a discussion of opportunities for energy conservation in the production of new housing, and the application of energy-saving techniques to existing housing.

5.2 Progress in Meeting Housing Needs

Production of New Housing/Progress in Meeting Affordability Needs

The County has made significant progress in meeting the quantifiable goals and projected needs from the 2009 Housing Element. Table 5-1 summarizes the County's progress toward meeting the 2007-2014 Regional Housing Needs Allocation targets in the unincorporated area. The 2009 Regional Housing Needs Plan indicated a housing need of 7,035 units within the unincorporated area; overall growth was much less than the projected need.

Table 5-2 summarizes the progress in meeting the quantifiable goals of the previous housing element. It includes new construction, rehabilitation, preservation and assistance program accomplishments. The information presented was developed based upon accomplishments provided by both governmental agencies and non-profit agencies involved in the provision or improvement of housing in Tulare County.

Existing Housing Programs – Funding Sources

The County has continued and expanded its use of state and federal grant funds. Appendix C provides a summary of CDBG, HOME, CalHome and EDA grants awarded to the County of Tulare, with the number of homebuyers assisted, homes rehabilitated and homes connected to water or wastewater facilities. The Housing Authority of Tulare County has also used grant funds to construct and rehabilitate public housing in the County. Many of the assisted individual owner-occupied homes and rental complexes benefited from multiple funding sources.

**Table 5-1
Housing Units Permitted 2010-2014**

Reporting Year	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total Units
2010	78	53	59	62	252
2011	99	106	13	13	231
2012	158	46	1	16	221
2013	101	79	15	8	203
2014	132	86	16	21	225
Total Units Permitted	568	370	104	120	1,162
2008 RHNA	2,294	2,132	2,138	471	7,035

Source: Tulare County Housing Element Annual Reports, CCR Title 25 §6202

The following section contains a catalog of some of the existing funding sources, both public and private. The County continues to explore additional funding possibilities. However, some loan and grant programs have burdensome requirements that have discouraged the County from filing applications. Some are not formal programs per se, but rather actions which the County and private entities have taken to address the housing needs which exist in the unincorporated area.

Low and Moderate Income Housing Funds (LMIHF) of Tulare County

Since the dissolution of the Tulare County Redevelopment Agency, the LMIHF program has been managed by Tulare County Resource Management Agency (RMA).

In 2011 the Governor’s budget called for the dissolution of the Redevelopment Agency’s (RDA) and redistribution of property tax revenue. The proposal (ABX1 26) enacted two pieces of legislation which imposed a freeze the on RDA’s authority, dissolved RDAs, and outlined the process by which RDAs would be wound down.

Per ABX1 26, RDAs officially lost authority to exercise power on February 2012. The power was given to successor agencies, which in most cases are cities and counties where the RDAs were operating. These cities and counties are currently responsible for the winding down of the dissolved RDAs. RMA became a successor agency as a result of this process.

Before the state mandate to eliminate the RDA, at least 20 percent of annual tax-increments revenues were allocated to the LMIHF, for the purpose of improving and expanding the availability and supply of affordable housing in the respective RDA. Currently, there are no approved measures that allow for an equivalent statewide set- aside fund for the purpose of exclusively providing future affordable housing after all existing obligations are met by the successor agency RMA.

**Table 5-2
Progress in Meeting Quantified Housing Objectives 2009-2014**

Unit Type/Description	Actual Units
Market Rate Units	
Single Family Units	364
Multiple Family Units	76
Total Market Rate	440
Single Family Affordable/Assisted Units	
USDA	145
Total Single Family Affordable/Assisted	145
Multiple Family Affordable/Assisted Projects	
USDA Rural Housing Multi-Family Housing Direct Loan –MFH 515 Loan	0
Farm Labor Housing Direct Loan & Grant –FLH 514/516	142
State Farmworker Housing Grant (Current)	0
State Farmworker Grant (Future)	0
Self Help Rental Units	364
Housing Authority	0
Acquisition	
First Time Homebuyers – HOME	3
Rural Development Single Family Housing - USDA	73
Total	583
Rehabilitation	
Housing Rehabilitation Program – CDBG	74
Housing Rehabilitation Program – HOME	96
CHDO – HOME	0
Owner-Occupied Emergency – Cal HOME	0
USDA RRH 515	Pending
USDA FL 514	Pending
State Farmworker Housing Grant	0
Purchase/Rehab/Resale – CVC Housing	0
Total	170
Assistance	
SHE FTHB classes on finding a lender, pre-purchase sessions 1 & 2, post-purchase follow-through (English & Spanish)	28
Total	28

Source: USDA, Community Services Employment Training, Self Help Enterprises

AB 1585, approved in September 2012, extends the use of monies in the LMIHF by the successor agency for the purpose of funding administrative and planning costs relating to enforceable obligations. The amount of existing monies in the MLIHF are required to be expended or encumbered by 2015, as the uncommitted fund balance after 2015 will be transferred to the CA HCD for other low income housing programs.

From 2009-2014, Tulare County RMA funded 23 home rehabilitation projects and 27 homebuyer assistance loans, totaling \$2,344,721. Table 5-3 contains the totals for each city and selected unincorporated areas of Tulare County.

**Table 5-3
LMIF Assistance Loans and Grants 2009-2014**

Unincorporated Area & Cities	Housing Rehabilitation Projects	Homebuyer Assistance	Loans
Cutler-Orosi	4	3	\$411,015
Dinuba City	1	1	\$175,714
Earlimart	4	6	\$453,026
Farmersville City	0	2	\$277,491
Goshen	1	12	\$474,908
Ivanhoe	5	0	\$126,446
Lindsay City	0	1	\$86,713
London	1	0	36,400
Porterville	0	1	\$42,553
Sultana	1	1	\$162,189
Terra Bella	1	0	\$20,000
Traver	4	0	\$41,766
Tulare City	1	0	\$36,500

Source: Tulare County Resource Management Agency

Anticipated LMIHF revenues are provided in the housing objectives chapter. Income may fluctuate and is dependent on funding each year from the State. For example, the 2008-09 State budget included a one year take away of 7.7% of redevelopment agencies' revenue.

A redevelopment successor agency with more than one project area may aggregate its affordable housing set-aside requirements for all project areas (Section 33334.3 [i]) An agency may choose to expend less than 20% of its tax increment revenue for affordable housing purposes if it makes a finding that no need exists in the community to improve or increase the supply of low- and moderate- income housing, that some percentage less than 20% of the tax increment revenue will meet the housing needs of the community, and that the finding is consistent with the Housing Element. The County of Tulare continues to need additional safe and adequate housing for low- and moderate- income households.

The tax increment revenues set aside for such housing must be placed in a separate Low- and Moderate-Income Housing Fund (LMIHF). Interest earned on the LMIHF and any repayments of loans, advances or grants from it must be deposited into the fund. Sections 33334.2 and 33334.3 authorize a broad range of uses for the housing fund, including: acquisition of land or buildings; construction of buildings, onsite improvements or offsite improvements; rehabilitation of buildings; paying a portion of the principal and interest on bonds issued to finance low- and moderate-income housing; the preservation of housing subsidized by federal, state or local government and subject to conversion to market rate rental; the maintenance of the communities supply of mobile homes and provision of subsidies (under specified conditions) for financing of housing. Each use must be directly linked to the improvements or increase of the community's supply of affordable low- and moderate-income housing. LMIHF must be spent on housing which is available at affordable housing cost to and occupied by persons and households whose incomes do not exceed the low- and moderate income level, which is 120% of the area median income as established by the State Department of Housing and Community Development (HCD) using U.S. Department of Housing and Urban Development (HUD) standards. A portion of the LMIHF may be spent for planning and administration of its housing program. LMIHF monies must be used inside the redevelopment project area unless the Board of Supervisors makes a finding that their use outside the project area (but still within the jurisdiction) will be of benefit to the redevelopment project (Section 33334.2[g]).

Community Development Block Grants

The Community Development Block Grant Program (CDBG) is authorized by the Housing and Community Development Act of 1974 (as amended) and Subpart I of the Federal Community Development Block Grant regulations. Administration of the CDBG Program was transferred to the State Department of Housing and Community Development (HCD) in 1982 after passage of the Federal Omnibus Budget Reconciliation Act of 1981. The act combined several categorical programs into a Block Grant that would provide local government an opportunity to assess their own community development needs and establish their own funding priorities within certain limitations. Further limitations were placed upon smaller non-entitlement counties and cities (such as Tulare County) to compete with each other for program funds.

The primary objectives of this program are:

- The development and preservation of cities and counties by providing decent housing and a suitable living environment and expanding economic opportunities, principally for the targeted income group; and
- Not less than fifty-one percent (51%) of the funds made available to HCD shall be used to make grants to eligible cities or counties for the purpose of providing or improving housing opportunities for the targeted income group or for purposes directly related to the provision or improvement of housing opportunities for the targeted income group including, but not limited to, the construction of infrastructure.

The CDBG program is a flexible program that provides communities with resources to address a wide range of unique community development needs. Beginning in 1974, the CDBG program has been one of the longest continuously run programs at HUD. The CDBG program works to ensure decent affordable housing, to provide services to the most vulnerable in our communities, and to create jobs through the expansion and retention of businesses. Over a one, two, or three year period, as selected by the grantee, not less than 70 percent of CDBG funds must be used for activities that benefit low and moderate income persons. Tulare County has been successful in securing CDBG funds for the following projects:

- In 2009, Tulare County was awarded \$800,000 for Ivanhoe Well and Multifamily Housing Rehab for 34 units in Ivanhoe and \$862,942 for the Green Alley housing project in Richgrove.
- In 2011, Tulare County was awarded \$140,000 in technical assistance funding through CDBG to fund Tract 92 Well Remediation Feasibility Study.
- Tulare County was awarded \$1,100,000 in 2012 to rehab Nueva Sierra Vista apartments and provide food assistance through Foodlink.
- In 2014, Tulare County was awarded \$2,000,000 to provide housing infrastructure and rehabilitation in Traver.
- Program Income from CDBG programs has been expended on drought related issues throughout Tulare County.

The appropriation level has varied over the 40 year program history. The funding amount available statewide in FY 2014 was \$3.10 billion.

Currently, Tulare County is not eligible for 15/16 CDBG funding because the County has not spent 50% of their program income threshold as required by guidelines.

Home Investment Partnerships Program (HOME)

The Home Partners Investment Program (HOME) Program was created under Title II (the HOME Investment Partnerships Act) of the National Affordable Housing Act of 1990, and has been amended several times by subsequent legislation. The objectives and intent of the HOME Program are to provide decent affordable housing to lower-income households; strengthen the ability of state and local governments to provide housing; expand the capacity of non-profit housing providers; and leverage private sector participation. In addition, Congress intended the HOME program to operate in ways that will help the participating jurisdiction (PJ) undertake its own affordable housing strategy.

In 2010, The County was awarded \$5,100,000 for multifamily Housing in Ivanhoe to build 76 affordable rental housing units and \$800,000 for First Time Home Buyer Assistance and Housing Rehabilitation in Goshen.

Tulare County is currently evaluating opportunities to utilize HOME program funding in areas where it is feasible and appropriate.

Neighborhood Stabilization Program (Federal, Housing & Urban Development)

The Neighborhood Stabilization Program is provided under the Community Development Block Grant (CDBG) program. Congress established the NSP for the purpose of stabilizing community's that have suffered from foreclosure and abandonment. Through the purchase and redevelopment of foreclosed residential properties and abandoned homes, the U.S. Congress appropriated three rounds of NSP funding; NSP1 2008, NSP2 2009, and NSP3 2010.

In 2009, Tulare County was awarded \$4,097,846 to fund programs for the acquisition, rehab, disposition and mortgage assistance for foreclosed upon properties.

In 2011, Tulare County was awarded \$2,845,829 for the Ivanhoe Family Apartments project.

Proposition 46 – Housing and Emergency Shelter Trust Fund Act of 2002

The State was authorized in 2002 to create a trust fund by selling \$2,100,000,000 in general obligation bonds to fund 21 types of housing programs, including multifamily, individual homeownership programs and farmworker housing. Different housing organizations in Tulare County have taken advantage of many of the Prop 46 funding opportunities. Descriptions of the homeownership and "other" programs that the County has participated in are as follows:

CalHome Program

The California Home (CalHOME) Program was established by SB 1636 (Alarcon), which created Chapter 6 (commencing with Section 5960) and added it to Part 2 of Division 31 of the Health and Safety Code. The CalHome Program supports existing homeownership programs aimed at low- and very low-income households and operated by private nonprofit and local government agencies. Eligible activities include mortgage assistance, owner-occupied rehabilitation, manufactured housing rehabilitation or replacement; homeownership housing development loans, self-help technical assistance and shared housing.

Tulare County is currently evaluating opportunities to utilize CalHOME program funding in areas where it is feasible and appropriate.

Workforce Housing Reward Program

The Workforce Housing Reward Program (WFH) was an innovative program designed to encourage cities and counties to develop new residential housing while rewarding those jurisdictions that approve housing affordable to lower-income households and were in compliance with State housing element

law. The program did not use a competitive process to award funds; all cities and counties that met the eligibility requirements were funded. Eligibility threshold requirements included housing element compliance, submission of an annual progress report on the housing element, and reports to the state of building permits for new affordable housing units. However, the WFH program was limited to three years 2004, 2005 and 2006. The WFH Program awarded grant funds on a per-bedroom basis for each residential unit affordable to very low- and low-income households granted building permits during the program year. The funds were designated for capital asset projects that benefit the community and add to the community's quality of life, such as those related to public safety, infrastructure and parks/recreation. The County of Tulare received a total of \$1,010,044 between 2004 and 2006 - \$58,233 in 2004, \$560,946 in 2005 and \$390,865 in 2006.

This Program is not currently awarding any funds.

Other Proposition 46 Uses of Bond Funds

Multifamily Housing Program funds were utilized for Supportive Housing and by Self-Help Enterprises Inc. (SHE) for Multifamily Housing. The CalHome Homeownership Program was used by the County and non-profit housing organizations SHE and Central Valley Christian Housing Inc (CVC Housing). SHE also used Self-Help Construction Management grants and Building Equity and Growth in Neighborhoods funding. Between 1/1/01 and 2007 when the program ended, Community Services and Employee Training Inc (CSET) received EAGR funds to provide home modifications for 16 households occupied by people with disabilities. Farmworker Housing Program funds were granted to SHE, which provided low interest loans and grants for construction of farmworker housing, such as the Joe Serna Jr. Farmworker Housing Grant Program (JSFWHG) and for farmworker housing with associated health services. "Other" programs included Emergency Housing Assistance (EHAP) for construction of homeless shelters (\$69,972 for 54 persons served daily). Emergency Housing Assistance Program Capital Development (EHAPCD) funding consisted of forgivable deferred loans for capital development to acquire, construct or rehabilitate sites for emergency shelters, transitional housing, and safe haven facilities for homeless persons - \$1,141,694 was received by Tulare County to provide 80 shelter beds. No Proposition 46 funds were used by USDA to preserve at-risk units.

USDA Housing Programs

The USDA has a number of Housing related programs. According to their website (<http://www.rd.usda.gov/programs-services/all-programs>), the following programs are offered in 2015:

Rural Housing Service - Community Facilities

- Community Facilities Direct Loans & Grants
- Community Facilities Loan Guarantees
- Economic Impact Initiative Grants
- Rural Community Development Initiative Grants
- Tribal College Initiative Grants

Rural Housing Service - Multi-Family Housing

- Farm Labor Direct Loans & Grants
- Housing Preservation & Revitalization Demonstration Loans & Grants
- Housing Preservation Grants
- Multi-Family Housing Direct Loans
- Multi-Family Housing Loan Guarantees
- Multi-Family Housing Rental Assistance

Rural Housing Service - Single-Family Housing

- Mutual Self-Help Housing Technical Assistance Grants
- Single Family Housing Direct Home Loans

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Single Family Housing Home Loan Guarantees Single Family Housing Repair Loans & Grants

According to Lisa Bulter (on 6/17/15), there has been no recent USDA funding or development in Tulare County.

Multiple-Family Housing Programs include:

- Section 514/516 Farm Labor Housing Program – provides low-interest loans and grants to public or non-profit agencies or to individual farmers to build affordable rental housing for farm workers. Past Section 514 funding assisted development of Richgrove’s 49-unit Vera Cruz Village, 180-unit Linnell Camp, 174-unit Woodville Farm Labor Camp and 14-unit Terra Bella Labor Camp. Between 1/1/01 and 7/1/08, Section 514 funds totaling \$1,800,000 were used to construct the new 30-unit Sand Creek Apartments in Orsi and \$900,000 was provided for the new 50-unit Poplar Grove Apartments. USDA provided a \$400,000 loan to the Housing Authority of Tulare County for repairs to 383 units in the Linnell and Woodville Farm Labor Housing projects. In 2011, the 42-unit Villa Sienna Apartments were built in Porterville. The 24-unit West Trail Apartments were built in Tulare in 2013.
- Section 515 Rural Rental Housing Program – provides loans with interest rates as low as one percent to developers of affordable rural rental housing. Section 515 funds both senior housing and family housing. Since 1979, USDA has funded a total of 571 senior units in Tulare County and 1,260 family units in Tulare County. In 2010, 2011, and 2013 included the following projects consecutively: Lindsay Apartments 60 units, Alta housing in Orsi 160 units, and Bravo Village in Woodlake 160 units.
- Section 538 Rural Rental Housing Guaranteed Loan Program – guarantees loans to develop affordable rental housing for low- to moderate income tenants in rural areas, complementing the Section 515 Rural Rental Housing Program. Between 1/1/10 and 7/1/14, USDA funded no projects under this program in the unincorporated area of Tulare County.
- Section 521 Rental Assistance Program – provides subsidies to some tenants in Rural Development rentals or off-farm labor housing complexes so they do not pay more than 30 percent of their incomes for rent and utilities.

USDA Emergency Community Water Assistance Grant (ECWAG) Program.

This program helps rural communities that have experienced a significant decline in the quantity or quality of drinking water due to an emergency. In January, USDA streamlined the program's application process to expedite emergency water assistance to communities in need, particularly in drought-impacted areas. The city of Farmersville, CA in Tulare County was awarded a \$500,000 ECWAG grant on July 18, 2014 to construct pipelines connecting Cameron Creek Colony to the Farmersville water main and linking residents to the water system. This will provide much-needed relief throughout the community.

California Tax Credit Allocation Committee

“In 2014, the California Tax Credit Allocation Committee (“TCAC” or “the Committee”) awarded \$91.8 million in competitive nine percent (9%) annual federal Low Income Housing Tax Credits (LIHTCs) to 83 proposed housing projects. These awards will induce \$992 million in private equity investment into the projects, allowing recipients to develop a total of 4,846 affordable rental housing units using. The majority of projects awarded 9% tax credits result in new housing units built (new construction). In 2014, 3,917 (81%) of the affordable units receiving 9% tax credit awards will be new construction.

The Committee’s non-competitive four percent (4%) program awarded \$80.8 million in annual federal tax credit to 105 proposed housing projects. Recipients will develop 9,004 affordable rental housing

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units, funded with \$829 million in tax credit equity investments. The 4% program produces a more equitable balance of new construction and rehabilitated housing compared to 9% awards. In 2014, awards were made for development of 2,790 new construction affordable housing units (31%) using 4% tax credits.

Included with the 9% and 4% federal tax credit awards listed above, the Committee provided 37 of these projects with competitive state tax credit awards totaling \$112.1 million. State credits are instrumental in providing additional equity to projects when federal tax credits fall short of a project's needed financing, and state tax credit awards permit federal credits to be stretched across more projects, resulting in more housing built. State tax credit awards totaling \$97.5 million were made to 29 of the competitive 9% projects, and \$14.5 million in state credit was awarded to 8 projects receiving 4% federal tax credits with tax-exempt bonds."¹

American Recovery and Reinvestment Act

"On February 13, 2009, in direct response to the economic crisis and at the urging of President Obama, Congress passed the American Recovery and Reinvestment Act of 2009 -- commonly referred to as the "stimulus" or the "stimulus package." Four days later, the President signed the Recovery Act into law. The three immediate goals of the Recovery Act were:

- Create new jobs and save existing ones
- Spur economic activity and invest in long-term growth
- Foster unprecedented levels of accountability and transparency in government spending

The Recovery Act intended to achieve those goals by providing funding for:

- Tax cuts and benefits for millions of working families and businesses
- Funding for entitlement programs, such as unemployment benefits
- Funding for federal contracts, grants and loans

In 2011, the original expenditure estimate of \$787 billion was increased to \$840 billion to be in line with the President's 2012 budget and with scoring changes made by the Congressional Budget Office since the enactment of the Recovery Act.

To achieve the goal of transparency, the Act required recipients of ARRA funds to report every January, April, July, and October on how they used the money. All the data was posted on Recovery.gov so the public could track the Recovery funds. (In January 2014, in the Omnibus Spending bill, Congress repealed the reporting requirement, making Quarter 4, 2013 the last time recipients reported on their awards. That data was updated on Recovery.gov on May 1, 2014 for the last time.)

In addition to offering financial aid directly to local school districts, expanding the Child Tax Credit, and underwriting the computerization of health records, the Recovery Act was targeted at infrastructure development and enhancement. For instance, the Act provided for the weatherizing of 75 percent of federal buildings and more than one million private homes.

Construction and repair of roads and bridges as well as scientific research and the expansion of broadband and wireless service were also funded.

There was no end date written into the Recovery Act because, while many of Recovery Act projects were focused on jumpstarting the economy, others are expected to contribute to economic growth for many years."²

This was a special allocation program that was discontinued when the RDA's were dissolved. New grant funding is not available at this time.

¹ California Tax Credit Allocation Committee, 2014 Annual Report, Page 2

² http://www.recovery.gov/arra/About/Pages/The_Act.aspx

HUD Neighborhood Stabilization Program

Title III of the Housing and Economic Recovery Act (HERA) of 2008 - Emergency Assistance for the Redevelopment of Abandoned and Foreclosed Homes

This Act is the authorizing legislation for NSP. The law allocates \$3.92 billion in NSP1 funding. It also includes requirements related to allocations, timeliness, eligible activities, income eligibility, national objectives, program income, relocation, purchase discounts, affordability and sales price, and other requirements.

Title XII of the American Recovery and Reinvestment Act of 2009 - Community Development Fund

This Act is the authorizing legislation for the second round of funding for NSP. The law allocates \$1.93 billion in NSP2 funding. It also includes several major changes to the program, some of which affect NSP1 requirements and some of which only apply to NSP2.

Section 1497 of the Dodd-Frank Wall Street Reform and Consumer Protection Act: Additional Assistance for Neighborhood Stabilization Program

This Act is the authorizing legislation for the third round of funding for NSP. The law allocates \$1 billion in NSP3 funding. It also amends the 25 percent set-aside requirement by removing the restriction that allows only abandoned homes, foreclosed homes or residential properties as being eligible to meet this requirement. Instead, NSP grantees may also use vacant or demolished property to meet the set-aside requirement as well.

Tulare County NSP Expended Amount

Tulare County Resource Management Agency was awarded \$2,845,529 in October of 2010. These monies have been expended.

State Water Resources Control Board (SWRCB)

In 2012 Tulare County was awarded \$223,621 from SWRCB to fund a wastewater feasibility study in Plainview, and \$453,000 to fund a wastewater feasibility study in the Matheny Tract to upgrade and expand wastewater treatment facilities.

California Department of Public Health (CDPH)

The California Department of Public Health funded \$275,000 for water storage tank, a new well, and pipe repairs in Seville. Additional funding included \$250,000 for a governance structure to form a regional water project in Monson.

State Proposition 1C –Housing and Emergency Shelter Trust Fund Act of 2006

Proposition 1C is a legislative bond act passed by 57% of voters that authorized the state to sell \$1.9 billion in general obligation bonds to fund housing for lower-income residents and development in urban areas near public transportation. The proposition has four programs for funding and the County's Housing Element incorporated the program strategies in order to compete for its funding. The programs are:

- **Development Programs** (\$1.35 billion) The measure would fund three new programs: 1) Regional Planning, housing and Infill, to encourage infill; fixing transportation, environmental, water and sewer issues associated with infill, and developing or rehabilitating parks to promote

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infill development; 2) Low interest loans to local governments and developers that facilitate T.O.D. development; and 3) Housing-related parks in all areas.

- **Homeownership Programs** (\$625 million) Encourages homeownership for low- and moderate-income homebuyers. Funds would be used to provide down payment assistance for low income or first time homebuyers and projects which provide health care and social care (i.e., senior citizens, disabled persons and military veterans).
- **Multifamily Housing Program** (\$590 million) Aimed at construction or renovation of rental housing (apartments) with low interest loans (3%). Projects must reserve a portion of their units for low income households for a period of 55 years.
- **Other Housing Programs** (\$285 million) Loans and grants to the developers of homeless shelters and housing for farm workers. Such funding would provide shelters for battered women and their children, repairs and accessibility improvements to apartments for families and disabled citizens, and affordable housing for former foster youths.

Emergency Food and Shelter National Board Program (EFSP)

The Emergency Food and Shelter Program began in 1983 by Congress to help meet the needs of hungry and homeless people throughout the United States and its territories by allocating federal funds for the provision of food and shelter. Per their website, www.efsp.unitedway.org the program is governed by a national board composed of representatives of the American Red Cross, Catholic Charities, United Jewish Communities, the Salvation Army and United Way of America. The Board is chaired by a representative of the Federal Emergency Management Agency (FEMA). During its 25 years of operation, the program disbursed over \$3.1 billion to over 12,000 local providers in more than 2,500 counties and cities. Program funds are used to provide the following: food, in the form of served meals or groceries' lodging in a mass shelter or hotel; one month's rent or mortgage payment; one month's utility bill; minimal repairs to allow a mass feeding or sheltering facility to function. Staff from the United Way, Visalia, CA reported that a total of \$1,492,486.50 has been spent during this housing element period. The following totals were allocated:

Rent/Mortgage \$322,800	Other Food \$670,485	Served Meals \$144,349.50
Mass Shelter \$226,092	Other Shelter \$50,760	Utilities \$78,000

HUD Continuum of Care Funding

The U.S. Department of Housing and Urban Development has Continuum of Care grants that are awarded through a national competition. Under the HUD Continuum of Care program, local communities and agencies must work together to provide prevention, outreach, emergency shelter and supportive services of homeless individuals and families in addition to housing options. The Kings/Tulare Continuum of Care (KTCOC) reported receiving the following funding levels from 2010 to 2014 respectively: \$1,309,279, \$1,335,250, \$1,780,900, \$1,014,944, and \$1,764,900. The total amount awarded was \$7,205,273. The funding provides resources that are needed to continue offering highly successful programs like transitional housing for women and children, while introducing new programs like Shelter Plus Care to serve chronically homeless residents. Recipients include Family Services, Central California Family Crisis Center, Kings United Way, Champions Recovery and the City of Tulare. Shelters and services are centered in cities, but Tulare County's unincorporated communities, especially redevelopment areas, may develop services for the homeless in the future.

Private Foundations

Most of the private foundation funding for housing has been donated to Habitat for Humanity of Tulare County. Foundations include Bank of America, Christ Lutheran Church, MJ Penner Consulting,

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Southern California Edison, Union Bank, United Way, Visalia Times Delta, Wells Fargo. Details of their contributions have not yet been researched.

Existing Housing Programs – Housing Organizations

Tulare County Housing Authority

The Housing Authority of the County of Tulare (HATC) has been officially designated as the local public housing agency for the County of Tulare by the Board of Supervisors and was created pursuant to federal and state laws. Per their website (www.hatc.net), HATC is a unique hybrid: a public sector agency with private sector business practices. Their major source of income is the rents from residents. The HATC mission is “to provide affordable, well-maintained rental housing to qualified low- and very low-income families. Priority shall be given to working families, seniors and the disabled. Tenant self-sufficiency and responsibility shall be encouraged. Programs shall be self-supporting to the maximum extent feasible.”

HATC provides rental assistance to very low and moderate-income families, seniors and the handicapped throughout the county. HATC offers many different programs, including the conventional public housing program, the housing choice voucher program (Section 8), the farm labor program for families with farm labor income, senior housing programs, and other programs. They also own or manage some individual subsidized rental complexes that do not fall under the previous categories, and can provide information about other affordable housing that is available in Tulare County. All programs are handicap accessible. Almost all of the complexes have 55-year recorded affordability covenants. Table 5-4 provides the number of units and locations managed by the HATC.

The Housing Authority conducts an annual needs study, which indicates the areas with the greatest need for new low-income housing. The latest survey shows the greatest need in the incorporated areas, especially Visalia. An exception was the City of Dinuba, which was shown to have more low income housing per capita than any other area in the county.

The Public Housing Program provides rental assistance to low and moderate-income families and individuals. HATC owns and manages all rental units offered under this program, which is located in communities throughout Tulare County. HATC owns approximately 710 public housing units, which are mostly located inside city limits. The four main areas are Visalia, Tulare, Porterville and the north county area, which includes Dinuba, Woodlake, Cutler, Traver and London. Each area has a separate waiting list, screens applicants for criminal records, good rent-paying habits, acceptable credit and housekeeping standards. Priority is given to families displaced by government action. Sex offenders are excluded from the program by Federal Law.

The Agency, in partnership with Kaweah Management Company (a Non-Profit Development Company), has several new complexes in development. These new units are being developed using a combination of Low Income Housing Tax Credits, HOME funds, City Redevelopment tax increment funding, Private Activity bonds, and Housing Authority administrative funds. Since the 2010/2011 fiscal year, new development has provided for 9 units in the City of Visalia, a 73 unit senior tax credit complex in the City of Lindsay, a 57 unit tax credit single family complex and a 60 unit multifamily complex (both in the City of Tulare), a 40 unit senior apartment complex in the city of Farmersville, and a 57 unit multifamily tax credit complex in the City of Dinuba.

These projects had been expected to begin construction in the 2009 calendar year, but were delayed due to the virtual collapse of the Tax Credit Program and loss of Equity Investors. The Housing Authority is exploring additional projects for the future. No significant capital expenditures of greater than 30% of the Agency’s total capital expenditure for any development are planned for the plan year.

The HUD Section 8 housing choice voucher program currently has approximately 156 contracts in unincorporated areas of the County, a number that changes daily, per the HATC. (Most Section 8

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contracts are located within city limits – approximately 2,830 units are under lease throughout the County, with a 10,000 family waiting list.) This program allows eligible low-income legal residents of Tulare County to find the rental unit of their choice, which meets federal standards for housing condition and maximum rents. The difference between 25 to 30% of the tenants’ incomes and the actual rent is subsidized. New units are developed through the non-profit agency, so referenda are not necessary.

The agency owns 450 units of farm labor housing financed through the U. S. Department of Agriculture through their 514/516 loan and grant programs. Funding for these projects amounts to revenues of \$1,907,148 and expenses of \$1,901,545. As shown in the 2009 Agency audit, the agency has revenues of \$1,268,460 which are charges for management of properties for other entities such as Kaweah Management Company, La Serena Development Corporation, and Plano Corporation. The funding for these projects remains in project specific accounts and management fees only pay for project overhead which consists of prorated agency administrative staff salaries and benefits.

The Housing Authority’s senior housing programs provide housing to senior couples and individuals and, in some cases, to non-elderly, handicapped couples and individuals. The Authority owns or manages several senior-housing complexes, which vary in character. All 118 units are located within incorporated city limits to be close to community services.

The Housing Authority also operates two facilities within Visalia city limits for the mentally ill, including patients coming out of Institutions of Mental Disease, individuals requiring a Board and Care facility, the temporarily homeless and individuals requiring a period of extensive evaluation. A Transitional Living Center provides a variety of housing options for the mentally ill. Intensive case management services and structured by individualized programming are provided by the Tulare County Department of Health and Human Services. The project involved the rehabilitation of a Board and Care facility that was being abandoned and sold. Three agencies (the Community Redevelopment Agency of the city of Visalia, the County of Tulare Department of Health and Human Services and the Housing Authority of Tulare County) collaborated to save the property for affordable housing. Final rehabilitation was completed in July 2003. The facility has a large 11-bedroom house, nine one-bedroom apartments, and a large community building. All bedrooms are double occupancy, stretching the total capacity to 40 occupants. Another transitional facility, 12-unit Clark Court Group Home, also inside Visalia city limits, is designed as a half-way house for mentally ill tenants preparing to move into an open market situation. All are very low income. Clark Court was constructed using State of California bond funding from the Rental Housing Construction Program.

**Table 5-4
Tulare County Housing Authority
Units Owned and Managed in Unincorporated Area**

Program Description	Number of Units	Location
Conventional Housing Units	85	Cutler, London, and Traver
Farm Labor Housing Units	383	Woodville, Terra Bella and Linnell Farm Labor Center
Section 8 Units & Moderate Rehabilitation Projects	156	Unincorporated areas throughout the County
Assisted Units Using Tax Credits	36	Sultana Acres
Poplar Grove Apartments	50	Poplar
Total	710	

The HATC participates in a Moving to Work (MTW) Demonstration Program, which offers housing for five years at a flat rate, based on unit bedroom size instead of being income-based. The HATC determines the payment standard and operational costs. Tulare County’s MTW program is designed to give rental assistance to families who are working to achieve self-sufficiency from all types of

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governmental assistance while they are in the process of achieving that goal. Successful applicants are encouraged to seek higher paying employment and/or further their education. An increase in family income does not increase the monthly rent. Families can continue on the MTW program for a maximum of five years or until their income reaches 120 percent of the area median, at which time assistance will be terminated or they will be given six months to move out. Many of the current MTW participants transferred to MTW from HATC's conventional low rent and Section 8 programs. Others were referred to the MTW program by HATC's partner agencies, the Tulare County Department of Health and Human services and Community Services Employment and Training, Inc. HATC's MTW program began in 1999 and an amended and restated MTW Agreement executed in 2008 will terminate June 30, 2018.

Section 8 Housing Choice Voucher Program (HCV): As of April 11, 2012, HATC had a total of 2,841 (with authorization to lease an extra 150 vouchers authorized in the FY 2010-2011 plan) MTW HCVs allocated of which 2,991 are leased at this time. This made our lease-up percentage 105 %. HATC project-based 30 of its HCV-voucher allocations during the 2011/2012 fiscal year, and has no plans to convert any additional vouchers to project-based during the next plan year. HATC anticipates the number of HCV vouchers under lease to remain the same during the 2012-2013 plan year. The HATC will, however, be monitoring Section 8 reserves to be sure that such a number is sustainable. If not, they will drop the number of vouchers under lease through attrition. The only non-MTW vouchers that HATC administers are the 35 VASH-voucher allocations for its veteran population in order for them to locate affordable housing. As of April 2012, 32 housing units have been leased.

Other Housing Providers

There are several private, nonprofit corporations providing housing services in Tulare County. Other private for-profit housing developers are beginning to offer affordable housing in Tulare County as well, such as Pacific West Communities Inc, an Idaho-based real estate and financing firm that recently developed Farmersville's Gateway Village. In 2005 the Tule River Indian Tribe bought an 855-acre ranch to build more homes for tribal members. The Tribal Council Chairman informed the local *Porterville Recorder* newspaper that the 1,400 member tribe has grown, with more births and tribal members returning home to the reservation. The Tule River Housing Authority has 175 people on a waiting list.

Each housing organization currently working with the County of Tulare is further described below:

Self-Help Enterprises, Inc. (SHE)

Headquartered in Visalia, this corporation was formed in 1965 and serves eight San Joaquin Valley counties. To achieve its stated purpose of improving the living conditions of the San Joaquin Valley, Self-Help Enterprises, Inc. (SHE) has developed four distinct program areas: new housing, housing rehabilitation, multiple-family, and community development (community facilities).

Several Central Valley jurisdictions contract with Self-Help Enterprises for operation of CDBG and HOME housing rehabilitation programs and HOME First Time Homebuyer programs. As an example, the County of Tulare provided a CDBG grant of over \$350,000 to help develop a new water well in Richgrove. The previous well had become contaminated with nitrate and arsenic. Once completed, the new well will also serve the Rodriguez Labor Camp. SHE applied for grant funding for construction from the California Department of Public Health. SHE recently completed a New Homes subdivision in Orosi. The County of Tulare provided \$465,000 in HOME funds for mortgage assistance to 24 families, averaging \$20,000 per family. This secondary financing assures that new homeowners have house payments they can afford. The County of Tulare has committed \$600,000 in CDBG and redevelopment agency funds to rehabilitate our Vera Cruz Village apartments in Richgrove. The rehab work consisted primarily of cabinet, HVAC replacements, and enhancement of energy efficiency for the 49-unit farmworker project.

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SHE completed 9 home projects in Tulare County in 2010, 19 in 2011, 9 in 2013, 19 in 2014, and a 35 unit apartment rehab project in 2013. 2012 reports were not available.

In 2014/15 Self-Help Enterprises assisted the City of Farmersville in securing \$1,000,000 in grants from the USDA Rural Development and the State Water Resources Control Board in order to extend water services to the community of Cameron Creek Colony where some people are living in homes without running water. In roughly half a year, the City of Farmersville, in cooperation with Tulare County, through a streamlined emergency funding process implemented by both the State and Federal government, has moved this project from concept through environmental approvals, to funding commitments, through design and an expedited bidding process. In addition, Self-Help Enterprises' Community Development department secured \$3.4 million in grants that funded the construction to bring clean, reliable water to the homes in West Goshen in 2014.

Housing Rehabilitation/First Time Homebuyer Programs – The County of Tulare has contracted with Self-Help Enterprises since the late 1970s to administer some of the housing rehabilitation and first time homebuyer programs funded by CDBG, HOME, Farmworker Housing Grants and Housing Preservation Grants. SHE has overseen the rehabilitation of homes and provided homebuyer assistance to borrowers in the unincorporated areas of Tulare County.

Central Valley Christian (CVC) Housing Development Corporation – CVC Housing was established in 1997 to enhance and preserve the supply of affordable housing for low-income persons in the Central Valley area. CVC Housing primarily focuses on the rehabilitation of existing housing and providing assistance to low-income households to become homeowners. The CVC also provides weatherization assistance and/or home repairs in unincorporated areas. To enhance and preserve the supply of affordable housing, the CVC has contracted with the following:

- National Community Stabilization Trust (NCST): This program offers approximately 20 annual rehabilitation and acquisition loans.

Community Services and Employment Training (CSET)

Community Services and Employment Training (CSET) was spun off from Self-Help Enterprises in 1976 to provide youth employment training and rural community services. CSET took on the role as Tulare County's Community Action Agency in 1984 and now has eleven offices in Tulare County – in Goshen, Tulare, Porterville, Cutler/Orosi, Earlimart, Pixley, Lindsay, Tipton, Ivanhoe, Farmersville and Visalia. Current programs include housing related programs in Community Development (with Champion Communities, Energy & Housing Assistance) and Microenterprise) and Tulare County Youth Corps (with Construction Trades, Recycling Services and E-Waste). CSET offers homebuyer assistance programs and senior home repairs programs in the City of Visalia. CSET also operates programs focused on Workforce Development (with On-the-Job Training, Proven Performers 55+, Women Without Limits, Adult Career Transitions, Veterans Services, Resources for Businesses & Job Seekers), Youth Services (with Work Experience, Gang Prevention, Junior Leadership)

Several energy and housing assistance programs are offered by CSET. Listed below are the programs with the number of households assisted in all of Tulare County during the 2010-2014 Housing Element update period:

- Home weatherization to reduce heating and energy costs by improving the energy efficiency of homes and apartments 2650 households assisted
- Utility Assistance –
 - Home Energy Assistance Program (HEAP) – 28,835 households assisted
 - Emergency Food and Shelter Program (EFSP) – 247 households assisted

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- FastTrack – an energy crisis intervention program – 10,553 households assisted

CSET's Tulare County Youth Corps Construction Trades Programs prepares young people for good jobs in the construction industry through programs such as Youthbuild and the Construction Trades Training Partnership. The Youthbuild program has successfully built 52 homes in Tulare County.

Corporation for Better Housing

One of the newer non-profit housing organizations in California is the Corporation for Better Housing (CBH). CBH is a 501(c)(3) was established in 1995 with the mission to provide low to moderate income seniors and families with safe, quality affordable housing, coordinated access to enhanced social service programs and the dignity and peace of mind which create a better living environment.

When selecting its NSP3 target area, the County of Tulare gave preference to the construction of a 75-unit multifamily rental project, plus one Manager's unit, located in the community of Ivanhoe, entitled the Ivanhoe Family Apartments. The County of Tulare partnered with Corporation for Better Housing (CBH) for the construction of this project. The Ivanhoe Family Apartments is a new construction project that has 5 two-story garden style walk-up buildings, housing 75 rental units reserved for families with incomes ranging from 30% to 50% of the Area Median Income (AMI) and one Manager's unit at 60% of AMI. There are 16 one-bedroom units, 36 two-bedroom units, and 24 three bedroom units. At full capacity, the apartments will house 75 families, one Manager's unit and up to 376 people. The site is less than one mile from an elementary school, shopping, employment and transportation. A grocery store is within 100 yards of the project. The project developer has committed to hiring targeted income group individuals to manage and oversee day-to-day operation and maintenance of the complex. CBH established a waiting list of potential tenants. They will ensure that the tenants are income qualified and meet the requirements of tenancy. Preference is given to those tenants who meet qualifications on a first-come-first-served basis.

Ivanhoe is an extremely blighted and economically disadvantaged community that has a severe lack of diversified affordable housing. There have been no new apartments built in Ivanhoe since 1992 and the rate of residential overcrowding is 38.7%. According to the County's Housing Element, 26% of families in Ivanhoe are below the poverty level, compared to 19% countywide. The Ivanhoe Family Apartments address local market conditions by providing 75 new affordable rental housing units for low income families earning 50% of AMI and below, and one Manager's unit at 60% of AMI; therefore providing quality housing at a rental rate commensurate with the tenant's income. This helps alleviate overcrowding conditions and spur the local economy with tenants having more discretionary income to spend with local businesses. The new development aids in eliminating blight and overcrowding conditions and helps stabilize the housing market. In addition, the development provided local jobs.

Habitat for Humanity of Tulare County

Habitat of Humanity of Tulare County (HHTC) is dedicated to eliminating substandard housing in Tulare County. HHTC builds affordable housing by using participating household sweat equity, community volunteers, donated and paid professional services and donated cash and construction materials. Numerous residual benefits are provided to the community at large, including urban infill investment, which bolsters adjacent property values in transitional neighborhoods and spreads the pride of ownership or upkeep to adjoining properties.

HHTC offers "A Brush With Kindness" program to Tulare County. The program brings resources, volunteers, and homeowners together to repair roofs, paint, landscape, replace damaged windows and doors, repair plumbing and electrical problems, install wheelchair ramps, replace stoves and refrigerators, install weather-stripping and low-flow shower heads, repair or replace floors, and provide general clean up. Homeowners repay the costs of materials through a zero interest loan provided by Habitat for Humanity. Homeowners and family members work side by side with volunteers to complete

the restoration of their home if they are able. Our program helps individuals live in a safe, decent home and helps restore hope and dignity to their lives.

As of 2015 HHTC has provided housing rehab and builds in Porterville, Tulare and Visalia. There have not been any HHTC projects in the unincorporated areas of Tulare County.

County of Tulare Health and Human Services Agency

The County Health and Human Services Agency (HHSA) provides housing-related services to special needs populations.

IHSS (In-Home Supportive Services)

The IHSS program provides services to the elderly and disabled population who are unable to remain safely in their homes due to the inability to perform the activities of daily living. The purpose is to avoid out of home placement, such as convalescent care. For those individuals who qualify for services, the program pays for various tasks to be completed in the home such as housecleaning, meal preparation, shopping for food, and personal care, etc. Eligible persons are authorized service hours based on an individual assessment, and can then hire a caregiver to perform the services, which are paid by the program.

MSSP (Multipurpose Senior Services Program)

MSSP and Linkages will build ramps or install safety rails to clients enrolled in the program. This service cannot involve any major structural changes or repairs. Client's health, safety or independence must be jeopardized before these services can be provided. The service is limited to those who own their home or those in rental housing where the owner refuses to make the repairs. Written permission from the landlord is required. Many clients are referred to those programs by IHSS workers. MSSP serves those 65 years or older with Medicare and Medi-Cal and who are at risk for being placed in a nursing facility. Linkages serves those 18 and older, but has no insurance restriction (must state they are unable to pay for services). Clients must be at risk for being placed in a nursing facility.

Tulare County Patient Rights Advocate Program

The advocate is responsible for protecting the rights of mental health consumers in all aspects of their lives. He/she provides annual training at Board & Care Homes, which are located in incorporated cities, and makes quarterly site visits to the homes to help make the Patients' Rights Advocate's Office more visible. Upon receiving complaints it is sometimes necessary to report incidents to Community Care Licensing for investigation. There were approximately 12 private Board & Care Homes in Tulare County in 2014. Currently the County operates 3 assisted living facilities: Transitional Living Center, Community Living Center, and East Tulare Avenue Cottages. The Community Living Center is a joint agency facility operated with Tulare County Housing Authority. Tulare County Health and Human Services can provide up to 86 beds in their facilities, and the total availability with private Board and Care homes is approximately 231.

Tulare County Resource Management Agency

Table 5-5 provides a summary of assistance provided by the Tulare County Resource Management Agency for housing activities and Infrastructure since 1980.

**Table 5-5
Assistance Provided in Unincorporated Area Since 1980**

Tulare County Resource Management Agency		
Community	Housing Activities	Infrastructure Provided Since 1980
Allensworth	Housing Rehabilitation	Emergency loan to fund operational expenses
Alpaugh	Housing Rehabilitation	New water system & hookups
Cutler – Orosi	Housing Rehabilitation, First Time Homebuyer (FTHB); annual compliance checks to verify insurance coverage, property condition & upkeep	New fire engine, sidewalk projects to schools & commercial areas (phases 1-5 done, funded phases 6-9), youth center, industrial park roads, study of business corridor & downtown business district. Funded replacement of failing sewer collection system pipelines, upgrades/expansion to joint wastewater treatment facility
Delft Colony	Housing Rehabilitation	Water distribution system, new well & storage tank; community sewer collection system & wastewater treatment facility
Doyle Colony/E Porterville		Fire station
Ducor	Housing Rehabilitation	Emergency replaced water tank, new well
Earlimart	Housing Rehabilitation; annual compliance checks to verify insurance coverage, property condition & upkeep	Bus shelter, fire station building. Funded Community Center, storm water & recreation master plan, community street sweeper.
El Rancho		Community sewer collection system & wastewater treatment facility
Goshen	Housing Rehabilitation & FTHB; annual compliance checks to verify insurance coverage, property condition & upkeep	Community sewer collection system & wastewater treatment facility; Betty Drive / Ave 312 truck bypass; Phase 1 of community storm water system; water well & distribution on west side of SR 99
Ivanhoe	Housing Rehabilitation & FTHB; annual compliance checks to verify insurance coverage, property condition & upkeep	Main Street Sidewalk project (Transportation Enhancement Act grant); streetlights
Lemon Cove		Water system
Lindcove	Housing Rehabilitation	
London		Community park
Lone Oak (outside Tulare)		Water distribution system & connection to Tulare
Madonna Tract (outside Delano)		Water service connection to Delano
Pixley	Housing Rehabilitation & FTHB; annual compliance checks to verify insurance coverage, property condition & upkeep	Wastewater treatment & disposal plant, Pixley Place sidewalk & landscaping, community entry sign,
Plainview		Two test wells, new community water system, residential connections
Poplar	Housing Rehabilitation; annual compliance checks to verify insurance coverage, property condition & upkeep	Community Center/Chamber of Commerce facility
Posey	Housing Rehabilitation	
Richgrove	Housing Rehabilitation; annual compliance checks to verify insurance coverage, property condition & upkeep	Storm water system with detention basin & community park; new CSD admin building/ computer center; community street sweeper, tree nursery
Seville		New community sewer collection system & wastewater treatment facility
Springville / Sequoia Dawn		Water system

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Tulare County Resource Management Agency		
Community	Housing Activities	Infrastructure Provided Since 1980
Strathmore	Housing Rehabilitation	
Sultana	Housing Rehabilitation	
Terra Bella	Housing Rehabilitation	
Teviston	Housing Rehabilitation	
Tipton	Housing Rehabilitation	
Tonyville		New community sewer collection system & wastewater treatment facility
Tooleville		New community sewer collection system & wastewater treatment facility
Traver	Housing Rehabilitation; annual compliance checks to verify insurance coverage, property condition & upkeep	Sheriff's substation
Wells Tract		New community sewer collection system & wastewater treatment facility; new water system
Western Sky Mobile Home Park (outside Dinuba)		Water distributions system & pipeline to connect to Dinuba
Woodville	Housing Rehabilitation	
Yetter	Housing Rehabilitation	Community water system; community sewer collection system & wastewater treatment facility
Fringe areas – Tulare (Matheny Tract, etc.), Exeter, Lindsay, Porterville, Visalia	Housing Rehabilitation & FTHB	

Source: Tulare County Resource Management Agency

The County Engineering Department has also developed plans for a Sewer System Management Plan (SSMP) for each wastewater treatment facility and sewer lift stations within County Service Areas No. 1 and 2, which will benefit the communities of Delft Colony, Tooleville, Traver, El Rancho, Seville, Yettem, Tonyville and Wells Tract. The State Water Resources Control Board adopted new Waste Discharge Requirements in 2006, in order to reduce the number and frequencies of sanitary sewer overflows, as well as to decrease the risk to human health and the surrounding communities. Design and building of these systems continues as funding becomes available.

The County has aggressively sought and administered Community Development Grants, including CDBG, HOME, CalHome, Economic Development Administration, Farmers Home Administration, Clean Water, Urban Development Action Grants, etc.

The following funds have been received and administered by the Community Development and Redevelopment Division since the 1970s:

- CDBG General Allocation (or HUD from 1978-81) - \$14,345,010
- HOME - \$8,317,394
- CalHome - \$2,600,000
- CDBG Planning & Technical Assistance Grants - \$590,728
- Economic Development Block Grants - \$1,800,000
- Workforce Housing Grants - \$1,010,044

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- Code Enforcement Grant - \$258,624
- Housing Preservation Grant - \$336,875
- USDA Rural Utilities Grant - \$1,600,000
- State Water Resources Control Board: Doyle Colony, Tooleville, Wells Tract, Plainview, Matheny Tract, Alpaugh, Allensworth, and Angiola - \$676,621
- Strategic Growth Council: Planning - \$1,323,714

5.3 Effectiveness and Appropriateness of Programs in Previous Element

Tulare County has made a great deal of progress in meeting affordable housing needs in the unincorporated area during the previous planning period. Going into the planning period the County had an adequate supply of sites and did not require implementation of a rezoning program. Tulare County has, however, adopted four community plan updates for Traver (2014), Strathmore (2015), Pixley (2015), and Tipton (2015) that include community wide rezoning plans. These rezoning plans include mixed-use zoning overlays that expand opportunities for additional housing while promoting community sustainability, smart growth and healthy communities' practices. Many of our programs have been successfully implemented and are contributing to meeting the needs of the County's low-income households.

The County has made significant progress in implementing several important action programs which include adoption of the following ordinance code amendments by the Board of Supervisors on June 30, 2015:

- Transitional Housing/Supportive Housing/Target Population Definitions, (SB745, Gov. Code 65582);

This amendment adds the definitions of Transitional Housing/Supportive Housing and Target Population in the Zone Ordinance and allows transitional housing within all the residential zones.

- Family Definition, (Fair Housing Law, 24 CFR 5.403);

This amendment allows the Family Definition within the Definition Section of Zone Ordinance to comply with fair housing law.

- 2nd Unit Ordinance, (AB 1866, Gov. Code 65852.2);

The amendment changes the County's existing Second Unit Ordinance to comply with the AB 1866. The ordinance was changed from an Administrative Use Permit process to a Ministerial Permit process.

- Reasonable Accommodation, (SB920, Gov. Code 65583 (c) (3));

This ordinance establishes a procedure for making requests for reasonable accommodation in land use, zoning and building regulations, policies, practices and procedures of the jurisdiction to comply fully with the intent and purpose of fair housing laws.

- Emergency Shelters Ordinance and Definition, (SB2, Gov. Code 65589.5);

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This amendment allows emergency shelters within the M-1 Zone.

- Density Bonus Ordinance (State Density Bonus Law 1979 as amended, Gov. Code 65915-65918);

State law requires all cities and counties to adopt a bonus density ordinance that specifies how compliance with the State bonus density law will be implemented.

- Residential rooftop Solar Ordinance, (AB 2188, Gov. Code 65850.5)*.

The purpose of the Ordinance is to adopt an expedited, streamlined solar permitting process that complies with the Solar Rights Act and AB 2188 (Chapter 521, Statutes 2014) to achieve timely and cost-effective installations of small residential rooftop solar energy systems.

In addition to the ordinance code amendments, the County recently completed a document “Action Program 9” that examines the existing infrastructure in the unincorporated urban development boundaries (UDB’s) and Hamlet development boundaries (HDB’s). (See Appendix D: Action Program 9). The County is also processing an infrastructure needs document in compliance with SB 244 document. The SB244 document will also address infrastructure needs for all communities, hamlets and legacy communities within the unincorporated area of the County and will describe available grants that can be used to address these needs.

Due to the extensive work effort associated with the adoption of the General Plan 2030 Update in 2012, adoption of four community plan updates in 2014/15, adoption of seven ordinance code amendments in 2015, Action Program 9, and SB 244 analysis and document preparation in 2014 and 2015, some of the previous housing programs have not been completed at this time. However, these are appropriate programs and the County will strive to implement all housing programs after the adoption of the 2015 Housing Element update.

The previous Housing Element had a tremendous amount of Housing Programs, a number of which some were either repetitive or better characterized as policy rather than a program. The County has made a thorough review of the previous programs and continued, modified or deleted as appropriate. It is the County’s belief that having fewer, more consolidated housing programs places a greater significance on all housing programs. Table 5-6 lists each housing policy and subject housing program from the prior Housing Element, a discussion of the effectiveness and implementation of the program and finally the program’s appropriateness. Under the appropriateness column is a brief explanation of if the program is to be continued, modified or deleted.

**Table 5-6
Housing Program Review**

Policies	Action Programs	Accomplishments Effectiveness/Progress	Appropriateness Continue/ Modify/ Delete
<p>Guiding Principle 1.1 Endeavor to improve opportunities for affordable housing in a wide range of housing types in the communities throughout the unincorporated area of the County.</p>			
<p>Policy 1.11 Encourage the development of a broad range of housing types to provide an opportunity of choice in the local housing market.</p>	<p>AP 2: Bonus Density Ordinance (DBO) AP 7: Streamlining Permit and Application Processing</p>	<p>Density Bonus Ordinance approved by the Board of Supervisors on June 30, 2015.</p>	<p>Continue. Proposed projects requesting density bonuses will be processed in accordance with the DBO. Proposed Projects will be reviewed and will benefit from the following streamlining processes, Concurrent processing of land use applications, pre-application consultations, Project Review Committee, Mixed Use Overlay Zoning, Tiering off of Community Plan EIR's and ISMND's,</p>
<p>Policy 1.12 Encourage Federal and State governments to expand and adequately fund housing programs for very low, low and moderate income households, to stimulate mortgage financing for such programs, and to revise program requirements that preclude certain programs from being utilized.</p>	<p>AP 1: Coordination of Housing Programs AP 5: Monthly Building Reports AP 14: Affordable Housing</p>	<p>In 2012, 7 income eligible families were assisted in purchasing their first home by providing the necessary gap financing.</p>	<p>Continue to seek grant funding as appropriate and monitor monthly building reports to monitor affordable housing.</p>
<p>Policy 1.13 Encourage the utilization of modular units, prefabricated units, and manufactured homes.</p>	<p>AP 7: Streamlining Permit and Application Processing</p>	<p>In 2014, the Permit Center issued building permits for 79 mobile homes.</p>	<p>Continue Proposed Projects will be reviewed and will benefit from the following streamlining processes, concurrent processing of land use applications, pre-application consultations, Project Review Committee, Mixed Use Overlay Zoning, Tiering off of Community Plan EIR's and ISMND's.</p>
<p>Policy 1.14 Pursue an equitable distribution of future regional housing needs allocations, thereby providing a greater likelihood of assuring a balance between housing development and the location of employment opportunities.</p>	<p>AP 1: Coordination of Housing Programs AP 14: Affordable Housing</p>	<p>TCAG provides RHNA numbers for Tulare County. This Housing Element addresses the current RHNA numbers.</p>	<p>Continue Work with TCAG to consider alternate RHNA methodologies to consider distributions based on historical growth as opposed to existing population and existing housing units.</p>

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Policies	Action Programs	Accomplishments Effectiveness/Progress	Appropriateness Continue/ Modify/ Delete
Policy 1.15 Encourage housing counseling programs for low income homebuyers and homeowners.	AP 1: Coordination of Housing Programs	Currently provided by CSET and the Tulare County Housing Authority.	Continue Refer homebuyers to CSET and TCHA
Policy 1.16 Review community plans and zoning to ensure they provide for adequate affordable residential development.	AP 15: Zoning and General Plan Consistency	Community Plans Update in progress. The Community Plan for Traver was adopted in December 2014. Community Plan Updates for Tipton, Strathmore and Pixley were adopted in 2015.	Continue Update Community Plans for Goshen, Terra Bella, Ducor, Earlimart, Cutler Orosi, and Three Rivers.
Guiding Principle 1.2 Promote equal housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, family status, disability, or any other arbitrary basis.			
Policy 1.21 Actions taken by the County should be in accordance with the Federal Fair Housing Act and the California Fair Employment and Housing Act.	AP 3: Fair Housing Practices	Tulare County is in compliance with Fair Housing Laws.	Continue fair housing practices.
Policy 1.22 Actively discourage housing discrimination based upon race, religion, sex, marital status, sexual orientation, ancestry, national origin, family status, disability or other factors.	AP 3: Fair Housing Practices	Tulare County is in compliance with Fair Housing Laws.	Continue fair housing practices.
Guiding Principle 1.3 Strive to meet the housing needs of migrant and non-migrant farmworkers and their families with a suitable, affordable and satisfactory living environment.			
Policy 1.31 Encourage the provision of farmworker housing opportunities in conformance with the Employee Housing Act.	AP 4: Farmworker Housing	Tulare County issued 181 Employee Housing Permits in 2014.	Continue on-going implementation of the Employee Housing program.
Policy 1.32 Provide information to the public about farmworker housing needs and the County's Employee Housing Program.	AP 4: Farmworker Housing	On-going as part of the land use entitlement process.	Continue on-going implementation of the Employee Housing program
Policy 1.33 Require employee housing to be maintained in such a manner to provide a satisfactory living environment.	AP 4: Farmworker Housing	Tulare County reviews the adequacy of housing quality of employee housing.	Continue annual inspection process.
Policy 1.34 Encourage and support a balance between housing and agricultural needs.	AP 4: Farmworker Housing	The County balances urban uses such as housing and agricultural needs through the Tulare County General Plan, specially the Planning Framework which divides the County into urban and agricultural areas.	Continue as implemented through the General Plan and including but limited to community plan updates.

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Policies	Action Programs	Accomplishments Effectiveness/Progress	Appropriateness Continue/ Modify/ Delete
<p>Guiding Principle 1.4 Enhance and support emergency shelters and transitional and supportive housing programs that assist the homeless and others in need.</p>			
<p>Policy 1.41 Coordinate with Continuum of Care of Kings/Tulare Counties and other jurisdictions to provide housing and assistance for the homeless.</p>	<p>AP 12: Emergency Shelters</p>	<p>Tulare County works closely with non-profit housing developers like Continuum of Care.</p>	<p>Continue Implement the recently adopted Emergency Shelters Ordinance.</p>
<p>Policy 1.42 Support and encourage non-profit organizations expressing interest in developing special needs housing with incentives (fast track processing, etc.).</p>	<p>AP7: Streamlining Permit and Application Processing AP 14: Affordable Housing</p>	<p>Tulare County works closely with non-profit housing developers like Self Help Enterprises.</p>	<p>Continue Proposed Projects will be reviewed and will benefit from the following streamlining processes, concurrent processing of land use applications, pre-application consultations, Project Review Committee, Mixed Use Overlay Zoning, Tiering off of Community Plan EIR's and ISMND's</p>
<p>Guiding Principle 1.5 Encourage and support programs that assist and help meet the housing needs of special needs groups, including but not limited to the elderly, persons with disabilities, female headed households, large families, farmworkers, and the homeless.</p>			
<p>Policy 1.51 Encourage the construction of new housing units for "special needs" groups, including senior citizens, large families, single heads of households, households of persons with physical and/or mental disabilities, minorities, farmworkers, and the homeless in close proximity to transit, services, and jobs.</p>	<p>AP 10: Reasonable Accommodations AP 14: Affordable Housing</p>	<p>The Board of Supervisors adopted the Transitional Housing Ordinance on June 30, 2015. Employee Housing Permits on are issued on a yearly basis. Other housing types are encouraged.</p>	<p>Continue Implement the recently adopted Transitional Housing Ordinance.</p>
<p>Policy 1.52 Support and encourage the development and improvement of senior citizen group housing, convalescent homes and other continuous care facilities.</p>	<p>AP 14: Affordable Housing</p>	<p>Tulare County works closely with non-profit and for-profit developers to encourage development.</p>	<p>Continue The County shall seek state and federal funding specifically targeted for the development of housing affordable to extremely low income households, such as local Housing Trust funds and Proposition 1-C funds.</p>
<p>Policy 1.53 Give households displaced by government action priority in public housing programs.</p>	<p>AP 14: Affordable Housing</p>	<p>Continuous and on-going.</p>	<p>Continue The County shall give priority for permit processing to development projects that include an affordable residential component.</p>

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Policies	Action Programs	Accomplishments Effectiveness/Progress	Appropriateness Continue/ Modify/ Delete
Policy 1.54 Encourage cooperation between the County and private housing providers to direct private resources to areas where housing needs are not being met.	AP 14: Affordable Housing	Tulare County works closely with for-profit developers to encourage development.	Continue The County shall provide technical and/or financial assistance to affordable housing developers, such as site identification, site acquisition, and identification of subsidy sources through the use of the Department of Housing and Community Development's (HCD) Financial Assistance Program Directory and other financial resources.
Policy 1.55 Encourage development of rental housing for large families, as well as providing for other housing needs and types.	AP 2: Bonus Density Ordinance AP 7: Streamlining Permit and Application Processing AP 14: Affordable Housing	Tulare County works closely with non-profit and for-profit developers to encourage development.	Continue Implement the recently adopted Density Bonus Ordinance.
Guiding Principle 1.6 Assess and amend County ordinances, standards, practices and procedures considered necessary to carry out the County's essential housing goal of the attainment of a suitable, affordable and satisfactory living environment for every present and future resident in unincorporated areas.			
Policy 1.61 Encourage an open exchange of ideas between the County and the private sector, including but not limited to developers, employers, nonprofit organizations, and the general public.	AP 6: Open Exchange of Ideas	Tulare County staff is available to have discussions with all parties.	Continue The County is currently meeting with multiple stakeholder groups representing the developers, cities and the agricultural community on a variety of projects and issues including community plan updates, complete streets and safe routes to schools.
Policy 1.62 Analyze current practices, processes and standards for their effectiveness, and implement changes where necessary.	AP 7: Streamlining Permit and Application Processing	Continuous and on-going.	Continue Analyze current practices, processes and standards for their effectiveness, and implement changes as part of the annual housing element review process.
Policy 1.63 Research and consider the feasibility of new ordinances and ordinance amendments and adopt those that can be most effective in meeting housing goals.	AP 7: Streamlining Permit and Application Processing	The Board of Supervisor adopted the Density Bonus Ordinance, Emergency Housing Ordinance, Reasonable Accommodation Ordinance, and the Transitional Housing Ordinance on June 30, 2015.	Continue implementation of the Density Bonus Ordinance, Emergency Housing Ordinance, Reasonable Accommodation Ordinance, and the Transitional Housing Ordinance mixed use zoning overlay to meet housing goals.

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Policies	Action Programs	Accomplishments Effectiveness/Progress	Appropriateness Continue/ Modify/ Delete
<p>Policy 1.64 Annually review governmental procedures and fees for processing applications, inspections, environmental review, building permits and development services so that such procedures and fees will not inhibit the development of affordable housing.</p>	<p>AP 5: Monthly Building Reports AP 6: Open Exchange of Ideas</p>	<p>Fees are reviewed every fiscal year. Staff reviews building totals monthly and annually.</p>	<p>Continue to review fees and adjust fees as appropriate and feasible every fiscal year.</p>
<p>Guiding Principle 2.1 Encourage the development, improvement, and expansion of necessary public infrastructure serving the unincorporated communities.</p>			
<p>Policy 2.11 Encourage Federal and State governments to increase the level of funding for improvements or expansion of public infrastructure serving the unincorporated communities.</p>	<p>AP 9: Housing Related Infrastructure Needs</p>	<p>Tulare County supports increases in grant funding. Staff applies for grants on a continuous basis.</p>	<p>Continue to seek grant funding to increase the capacity of Public Utility Districts (PUD), Community Services Districts (CSD) and other service providers (e.g., Mutual Water Companies).</p>
<p>Policy 2.12 Increase opportunities for technical assistance to public utility districts and community service districts and mutual water companies in an effort to educate and assist them in attaining the necessary public infrastructure.</p>	<p>AP 9: Housing Related Infrastructure Needs</p>	<p>Tulare County provides some infrastructure services. Although coordination with CSD's can sometimes be difficult, staff continues to work with these CSD's.</p>	<p>Continue to seek funding for annual training designed to increase the capacity of Public Utility Districts (PUD), Community Services Districts (CSD) and other service providers (e.g., Mutual Water Companies). Training will include board member roles and responsibilities; relevant local, state and federal mandates; and potential local, state, federal, and private funding opportunities for water, wastewater, stormwater, natural gas, streetlights, and sidewalk improvements (seek grant funding within one year of adoption and going forth on a continuous basis throughout the planning period).</p>
<p>Policy 2.13 When land is purchased by the County in conjunction with installation of new public facilities, the County will endeavor to make any excess land available to housing agencies for development of affordable housing.</p>	<p>AP 14: Affordable Housing</p>	<p>Will occur as opportunities arise.</p>	<p>Continue to evaluate as part of community plan updates and through new infrastructure improvement programs.</p>

5. Progress, Review & Revision

Policies	Action Programs	Accomplishments Effectiveness/Progress	Appropriateness Continue/ Modify/ Delete
<p>Policy 2.14 Create and maintain a matrix of Infrastructure Development Priorities for Disadvantaged Unincorporated Communities in Tulare County thorough analysis and investigation of public infrastructure needs and deficits, pursuant to Action Program 9.</p>	<p>AP 9: Housing Related Infrastructure Needs</p>	<p>Implementation through SB244 funding.</p>	<p>Continue to develop and update a matrix of Infrastructure Development Priorities for disadvantaged unincorporated communities in Tulare County that establishes infrastructure development priorities for Tulare County.</p>
<p>Guiding Principle 2.2 Require proposed new housing developments located within the development boundaries of unincorporated communities to have the necessary infrastructure and capacity to support the development.</p>			
<p>Policy 2.21 Require all proposed housing within the development boundaries of unincorporated communities is either (1) served by community water and sewer, or (2) that physical conditions permit safe treatment of liquid waste by septic tank systems and the use of private wells.</p>	<p>AP 9: Housing Related Infrastructure Needs</p>	<p>The County's Subdivision Ordinance and the 2012 General Plan Update require urban services for UDB's unless those services proves infeasible. Prior to obtaining a building permit or other discretionary or administrative permit, all permits are checked for compliance with State Law, including the California Building Code, and review by the Environmental Health for water and wastewater. Furthermore, those connections that service more than 5 connections are now under the States purview.</p>	<p>Continue to implement the provisions of the ordinance code and general plan to require urban services for proposed projects in UDB's unless those services proves infeasible.</p>
<p>Policy 2.22 Coordinate capital improvement programs for public infrastructure projects with housing rehabilitation programs.</p>	<p>AP 9: Housing Related Infrastructure Needs</p>	<p>The County reviews capital improvement programs on an annual basis (Project Consideration List) and a 5 year program (CEDs). These lists are based on health and Safety first and funding availability.</p>	<p>Continue to utilize the CEDs and recently developed Action Program 9 and SB 244 matrix to Coordinate capital improvement programs for public infrastructure projects with housing rehabilitation programs.</p>
<p>Policy 2.23 Endeavor to develop and support improvement fees that are applied in an equitable manner.</p>	<p>AP 9: Housing Related Infrastructure Needs</p>	<p>The County reviews improvements fees on an annual basis and comparatively to the surrounding cities are quite low. Furthermore, the County does not charge Impact fees per dwelling unit which further reduces costs.</p>	<p>Continue to evaluate fee programs on an annual basis.</p>
<p>Policy 2.24 Improvement requirements should reflect a balance between housing needs and the protection of public health and safety.</p>	<p>AP 9: Housing Related Infrastructure Needs</p>	<p>Health and Safety of the residents are the highest priority of the County. When adequate funding is available the balance for improvements will be maintained.</p>	<p>Continue to utilize the CEDs and recently developed Action Program 9 and SB 244 matrix to coordinate capital improvement programs for public infrastructure projects while balancing housing needs and the protection of public health and safety.</p>

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Policies	Action Programs	Accomplishments Effectiveness/Progress	Appropriateness Continue/ Modify/ Delete
<p>Guiding Principle 3.1 Encourage “smart growth” designed development that serves the unincorporated communities, the environment, and the economy of Tulare County.</p>			
<p>Policy 3.11 Support and coordinate with local economic development programs to encourage a “jobs to housing balance” throughout the unincorporated area.</p>	<p>AP 1: Coordination of Housing Programs</p>	<p>Tulare County RMA work with developers to foster economic development on an ongoing basis.</p>	<p>Continue to implement mixed land uses through community plan updates.</p>
<p>Policy 3.12 Support locally initiated programs to provide neighborhood parks and recreational facilities for residential areas within unincorporated communities.</p>	<p>AP 1: Coordination of Housing Programs</p>	<p>Staff is open to discussing locally initiated programs regarding recreational facilities.</p>	<p>Continue to evaluate the feasibility of neighborhood parks and recreational facilities for residential areas within unincorporated communities through the community plan update process.</p>
<p>Policy 3.13 Encourage subdivision and housing unit design, which provides for a reasonable level of safety and security.</p>	<p>AP 11: Healthy and Safe Housing Opportunities</p>	<p>On-going.</p>	<p>Continue to evaluate safety and security aspects associated with housing design through the Project Review Committee review process.</p>
<p>Policy 3.14 Review and revise (when and where appropriate), the development boundaries of unincorporated communities.</p>	<p>AP7: Streamlining Permit and Application Processing</p>	<p>On-going as appropriate.</p>	<p>Continue to evaluate UDB’s through the development suitability process identified in community update process.</p>
<p>Policy 3.15 Allow multi-family residential projects or mixed-use developments in commercial zone districts within development boundaries of unincorporated communities.</p>	<p>AP: 15 Zoning and General Plan Consistency</p>	<p>Mixed Use Zoning is outlined for the Community Plan Updates. The Traver Community Plan.</p>	<p>Continue to implement mixed use zoning overlays in community plan updates.</p>
<p>Policy 3.16 Actively seek federal, state, and private foundation grant funds for park and recreation facilities in unincorporated areas, including dual-use storm drainage ponding basins/recreation parks.</p>	<p>AP 14: Affordable Housing</p>	<p>On-going</p>	<p>Continue to consider the feasibility of dual-use storm drainage ponding basins/recreation parks as part of the Project Review Committee review process.</p>
<p>Policy 3.17 Discourage developments of residential housing units in areas with high noise levels, as determined by State Noise Standards, or require mitigation measures to diminish the effects.</p>	<p>AP 3: Livable Communities</p>	<p>On-going</p>	<p>Continue to enforce the State Noise Standards, California Administrative Code Title 24 and Chapter 35 of the Uniform Building Code.</p>
<p>Guiding Principle 3.2 Encourage development towards communities already served by infrastructure, seeking to utilize the resources that already exist while conserving the open space and irreplaceable agricultural resources in the bordering urban fringe.</p>			

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Policies	Action Programs	Accomplishments Effectiveness/Progress	Appropriateness Continue/ Modify/ Delete
Policy 3.21 Promote and encourage “infill” development within the development boundaries of unincorporated communities and review current zoning to ensure that it is not impeding development.	AP 2: Bonus Density Ordinance AP 7: Streamlining Permit and Application Processing	On-going	Continue to designate appropriate sites for mixed use zone overlays through the community plan update process.
Policy 3.22 Implement adopted community plans, which designate adequate sites for residential development.	AP 15: Zoning and General Plan Consistency	The Community Plan for Traver was adopted in December 2014. Additional community plan updates are anticipated in the planning period.	Continue Update Community Plans for Terra Bella, Goshen, Ducor, Earlimart, Cutler Orosi, and Three Rivers.
Policy 3.23 Prepare new and/or updated community plans that provide adequate sites for a variety of types of housing within the development boundaries of community.	AP 15: Zoning and General Plan Consistency	Community Plan Updates are being prepared for Pixley, Traver, Goshen, and Earlimart.	Continue Update Community Plans for Terra Bella, Goshen, Ducor, Earlimart, Cutler Orosi, and Three Rivers.
Policy 3.24 When locating agricultural industry in rural areas, a determination should be made that there are transit opportunities and an adequate employment base living within a reasonable distance to the site.	AP 9: Housing Related Infrastructure Needs	For large commercial, industrial and/or agricultural industries located near existing County communities this may be possible based on available funding and actual feasible ridership numbers. However, the County currently has an unemployment rate above the State average and approximately 70 or disadvantaged communities. The transit in these low population areas must produce enough riders to prove that transit opportunities are feasible.	This policy is not realistically feasible as there are limited bus routes in the County due to funding availability and the lack of population to support riders. Rural Agricultural Industry should not be limited by transit opportunities where it is infeasible to do so.
Guiding Principle 4.1 Support and encourage County ordinances, standards, practices and procedures that promote residential energy conservation.			
Policy 4.11 Review residential projects for environmental impacts and impose conditions to reduce those impacts.	AP 7: Streamlining Permit and Application Processing	Environmental impacts are assessed as part of CEQA review. Mitigation measures are imposed as necessary.	Continue to address through the CEQA review process.
Policy 4.12 Facilitate land use policies and programs that meet housing and conservation objectives.	AP 8: Sustainable Practices	Policies have been set in the General Plan/Housing Element. Additional policies will be provided as appropriate in the community plan updates.	Continue to utilize smart growth and sustainable practices such as mixed use zoning overlays and complete streets programs.
Policy 4.13 Promote energy efficiency and water conservation.	AP 8: Sustainable Practices	On-going.	Continue to utilize appropriate policies in the General Plan ERME and Water Resources Elements as appropriate to Promote energy efficiency and water conservation.

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Policies	Action Programs	Accomplishments Effectiveness/Progress	Appropriateness Continue/ Modify/ Delete
Policy 4.14 Enforce the requirements of County Ordinances regarding the disposal of construction and demolition debris.	AP 8: Sustainable Practices	On-going implementation at the Permit Center.	Continue to implement through procedures at the permit center.
Policy 4.15 Enforce energy Efficiency Standards for Residential and Non-Residential properties (Title 24).	AP 8: Sustainable Practices	Title 24 enforcement is on-going	Continue to implement through procedures at the permit center and plan check process.
Guiding Principle 4.2 Encourage developments that will maximize energy efficiency and contribute to the reduction of greenhouse gases.			
Policy 4.21 Promote energy conservation opportunities in new residential development.	AP 8: Sustainable Practices	On-going. Residential Solar is encouraged.	Continue Implement the recently adopted Residential Rooftop Solar Ordinance.
Policy 4.22 Enforce provisions of the Subdivision Map Act regulating energy-efficient subdivision design.	AP 8: Sustainable Practices	On-going	Continue to implement through procedures at the permit center and plan check process.
Policy 4.23 Consider and include information regarding trip generation into staff reports and/or environmental assessments for development.	AP 7: Streamlining Permit and Application Processing	Traffic impacts are assessed when appropriate. Mitigation measures are imposed as necessary.	Continue to review trip generation as part of traffic studies.
Guiding Principle 5.1 Seek federal, state and other funding sources for the rehabilitation of substandard housing and for homebuyer assistance for low- and moderate-income residents of County's unincorporated area.			
Policy 5.11 Seek assistance and coordinate with nonprofit housing providers in undertaking rehabilitation projects and providing homebuyer assistance for extremely-low, very-low, low and moderate income households living in the unincorporated area.	AP 1: Coordination of Housing Programs AP 13: Prevention of At Risk Units	On-going	Continue The County shall seek state and federal funding specifically targeted for the development of housing affordable to extremely low income households, such as local Housing Trust funds and Proposition 1-C funds.
Policy 5.12 Conduct housing condition surveys to coincide with future housing element updates.	AP 11: Healthy and Safe Housing Opportunities	Housing Condition Surveys are conducted as part of the housing element update.	Continue An updated housing condition survey was conducted in the 2015 Housing Element.
Policy 5.13 Support applications from cities and non-profit organizations for grants and other funding sources to preserve and rehabilitate existing affordable housing stock.	AP 13: Prevention of At Risk Units	On-going	Continue Continue to implement through procedures at the permit center.

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Policies	Action Programs	Accomplishments Effectiveness/Progress	Appropriateness Continue/ Modify/ Delete
Policy 5.14 Publicize and support the County's housing rehabilitation program that facilitates the rehabilitation of substandard housing in the unincorporated areas.	AP 11: Healthy and Safe Housing Opportunities	On-going as part of substandard housing code enforcement.	Continue to implement through procedures at the permit center.
Guiding Principle 5.2 Encourage housing to be maintained in such a manner to provide a safe and satisfactory living environment.			
Policy 5.21 Administer and enforce the relevant portions of the Health and Safety Code.	AP 11: Healthy and Safe Housing Opportunities	On-going	Continue to implement through procedures at the permit center and plan check process.
Policy 5.22 Promote and encourage residents and landowners to maintain their properties in good condition in order to preserve the existing housing stock.	AP 13: Prevention of At Risk Units	Code enforcement is on-going.	Continue to implement through code compliance procedures.
Policy 5.23 Encourage the demolition of dilapidated housing units.	AP 11: Healthy and Safe Housing Opportunities	Tulare County issued 201 demolition permits in 2014. The Building Department also initiates demolitions for certain structures that require demolition.	Continue to implement through code compliance procedures.
Policy 5.24 Encourage the development of suitable replacement housing when occupied housing units are demolished due to public action.	AP 16: No Net Loss	The County encourages the development of suitable replacement housing.	The County shall seek state and federal funding specifically targeted for the development of housing affordable to extremely low income households, such as local Housing Trust funds and Proposition 1-C funds.
Policy 5.25 Prohibit the establishment of marijuana dispensaries and adult-oriented businesses in residential areas or near schools in accordance with Tulare County Ordinance Code.	AP 11: Healthy and Safe Housing Opportunities	On-going as part of the normal land use entitlement process.	Continue to implement through code compliance procedures.
Policy 5.26 Prohibit concentrations of dwelling units near potentially incompatible agricultural uses as defined in the Animal Confinement Facilities Plan.	AP 11: Healthy and Safe Housing Opportunities	On-going as part of the normal land use entitlement process.	Continue to implement through procedures at the permit center and plan check process.

The County has made a thorough review and evaluation of the previous housing element's effectiveness in meeting the needs of affordable housing, progress in the implementation of the programs and appropriateness of the goals, objectives, policies and programs. As a result of this review; revisions and additions have been made to the County's housing program as outlined in the following Chapter 6.

5.4 Opportunities for Energy Conservation

Opportunities for energy conservation in residential developments are increasing, with a better understanding of the effects of climate change. Some builders, homeowners and buyers have invested in energy conservation measures to reduce long-term housing expenses. However, the economic / housing crisis drastically has slowed residential developments from an all-time high in 2004 and the higher initial costs added to sales prices have not attracted as many buyers as hoped, per a local “green” homebuilder.

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Tulare County’s 2030 General Plan update encourages growth around cities with existing jobs, services and amenities, in order to reduce long commutes, congestion and air pollution. County recognizes that mixed uses, infill and compact development patterns are related to housing affordability, reduced energy consumption, conservation of land resources, reduced pressure to convert agricultural resources, and protection of wildlife habitat and open space. In the past, self-sufficient small communities in Tulare County were established a day’s horse ride apart, residents worked on farms and “came to town” rarely. Residents still have strong ties to their small home communities, often because their houses were inherited and are therefore more affordable than residences in the cities. However, many existing small communities /hamlets have utility districts that struggle to provide water and sewage disposal services efficiently and at affordable rates compared to rates in larger communities. Today a number of residents in small communities still work close to home, but many individuals from those communities must commute to larger towns and cities for employment, health services, etc.

Construction and Demolition (C&D) Ordinance No. 3321 was adopted by the Tulare County Board of Supervisors and established regulations for the recycling and diversion of C&D debris within the unincorporated area of the County. This Ordinance became effective March 1, 2006 and assists Tulare County in reaching the 50% waste diversion mandate required by the California Integrated Waste Management Board. Per County’s website on the Resource Management Agency’s Solid Waste Division, 100% of inert solids and at least 50% by weight of the remaining construction and demolition debris resulting from projects shall be diverted to an approved facility or by salvage. Materials that are recycled include metal, glass, brick, concrete, asphalt, pipe, gypsum, wallboard, lumber, wood, wire, plastic, paper, cardboard, plant material, etc. Covered projects include all demolition projects of 500 square feet or greater; all renovations of kitchen and/or bath facilities; renovations, remodels or additions to existing residential structures that are 500 square feet or greater; new residences or renovations of commercial or multi-family residences that are 1,000 square feet or greater; and all County public works and construction projects awarded by competitive bid. According to HBA, many area builders voluntarily engaged in construction recycling before the ordinance was drafted. (Effective January 1, 2010, the California Integrated Waste Management Board transferred its duties, programs, and staff to the new Department of Resources Recycling and Recovery.)

County adopted a Water Efficient Landscaping Ordinance (No. 3029) in 1993, in order to comply with the California Water Conservation in Landscaping Act, Government Code section 65591 et seq. County Planning staff are preparing a revised ordinance, in order to further conserve our limited water supplies, reduce irrigation runoff, reduce pollution of waterways, lessen property damage and green waste, increase drought resistance, reduce our carbon footprint, and comply with the Water Conservation in Landscaping Act of 2006 (AB 1881). The Department of Water Resources prepared a Model Ordinance for use by local agencies, or modification to fit local conditions. Public landscapes and private development projects including developer installed single family and multi-family residential landscapes with at least 2,500 square feet of landscape area, are subject to the State’s Model Ordinance. Homeowner-provided landscaping at single family and multi-family homes are subject to the Model Ordinance if the landscape area is at least 5,000 square feet. Exceptions in the Model Ordinance include registered local, state or federal historical sites; ecological restoration projects that do not

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require a permanent irrigation system; mined-land reclamation projects that do not require a permanent irrigation system; or plant collections, as part of botanical gardens and arboretums open to the public.

San Joaquin Valley Blueprint

San Joaquin Valley Blueprint community workshops in Tulare County ranked “Healthy and Sustainable Environment” as a top priority, to “keep our environment and our residents healthy now and in the future” with reduced traffic congestion, reduced vehicle miles traveled, alternative energy solutions and increased recreational open space and facilities, among other values. Another top priority was “Natural Resource Protection,” to protect scarce resources such as valuable agricultural land, water and air, and to establish and maintain growth boundaries, to grow efficiently, supported by set land use policies and development standards, among other values.

State Laws

Tulare County has adopted the 2013 State building codes which includes green building code requirements.

State laws influence energy conservation in planning for land use, transportation and residential development. Title 24, Part 6, of the California Code of Regulations presents Energy Efficiency Standards for Residential and Nonresidential Buildings that were established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. California's building efficiency standards (along with those for energy efficient appliances) have saved more than \$56 billion in electricity and natural gas costs since 1978. It is estimated the standards will save an additional \$23 billion by 2013. County requires compliance with Title 24 standards, which currently include, but are not limited to:

- “Cool Roofs”
- Range hoods and bath fans to vent outside
- Low-flow toilets
- High efficacy lighting (i.e. fluorescent, LED)
- Duct insulation
- Water pipe insulation

To comply with AB 2188, Tulare County has adopted the small residential rooftop solar ordinance that expedites the review of small residential rooftop solar projects in 2015. This ordinance will increase the efficiency of building rooftop solar projects.

The objective of California's Senate Bill 375 is to link land use and transportation planning to the California Global Warming Solutions Act of 2006 (AB 32), which mandates the state to reduce its greenhouse gas emissions to 1990 levels by 2020. The purpose of SB 375 is to get people to drive less by providing local government with incentives to plan communities that are more walk-able, bike-able, bus-able and otherwise easier to travel around without a car. By encouraging development of city-centered and transit-oriented development, SB 375 aims to reduce the amount of vehicle miles traveled and to keep vehicle associated greenhouse gas emissions out of the atmosphere. To comply with the law, all Metropolitan Planning Organizations (MPOs) will be required to come up with a plan to reduce greenhouse gas emissions from vehicles and light trucks by an amount set for the MPO by the California Air Resources Board (CARB). Some MPOs are regional, but Tulare County is a single-county MPO. The state will require each MPO to create a regional land use plan called a Sustainable Community Strategy (SCS). The SCS will describe how the MPO will guide development to meet the global warming emission reduction target set for the region (or county.) If CARB sets a nominally high

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greenhouse gas emission reduction target for Tulare County and the County creates an even a moderately aggressive SCS, new developments far away from existing city centers may be discouraged. However, SB 375 is not yet fully implemented and is subject to interpretation. Tulare County has implemented complete streets plans and projects in Traver, Pixley, Goshen, Tipton, and Strathmore to encourage multi-modal transportation opportunities.

A presentation given to HBA Tulare/Kings Counties on “Residential Carbon Emissions – New and Existing Housing” by ConSol - Energy Efficient and Green Energy Consultants reported that implementation of Title 24 decreased total energy use in new house construction by approximately 24% between 1990 and 2005. The presenter concluded, however, that reducing greenhouse gases by upgrading existing housing is over nine times more cost effective than new residential construction.

Home Energy Rating Systems (HERS)

“The California Energy Commission is required by Public Resources Code Section 25942 to establish criteria for a statewide home energy rating program for residential dwellings. The goal of the program is to create a consistent, accurate, and uniform rating system based on a single statewide rating scale that can serve to differentiate the energy efficiency levels between California homes and to prioritize the investment in cost-effective home energy efficiency measures.

The first iteration of the California HERS regulations, which became effective on June 17, 1999, established the requirements for Field Verification and Diagnostic Testing services used to show compliance with the Title 24, Part 6; Building Energy Efficiency Standards. These regulations also established the basic framework for HERS Rater training, certification, and quality assurance.

The 2009 update to the HERS Regulations included the requirements for California Whole-House Home Energy Ratings. These Ratings apply to existing and newly constructed residential buildings that include single-family homes and multi-family buildings of three stories or less. The HERS Regulations and the HERS Technical Manual establish a systematic process for the delivery of California Whole-House Home Energy Ratings to provide California homeowners and prospective home buyers with information about the energy efficiency of the homes they live in or are considering for purchase. The Ratings also provide an evaluation of the cost-effectiveness of options that can improve the energy efficiency in these homes.

The 2009 update also established a special designation that goes along with the California Whole-House Home Energy Rating program called the HERS Building Performance Contractor. A HERS Building Performance Contractor includes a contractor who is licensed by the California Contractors State License Board as a Class B General Building Contractor and who is, or who employs, a person certified as a California Whole-House Home Energy Rater who has successfully completed an Energy Commission-approved HERS Building Performance Contractor training program and who holds building science certifications from the Building Performance Institute (BPI). A HERS Building Performance Contractor evaluates the comfort and safety aspects of a home in conjunction with the home's energy efficiency in order to install energy efficient measures that will result in the best possible performance of a home.”³

Utility Companies

Many utility companies have weatherization programs for low income households and rebate programs for energy efficiency, although funding is limited and subject to change. Weatherization programs are described in the housing programs chapter of this Housing Element. A sampling of rebate programs is listed below and may be further researched at websites such as www.sce.com, www.socalgas.com, www.cagreenbuilder.org

³ <http://www.energy.ca.gov/HERS/background.html>

New Home Solar Partnership

“Beginning 9/1/14, the Energy Commission became the sole program administrator for the New Solar Homes Partnership program in PG&E, SCE, and SDG&E service territories.

The California Energy Commission's **New Solar Homes Partnership** (NSHP) is part of the comprehensive statewide solar program, known as the California Solar Initiative. The NSHP provides financial incentives and other support to home builders, encouraging the construction of new, energy efficient solar homes that save homeowners money on their electric bills and protect the environment.”⁴

⁴ <http://www.gosolarcalifornia.ca.gov/about/nshp.php>

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6.1 Housing Program

This chapter sets forth the goals, guiding principles, policies, programs and objectives designed to address housing issues within the unincorporated area of Tulare County, as identified in previous chapters. Definitions of goal, guiding principle, policy, program and objective are provided below.

- A **goal** represents a long-term desired state of affairs.
- A **guiding principle** directs policy and programs toward a specific goal or objective.
- A **policy** guides programs and actions toward those that are most likely to achieve the desired goal or objective.
- A **program** specifies the steps and procedures which implement the policy. Listed under each program plan are the agency or agencies responsible for implementation, the timing of implementation, funding sources, applicable goals and policies and the objective of the program.
- An **objective** is similar to a goal in that it represents a desired state of affairs, but it is more narrowly defined as an intermediate result, which must be achieved to reach the goal. State law provides that housing elements must contain quantified objectives, which specify the actual numbers of housing units that can be constructed, rehabilitated and conserved during the planning period.

For purposes of its housing planning and programming efforts, the State of California has adopted the following broad statewide housing goal of:

“Decent housing and a suitable living environment for every California family.”

Tulare County both subscribes to this goal and obtains direction from it in formulating its own goals. Additionally, HCD has established the following four primary goals:

- The provision of new housing
- The preservation of existing housing and neighborhoods
- The reduction of housing costs
- The improvement of housing conditions for special needs groups

As noted in Government Code Section 65558(e)(3)(c), a metropolitan planning organization can adopt an eight (8) year housing element.

State Housing Element Law, Government Code 65588(e)(4) allows local jurisdictions to adopt its housing element on an eight year planning cycle, when the local jurisdictions Council of Governments

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adopts a four year Regional Transportation Plan cycle (RTP). This allows the RTP and Housing Element to coincide with the RTP every eight years.

This Element is required to be adopted by the County by **December 31, 2015**. If the Housing Element is adopted within 120 days of the due date above, the County may proceed with an eight year planning period. If the County fails to adopt the housing element within 120 days of the above due date, the County is placed on a four year housing element cycle.

6.2 Housing Goals, Guiding Principles, and Policies

An adequate supply of healthy, safe and affordable housing is needed to accommodate the needs of unincorporated area residents. Tulare County places special emphasis on certain segments of the population, such as the elderly, the disabled, single-parent households, teenage parents, large families, farmworkers, overcrowded households, residents of group quarters, ethnic or racial minorities and the homeless; as these groups may have more difficulty in finding decent and affordable housing due to their special needs. Accordingly, the following goals, principles, and policies are designed to guide future development projects and preservation programs toward the production of a wide range of housing types to meet the varied needs of the residents of the unincorporated areas of Tulare County.

Summary Housing Goal:

Attainment of a suitable, affordable, safe and sanitary living environment for every present and future resident in the unincorporated areas of Tulare County, regardless of race, age, religion, sex, marital status, ethnic background, source of income or personal disability.

Housing Element Goal 1	Variety of Housing Types
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A sufficient supply and range of housing types that meet the economic and social needs of every present and future resident of the Tulare County unincorporated area, particularly persons with special needs, including but not limited to low-income households, the elderly, persons with disabilities, female headed households, large families, farmworkers, and persons & families in need of emergency shelters in order to provide equal housing opportunities for all.

Housing Guiding Principle 1.1

Endeavor to improve opportunities for affordable housing in a wide range of housing types in the communities throughout the unincorporated area of the County.

Housing Policy 1.11 Encourage the development of a broad range of housing types to provide an opportunity of choice in the local housing market.

Housing Policy 1.12 Encourage Federal and State governments to expand and adequately fund housing programs for very low, low and moderate income households, to stimulate mortgage financing for such programs, and to revise program requirements that preclude certain programs from being utilized.

Housing Policy 1.13 Encourage the utilization of modular units, prefabricated units, and manufactured homes.

Housing Policy 1.14 Pursue an equitable distribution of future regional housing needs allocations, thereby providing a greater likelihood of assuring a balance between housing development and the location of employment opportunities.

Housing Policy 1.15 Encourage housing counseling programs for low income homebuyers and homeowners.

Housing Policy 1.16 Review community plans and zoning to ensure they provide for adequate affordable residential development.

Housing Policy 1.17 Maximize the County's attainment and use of public and private grants, low interest loans, in kind donations, and other resources to meet the need for affordable housing and suitable living environment for all residents.

Housing Guiding Principle 1.2

Promote equal housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, family status, disability, or any other arbitrary basis.

Housing Policy 1.21 The County will act within its jurisdiction and affirmatively coordinate or refer fair housing opportunities in accordance with the Federal Fair Housing Act, and the California Fair Employment and Housing Act and other applicable state and federal fair housing and civil rights law. .

Housing Policy 1.22 Actively discourage through communication housing discrimination based upon race, religion, sex, marital status, sexual orientation, ancestry, national origin, family status, disability, language, or other factors. .

Housing Policy 1.23 The County will take all measures reasonably available to it to ensure the provision of affordable housing and a suitable living environment for residents of low-income communities.

Housing Guiding Principle 1.3

Strive to meet the housing needs of migrant and non-migrant farmworkers and their families with a suitable, affordable and satisfactory living environment.

Housing Policy 1.31 Encourage the provision of farmworker housing opportunities in conformance with the Employee Housing Act.

Housing Policy 1.32 Provide information to the public about farmworker housing needs and the County's Employee Housing Program.

Housing Policy 1.33 Require employee housing to be maintained in such a manner to provide a satisfactory living environment.

Housing Policy 1.34 Encourage and support a balance between housing and agricultural needs.

Housing Guiding Principle 1.4

Enhance and support emergency shelters and transitional and supportive housing programs that assist the homeless and others in need.

Housing Policy 1.41 Coordinate with Continuum of Care of Kings/Tulare Counties and other jurisdictions to provide housing and assistance for the homeless.

Housing Policy 1.42 Support and encourage non-profit organizations expressing interest in developing special needs housing with incentives (fast track processing, etc.).

Housing Guiding Principle 1.5

Encourage and support programs that assist and help meet the housing needs of special needs groups, including but not limited to the elderly, persons with disabilities, female headed households, large families, farmworkers, and the homeless.

Housing Policy 1.51 Encourage the construction of new housing units for “special needs” groups, including senior citizens, large families, single heads of households, households of persons with physical and/or mental disabilities, minorities, farmworkers, and the homeless in close proximity to transit, services, and jobs.

Housing Policy 1.52 Support and encourage the development and improvement of senior citizen group housing, convalescent homes and other continuous care facilities.

Housing Policy 1.53 Give households displaced by government action priority in public housing programs.

Housing Policy 1.54 Encourage cooperation between the County and private housing providers to direct private resources to areas where housing needs are not being met.

Housing Policy 1.55 Encourage development of rental housing for large families, as well as providing for other housing needs and types.

Housing Guiding Principle 1.6

Assess and amend County ordinances, standards, practices and procedures considered necessary to carry out the County’s essential housing goal of the attainment of a suitable, affordable and satisfactory living environment for every present and future resident in unincorporated areas.

Housing Policy 1.61 Encourage an open exchange of ideas between the County and the private sector, including but not limited to developers, employers, nonprofit organizations, and the general public.

Housing Policy 1.62 Analyze current practices, processes and standards for their effectiveness, and implement changes where necessary.

Housing Policy 1.63 Research and consider the feasibility of new ordinances and ordinance amendments and adopt those that can be most effective in meeting housing goals.

Housing Policy 1.64 Annually review governmental procedures and fees for processing applications, inspections, environmental review, building permits and development services so that such procedures and fees will not inhibit the development of affordable housing.

Housing Guiding Principle 1.7

Remove constraints on low-income households ability to participate in multiple affordable housing assistance programs, including the FTHB program, mutual self-help housing program, youth build, infill housing programs, etc.

Housing Policy 1.71 Work with HCD to remove this impediment and/or allow for a streamlined process of requesting an exception pursuant to 24 CFR 92.356(d) for projects/programs that will serve to further the purposes of the HOME Investment Partnerships Program and the effective and efficient administration of local agencies programs and/or projects.

Housing Element Goal 2	Attainment of Infrastructure
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The attainment and actual development, improvement, and expansion of needed public infrastructure such as roads, sidewalks, storm water drainage, safe & adequate water supply and wastewater disposal systems within the communities located throughout the unincorporated area of the County including shovel ready projects as feasible.

Housing Guiding Principle 2.1

Encourage the development, improvement, and expansion of necessary public infrastructure serving the unincorporated communities.

Housing Policy 2.11 Encourage Federal and State governments to increase the level of funding for improvements or expansion of public infrastructure serving the unincorporated communities.

Housing Policy 2.12 Increase opportunities for technical assistance to public utility districts and community service districts and mutual water companies in an effort to educate and assist them in attaining the necessary public infrastructure.

Housing Policy 2.13 When land is purchased by the County in conjunction with installation of new public facilities, the County will endeavor to make any excess land available to housing agencies for development of affordable housing.

Housing Policy 2.14 Create and maintain a matrix of Infrastructure Development Priorities for Disadvantaged Unincorporated Communities in Tulare County through analysis and investigation of public infrastructure needs and deficits, pursuant to Action Program 9.

Housing Policy 2.15 The County may oppose any annexation proposal that creates an island, peninsula, corridor, or irregular boundary. The County will also encourage the inclusion of unincorporated islands or peninsulas adjacent to proposed annexations. (GPU PF-4.7 Avoiding Isolating Unincorporated Areas).

Housing Policy 2.16 To the extent appropriate, the County shall maintain, monitor, and periodically update an Economic Development Strategy, which shall be used as an operational guide to implement

Tulare County Housing Element

the economic development goals, policies, and programs of the General Plan, as well as fulfilling federal Economic Development Administration (EDA) requirements for a Comprehensive Economic Development Strategy (CEDS) to receive grant funding. (GPU ED-1.3 Economic Strategy).

Housing Policy 2.17 The County will research and pursue grant funding that will promote tourism, support community growth, and maintain the quality of life for its residents and businesses. (GPU ED-1.7 Grant Funding).

Housing Guiding Principle 2.2

Require proposed new housing developments located within the development boundaries of unincorporated communities to have the necessary infrastructure and capacity to support the development.

Housing Policy 2.21 Require all proposed housing within the development boundaries of unincorporated communities is either (1) served by community water and sewer, or (2) that physical conditions permit safe treatment of liquid waste by septic tank systems and the use of private wells.

Housing Policy 2.22 Coordinate capital improvement programs for public infrastructure projects with housing rehabilitation programs.

Housing Policy 2.23 Endeavor to develop and support improvement fees that are applied in an equitable manner.

Housing Policy 2.24 Improvement requirements should reflect a balance between housing needs and the protection of public health and safety.

Housing Policy 2.25 The County shall encourage special districts, including community service districts and public utility districts to: 1. Institute impact fees and assessment districts to finance improvements, 2. Take on additional responsibilities for services and facilities within their jurisdictional boundaries up to the full extent allowed under State law, and 3. Investigate feasibility of consolidating services with other districts and annexing systems in proximity to promote economies of scale, such as annexation to city systems and regional wastewater treatment systems. (GPU PFS-1.8 Funding for Service Providers).

Housing Policy 2.26 The County shall continue participation in State, regional, and local water resource planning efforts affecting water resource supply and quality. (GPU WR-3.4 Water Resource Planning).

Housing Policy 2.27 The County shall work with special districts, community service districts, public utility districts, mutual water companies, private water purveyors, sanitary districts, and sewer maintenance districts to provide adequate public facilities and to plan/coordinate, as appropriate, future utility corridors in an effort to minimize future land use conflicts. (GPU PFS-1.7 Coordination with Service Providers).

Housing Policy 2.28 The County shall oppose extension of urban services, such as sewer lines, water lines, or other urban infrastructure, into areas designated for agriculture use unless necessary to resolve a public health situation. Where necessary to address a public health issue, services should be located in public rights-of-way in order to prevent interference with agricultural operations and to provide ease of access for operation and maintenance. Service capacity and length of lines should be

designed to prevent the conversion of agricultural lands into urban/suburban uses. (GPU AG-1.10 Extension of Infrastructure into Agricultural Areas).

Housing Element Goal 3

Livable Communities

Livable communities offering safe neighborhoods, access to employment opportunities, transit opportunities, community facilities, and other amenities

Housing Guiding Principle 3.1

Encourage “smart growth” designed development that serves the unincorporated communities, the environment, and the economy of Tulare County.

Housing Policy 3.11 Support and coordinate with local economic development programs to encourage a “jobs to housing balance” throughout the unincorporated area.

Housing Policy 3.12 Support locally initiated programs to provide neighborhood parks and recreational facilities for residential areas within unincorporated communities.

Housing Policy 3.13 Encourage subdivision and housing unit design, which provides for a reasonable level of safety and security.

Housing Policy 3.14 Review and revise (when and where appropriate), the development boundaries of unincorporated communities.

Housing Policy 3.15 Allow multi-family residential projects or mixed-use developments in commercial zone districts within development boundaries of unincorporated communities.

Housing Policy 3.16 Actively seek federal, state and private foundation grant funds for park and recreation facilities in unincorporated areas, including dual-use storm drainage ponding basins recreation parks, prioritizing the location of new parks and park amenities in disadvantaged, unincorporated communities, wherever possible. In doing so, the County will actively seek the participation of interested parties who will support such efforts.

Housing Policy 3.17 Discourage developments of residential housing units in areas with high noise levels, as determined by State Noise Standards, or requires mitigation measures to diminish the effects.

Housing Policy 3.18 The County shall not approve new noise sensitive uses unless effective mitigation measures are incorporated into the design of such projects to reduce noise levels to 60 dB Ldn (or CNEL) or less within outdoor activity areas and 45 dB Ldn (or CNEL) or less within interior living spaces. (GPU HS-8.3 Noise Sensitive Land Uses).

Housing Policy 3.19 The County shall enforce the State Noise Insulation Standards (California Administrative Code, Title 24) and Chapter 35 of the Uniform Building Code (UBC). Title 24 requires that interior noise levels not exceed 45 dB Ldn (or CNEL) with the windows and doors closed within new developments of multi-family dwellings, condominiums, hotels, or motels. Where it is not possible to reduce exterior noise levels within an acceptable range the County shall require the application of noise reduction technology to reduce interior noise levels to an acceptable level. (GPU HS-8.5 State Noise Standards).

Housing Policy 3.110 To the maximum extent feasible, the County shall strive through its land use decisions to promote community health and safety for all neighborhoods in the County by encouraging patterns of development that are safe and influence crime prevention, promote a high quality physical environment and encourage physical activity by means such as sidewalks and walking and biking paths that discourage automobile dependency in existing communities. (GPU HS-9.1 Healthy Communities).

Housing Policy 3.111 The County shall require where feasible, the development of parks, open space, sidewalks and walking and biking paths that promote physical activity and discourage automobile dependency in all future communities. (GPU HS-9.2 Walkable Communities).

Housing Policy 3.112 Unless or until a traditional plan approach is requested by the hamlet and such a plan is adopted, land use designations within the HDB shall be the mixed use land use designations as provided in Chapter 4-Land Use that promotes the integration of a compatible mix of residential types and densities, commercial uses, public facilities and services, and employment opportunities. (GPU PF-3.4 Mixed Use Opportunities).

Housing Policy 3.113 The County shall promote the principles of smart growth and healthy communities in UDBs and HDBs, including:

1. Creating walkable neighborhoods,
2. Providing a mix of residential densities,
3. Creating a strong sense of place,
4. Mixing land uses,
5. Directing growth toward existing communities,
6. Building compactly,
7. Discouraging sprawl,
8. Encouraging infill,
9. Preserving open space,
10. Creating a range of housing opportunities and choices,
11. Utilizing planned community zoning to provide for the orderly pre-planning and long term development of large tracks of land which may contain a variety of land uses, but are under unified ownership or development control, and
12. Encouraging connectivity between new and existing development. (GPU LU-1.1 Smart Growth and Healthy Communities).

Housing Policy 3.114 The County shall promote flexibility and innovation through the use of planned unit developments, development agreements, specific plans, Mixed Use projects, and other innovative development and planning techniques. (GPU LU-1.2 Innovative Development).

Housing Policy 3.115 The County shall encourage the development of parks near public facilities such as schools, community halls, libraries, museums, prehistoric sites, and open space areas and shall encourage joint-use agreements whenever possible. (GPU ERM-5.5 Collocated Facilities).

Housing Policy 3.116 The County shall consider the use of existing entities or the creation of assessment districts, landscape and lighting districts, County service areas, community facilities districts, homeowners associations, or other types of districts to generate funds for the acquisition and development of parkland and/or historical properties as development occurs in the County. (GPU ERM-5.4 Park-Related Organizations).

Housing Policy 3.117 To the extent legally, financially and environmentally feasible, the County shall locate industrial development where there is access from collector or arterial roads, and where industrial/heavy commercial traffic is not routed through residential or other areas with uses

incompatible with such traffic. (GPU LU-5.5 Access)

Housing Guiding Principle 3.2

Encourage development towards communities already served by infrastructure, seeking to utilize the resources that already exist while conserving the open space and irreplaceable agricultural resources in the bordering urban fringe.

Housing Policy 3.21 Promote and encourage “infill” development within the development boundaries of unincorporated communities and review current zoning to ensure that it is not impeding development.

Housing Policy 3.22 Implement adopted community plans, which designate adequate sites for residential development.

Housing Policy 3.23 Prepare new and/or updated community plans that provide adequate sites for a variety of types of housing within the development boundaries of community.

Housing Policy 3.24 When locating agricultural industry in rural areas, a determination should be made that there are transit opportunities and an adequate employment base living within a reasonable distance to the site.

Housing Element Goal 4	Environmentally Sustainable Strategies
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Promote development, redevelopment, and preservation projects that are environmentally sustainable, using strategies to reduce greenhouse gas emissions manage water and energy resources and create more livable communities.

Housing Guiding Principle 4.1

Support and encourage County ordinances, standards, practices and procedures that promote residential energy conservation.

Housing Policy 4.11 Review residential projects for environmental impacts and impose conditions to reduce those impacts.

Housing Policy 4.12 Facilitate land use policies and programs that meet housing and conservation objectives.

Housing Policy 4.13 Promote energy efficiency and water conservation.

Housing Policy 4.14 Enforce the requirements of County Ordinances regarding the disposal of construction and demolition debris.

Housing Policy 4.15 Enforce energy Efficiency Standards for Residential and Non-Residential properties (Title 24).

Housing Policy 4.16 Achieve and maintain working and up-to-date knowledge of state and federal energy conservation programs and incentives among County staff, as feasible, in order to provide

information and technical support as needed to pursue the full utilization of such programs by residents, the County, non-profits and other entities.

Housing Guiding Principle 4.2

Encourage developments that will maximize energy efficiency and contribute to the reduction of greenhouse gases.

Housing Policy 4.21 Promote energy conservation opportunities in new residential development.

Housing Policy 4.22 Enforce provisions of the Subdivision Map Act regulating energy-efficient subdivision design.

Housing Policy 4.23 Consider and include information regarding trip generation into staff reports and/or environmental assessments for development.

Housing Policy 4.24 The County shall monitor and support the efforts of Cal/EPA, CARB, and the SJVAPCD, under AB 32 (Health and Safety Code §38501 et seq.), to develop a recommended list of emission reduction strategies. As appropriate, the County will evaluate each new project under the updated General Plan to determine its consistency with the emission reduction strategies. (GPU AQ-1.7 Support Statewide Climate Change Solutions).

Housing Policy 4.25 The County will support and encourage the use of off-site measures or the purchase of carbon offsets to reduce greenhouse gas emissions. (GPU AQ-1.9 Support Off-Site Measures to Reduce Greenhouse Gas Emissions).

Housing Policy 4.26 When developing the regional transportation system, the County shall work with TCAG to comprehensively study methods of transportation which may contribute to a reduction in air pollution in Tulare County. Some possible alternatives that should be studied are: 1. Commuter trains (Light Rail, Amtrak, or High Speed Rail) connecting with Sacramento, Los Angeles, and San Francisco, with attractive services scheduled up and down the Valley, 2. Public transportation such as buses and light rail, to serve between communities of the Valley, publicly subsidized if feasible, 3. Intermodal public transit such as buses provided with bicycle racks, bicycle parking at bus stations, bus service to train stations and airports, and park and ride facilities, and 4. Community transportation systems supportive of alternative transportation modes, such as cycling or walking trails, with particular attention to high-density areas. (GPU AQ-2.3 Transportation and Air Quality).

Housing Policy 4.27 The County shall continue to work with State, regional, and local agencies to assess transportation needs and goals and support coordinated transportation planning and programming with the Tulare County Association of Governments (TCAG) and other local agencies. (GPU TC-1.3 Regional Coordination).

Housing Policy 4.28 The County shall encourage regional coordination to facilitate improved connectivity between County and city operated transit systems and other transportation modes. (GPU TC-4.5 Transit Coordination).

Housing Policy 4.29 The County shall identify Countywide recreational and commuter bicycle routes and update the Tulare County Regional Bicycle Transportation Plan as appropriate. (GPU TC-5.6 Regional Bicycle Transportation Plan).

Housing Policy 4.210 The County shall support the creation and development of designated bike paths adjacent to or separate from commute corridors. (GPU TC-5.7 Designated Bike Paths).

Housing Policy 4.211The County shall encourage the development of multi-use corridors (such as hiking, equestrian, and mountain biking) in open space areas, along power line transmission corridors, utility easements, rivers, creeks, abandoned railways, and irrigation canals. (GPU TC-5.8 Multi-Use Trails).

Housing Element Goal 5	Healthy and Safe Housing Opportunities
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The County’s existing housing stock is maintained, preserved, and rehabilitated to provide healthy and safe housing opportunities for the population residing in the unincorporated areas of the County.

Housing Guiding Principle 5.1

Seek federal, state and other funding sources for the rehabilitation of substandard housing and for homebuyer assistance for low- and moderate-income residents of County’s unincorporated area.

Housing Policy 5.11 Seek assistance and coordinate with nonprofit housing providers in undertaking rehabilitation projects and providing homebuyer assistance for extremely-low, very-low, low and moderate income households living in the unincorporated area.

Housing Policy 5.12 Conduct housing condition surveys to coincide with future housing element updates.

Housing Policy 5.13 Support applications from cities and non-profit organizations for grants and other funding sources to preserve and rehabilitate existing affordable housing stock.

Housing Policy 5.14 Publicize and support the County’s housing rehabilitation program that facilitates the rehabilitation of substandard housing in the unincorporated areas.

Housing Guiding Principle 5.2

Encourage housing to be maintained in such a manner to provide a safe and satisfactory living environment.

Housing Policy 5.21 Administer and enforce the relevant portions of the Health and Safety Code.

Housing Policy 5.22 Promote and encourage residents and landowners to maintain their properties in good condition in order to preserve the existing housing stock.

Housing Policy 5.23 Explore and pursue the demolition of dilapidated housing units, to the extent allowed by law and funding, where rehabilitation is not reasonably feasible.

Housing Policy 5.24 Encourage the development of suitable replacement housing when occupied housing units are demolished due to public action.

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Housing Policy 5.25 Prohibit to the extent allowed by law the establishment of marijuana dispensaries and adult-oriented businesses in residential areas or near schools in accordance with Tulare County Ordinance Code.

Housing Policy 5.26 Prohibit to the extent allowed by law concentrations of dwelling units near potentially incompatible agricultural uses as defined in the Animal Confinement Facilities Plan.

Housing Policy 5.27 The County shall continue its abatement program of assisting private property owners who are looking to remove unsightly trailers, signage, and trash. The County shall also focus on abatement of dilapidated buildings and structures. (GPU LU-7.8 Building Abatement).

Housing Guiding Principle 5.3

Encourage a reduction of blight in communities and hamlets.

Housing Policy 5.31 The County, through public and private collaboration, shall strive to strengthen the core areas of communities to serve as the center for public, financial, entertainment, and commercial activities. (GPU ED-6.1 Revitalization of Community Centers).

Housing Policy 5.32 The County shall promote the beautification of communities, hamlet core areas, and mountain service centers. (GPU ED-6.6 Core Area Beautification).

6.3 Action Programs

Action Program 1	Coordination of Housing Programs
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The County of Tulare is committed to implementing and achieving the goals set forth in the Tulare County Housing Element. Tulare County no longer has a redevelopment agency.

Redevelopment Agencies were officially dissolved in California on February 1, 2012, by order of the California Supreme Court that upheld AB 26. Tulare County is the successor agency with fiscal management administered by the Tulare County Resource Management Agency (RMA).

Program 1.1. RMA implements the County's housing rehabilitation program. With this program, RMA provides income-qualified residents access to deferred payment loans to be used for the rehabilitation or reconstruction of substandard or dilapidated homes. This program meets the Housing Element's goal of improving the housing stock of the County. Provide income-qualified residents access to deferred payment loans to be used for the rehabilitation or reconstruction of substandard or dilapidated homes.

Timeline: Approximately two annually till 2023

Objective: Apply for grants to help qualified residents access deferred payment loans, approximately two annually or as needed.

Responsibility: Tulare County Resource Management Agency

6. Housing Program

RMA also implements the County's home buyer assistance program. With this program, RMA provides income-qualified residents' access to below-market interest rate loans to be used to purchase or subsidize the purchase of the borrower's first home. This program meets the Housing Element's goal of increasing homeownership rates in the County.

Program 1.2. Provide income-qualified residents' access to below-market interest rate loans to be used to purchase or subsidize the purchase of the borrower's first home.

Timeline: Provide approximately two income qualified resident's access to loans annually as funding is available till September 2023

Objective: Apply for grants to help qualified residents access to first time homebuyers as needed.

Responsibility: Tulare County Resource Management Agency.

RMA also implements the County's housing-related infrastructure program. With this program, RMA provides grant and/or loan funds to partners to be used for the installation, construction, and/or development of infrastructure in support of housing construction. This program meets the Housing Element's goal of developing and attaining the needed public infrastructure to support housing.

Program 1.3. Provide grant and/or loan funds to partners to be used for the installation, construction, and/or development of infrastructure in support of housing construction.

Timeline: Provide approximately two grants and/or loans to partners annually as needed or as funding is available until September 2023.

Objective: Apply for grants to help qualified partners to be used in the installation, construction, and/or development of infrastructure in support of housing construction as needed.

Responsibility: Tulare County Resource Management Agency.

In addition to these activities directly benefiting the homeowners of the unincorporated areas, RMA also provides inter-organizational relations, coordination, and support with other housing-related organizations. This coordination ensures the common pursuit and integrated service delivery of each organization's programs and projects. In this way, RMA acts as a liaison between non-profit, local, state, and federal entities with the common goal of providing healthy, safe and affordable housing in the unincorporated areas including directing residents to agencies that can provide assistance for housing rehabilitation and relocation services.

Program 1.4. Provide inter-organizational relations, coordination, and support with other housing-related organizations.

Timeline: Continuous and ongoing program till the end of the Housing Element Program in September 2023.

Objective: Apply for grants to help qualified partners to be used in the installation, construction, and/or development of infrastructure in support of housing construction as needed.

Responsibility: Tulare County Resource Management Agency.

See Attachment D Summary of CBDG, Home, CALHOME EDA and other grants for detailed description of funding and results of programs. This Summary contains the Grant Number, Activity Description, Goals, Actual results, the Grant Allocation and Grant Expended.

Action Program 2

Encourage Fair Housing Practices

To discourage housing discrimination based upon race, religion, sex, marital status, sexual orientation, ancestry, national origin, color, family status, disability or any other arbitrary basis the County will continue to do the following:

Program 2.1. The County will continue the following actions on an ongoing basis:

- The definition of “family” in the Zoning Ordinance was updated on June 30, 2015 to comply with fair housing laws.
- Fair housing posters are displayed in the Tulare County Permit Center. Housing providers are required to follow State and Federal law in terms of posting information. Tulare County RMA does not have the resources to confirm if other organizations are complying with State and Federal law.
- Informational brochures in both Spanish and English from State and Federal agencies regarding fair housing law are available at the Tulare County Permit Center, and will be made available at locations throughout the County.
- The fair housing logo is printed housing related materials.
- Refer inquiries regarding housing discrimination to the Fresno district office of the Department of Fair Employment and Housing, and to the Central California Legal Services.
- Include equal employment opportunity language in employment advertisements, construction bid solicitations, and requests for proposal.

Timeline: Continuous and ongoing program till the end of the Housing Element Program in September 2023.

Objective: Promote equal housing opportunities for all persons regardless of race, religion, sex, marital status, sexual orientation, ancestry, national origin, color, family status, disability, or any other arbitrary basis.

Responsibility: Tulare County Resource Management Agency.

Program 2.2. The County will promote Fair Housing within other divisions of the County:

- Fair housing posters are displays. Housing providers are required to follow State and Federal law in terms of posting information.
- Informational brochures in both Spanish and English from State and Federal agencies regarding fair housing law are available at the Tulare County Permit Center, and will be made available at locations throughout the County.
- Include equal employment opportunity language in employment advertisements, construction bid solicitations, and requests for proposal.

- Timeline:** Continuous and ongoing program till the end of the Housing Element Program in September 2023
- Objective:** Promote equal housing opportunities for all persons regardless of race, religion, sex, marital status, sexual orientation, ancestry, national origin, color, family status, disability, or any other arbitrary basis.
- Responsibility:** Tulare County Resource Management Agency

Action Program 3	Farmworker Housing
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Currently, Tulare County “farmworker housing” is an allowed use in agricultural zones, and it is considered “by right” subject to State Employee Housing Regulations. All that is currently required is an application to the Building Division, subject to the 12 unit 36 bed rules. Nevertheless, in an effort to ensure the housing needs of migrant and permanent farmworkers and their families are met with a suitable, affordable and satisfactory living environment the County will continue to do the following:

- Program 3.1.** Promote dialogue with farmers and farming advocates to encourage more private development of farmworker housing during the monthly meeting of the Tulare County Agricultural Committee, as requested.
- Timeline:** Meetings with the Agricultural Committee are held monthly. A funding/technical assistance strategy will be developed after 18 months of meeting with the goal of developing 20 units of farmworker housing. Continuous and ongoing program till the end of the Housing Element Program in September 2023.
- Objective:** Discuss with the Agricultural Committee annually or as requested by the Committee. Provide notice of the annual meeting to the Housing Element Advisory Committee.
- Responsibility:** Tulare County Resource Management Agency.
- Program 3.2.** Update the Employee Housing Program in conjunction with State recommendations and processes.
- Timeline:** December 2018
- Objective:** Update the County’s Employee Housing Program. The County will meet with the Agricultural Advisory Committee to review the Employee Housing Program prior to adoption.
- Responsibility:** Tulare County Resource Management Agency.
- Program 3.3.** Apply for grant and loan programs for Employee Housing and farmworker housing, as grant or loan funding programs are available.
- Timeline:** Continuous and ongoing program till the end of the Housing Element Program in September 2023.
- Objective:** Apply for approximately four grants and/or loans annually as needed or as funding is available until September 2023.
- Responsibility:** Tulare County Resource Management Agency.

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Program 3.4. The County will amend the Zoning Ordinance to allow employee housing, including housing for farmworkers, consistent with Health and Safety Code Section 17021.5 and 17021.6 (Employee Housing Act).

Timeline: December 2016

Objective: The Zoning Ordinance amendment will explicitly define housing for six or fewer employees as a permitted single-family use, which will not require a special use permit, variance or other zoning clearance that is not required of a family dwelling of the same type in the same zone. The amendment will also include a provision that, any employee housing consisting of up to 36 beds or 12 units/spaces is deemed an agricultural use permitted without a special use permit, variance or other zoning clearance that is not required of any other agricultural activity in the same zone.

Responsibility: Tulare County Resource Management Agency

Program 3.5. Administer and enforce the Employee Housing Act.

Timeline: Continuous and ongoing.

Objectives:

- Publicize the employee housing program through the County website, an informed staff, and the printing of informational brochures (in both Spanish and English) to be made available at the Permit Center and other locations. This objective has been completed and the County will ensure the objective continues on an ongoing basis.
- Require employee housing to be maintained in such a manner to provide a satisfactory living environment. The County Building Division currently inspects approximately 130 Employee Housing Units Annually.
- The County anticipates new permits and inspections of approximately 6 employee housing units annually.
- Require appropriate separation between dwelling units and potentially incompatible agricultural uses as defined by the Animal Confinement Facilities Plan during permit processing of Employee Housing.

Responsibility: Tulare County Resource Management Agency.

Action Program 4

Monthly Building Reports

In an effort to gather, share and report progress towards Housing Element goals, the County will prepare a monthly summary of residential building permit activity. In addition, the County will attempt to establish arrangements with the incorporated cities to obtain and share the same data to enable tabulation of the change in housing units on a countywide basis. The monthly report should be developed, made available to the public, and presented in a computer generated record that includes the following types of permits (listed by street address, census tract and the nearest community):

Program 4.1. The development of a tracking system as part of the PALMS permit system upgrade.

Timeline: December 2015.

Objective: The monthly reports will include:

- New construction of single family units
- New construction of multiple family units (with number of structures and number of units in each structure)
- Mobilehome installations
- Mobilehome removals
- Demolished single family units
- Demolished multiple family units
- Rehabilitated single and multiple family units
- Income categories (extremely low, very low, low and special needs), of the newly built housing units.
- To establish a procedure to make a distinction between permits for non-substantial and substantial rehabilitation of housing units to enable a more accurate assessment of housing condition.

Responsibility Resource Management Agency (RMA).

Program 4.2. To enlist the cooperation of other interested agencies in this endeavor as the information is vital to monitoring the availability of affordable housing.

Timeline: December 2018 then continuous and ongoing program till the end of the Housing Element Program in September 2023.

Objective: Contact the eight incorporated cities annually to enlist cooperation and interesting working collectively to meet the regional housing need. Enlist participation in and facilitate an annual meeting of the County and cities in Tulare to identify barriers and opportunities to meeting the need for housing in the region. Notify and invite participation of stakeholders (affordable housing advocates; community leaders; non-profit and for-profit housing developers; etc.) to participate.

Responsibility: Tulare County Resource Management Agency.

Action Program 5	Open Exchange of Ideas and Information
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To support the open exchange of ideas and information, the Resource Management Agency (RMA) will make an effort to break down the barriers to transparency, participation, and collaboration between County government and the people it serves. The County will work towards communicating with the cities about potential impacts of city projects on residential communities in the unincorporated county on a case-by-case basis during the CEQA review process and other public processes. Encouraging greater transparency will promote accountability. Participation will allow members of the public to contribute ideas and expertise to county initiatives. Collaboration improves effectiveness of the County

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by encouraging partnerships and cooperation between the County and nonprofit organizations, private institutions and the general public. The County will appropriately publicize, consult and solicit input from private and public sector advocates such as local agencies, nonprofit organizations, contractors, developers and the general public in regards to the following:

- Existing and proposed new ordinances, policies and procedures
- Proposed streamlined processing of permit and land use applications
- Existing and proposed housing programs
- Existing and proposed development standards
- Housing reports
- Proposed new fees and/or an increase of existing fees.

The County will make use of its website, public noticing, advertisements, and informational brochures (printed in both Spanish and English). In addition, the County may utilize an informal public/private sector committee (at the discretion of the Director) to meet periodically to review challenges and opportunities regarding ordinances, policies and procedures and on occasion, specific projects.

The County is currently meeting with multiple stakeholder groups representing the developers, cities and the agricultural community on a variety of projects and issues including community plan updates, complete streets and safe routes to schools. Public outreach has also been part of this housing element update including distribution of the Housing Survey during Community Plan update meetings. Formal annual meetings are not practically feasible as County Staff is busy with development applications and long range planning.

Tulare County adopted the home-site parcel ordinance on September 12, 2010. This ordinance changed the parcel size requirement from 1.5 acres to 20% up to 4 acres which allows for more development on the home-site parcel.

The County continues to meet regularly with stakeholders in an effort of transparency and open dialogue.

Responsibility	Resource Management Agency (RMA).
Timing	Meetings with stakeholders on projects as they are proposed.
Funding	General Fund.
Objective	To maintain an open exchange of ideas and information between the County and the public and solicit input from the community on housing issues and concerns.

Action Program 6

Streamlining Permit and Application Processing

In an effort to promote policies and procedures that improve efficiency and do not impede the development of affordable housing in the County of Tulare, the Resource Management Agency (RMA)

has implemented a comprehensive review of the processing of building permits and land use applications. The County is simplifying the process in the following ways:

Program 6.1. Streamlined review processing requirements. The County has currently streamlined the review processing timelines by making affordable housing, medical clinics and economic development a high priority. As an example the County has processed zone changes for affordable housing units and medical clinics within 90 days.

Timeline: The County will continue to streamline review processing applications on request on a continuous and ongoing program till the end of the Housing Element Program in September 2023.

Objective: Streamline review processing timelines for affordable housing, medical clinics and other economic development projects.

Responsibility: Tulare County Resource Management Agency.

Program 6.2. Allow concurrent processing of land use applications and building permits. The County currently allows the processing of land use application and building permits subject. As an example the County processed three Zone Changes for medical clinics and affordable housing units while the processing building permits. Hence the building permits were approved within a week of the ten day appeal period.

Timeline: The County will continue to process building permit applications on request on a continuous and ongoing program till the end of the Housing Element Program in September 2023.

Objective: Process affordable housing units, medical clinics and other economic development land use applications concurrently upon request.

Responsibility: Tulare County Resource Management Agency.

Program 6.3. Provide pre-application consultations with applicants/developers to provide more efficient application processing. The County has initiated the Project Review Committee Process that provides pre application consultation with applicants and developers.

Timeline: Continuous and ongoing program till the end of the Housing Element Program in September 2023.

Objective: Continue the Project Review Committee during the life of the Housing Element, September 2015.

Responsibility: Tulare County Resource Management Agency.

Program 6.4. Provide informational brochures in English and Spanish with diagrams to promote a better understanding of development standards. The County currently has brochures in English and Spanish on Development Standards.

Timeline: Continuous and ongoing program till the end of the Housing Element Program in September 2023.

Objective: Continue providing development standard guides in English and Spanish.

Responsibility: Tulare County Resource Management Agency.

Program 6.5. A PALMS permit system is in the final stages of implementation. This permit system will streamline the entitlement process.

Timeline: December 2015

Objectives:

- Provide a greater amount of information online to planners at the permit center. Reducing the amount of research time.
- Processing land use development application online.
- Provide greater flexibility and tracking of payment processing.

Responsibility: Tulare County Resource Management Agency.

Program 6.6. The Establishment of written standards and procedures for administrative use permits in order to reduce the number of discretionary permits for all communities and hamlets within the County. A mixed use overlay zone was established for the Community of Traver in December 2014 and the Communities of Pixley, Tipton, and Strathmore in June 2015. The mixed use overlay allows various uses without use permits, including residential units.

Timeline: Community Plan adoption for Terra Bella and Ducor by December 2015, Earlimart, Cutler/Orosi Goshen by 2016 and Hamlets by 2017.

Objective: Adopt the Community Plans for Terra Bella, Ducor, Earlimart, Cutler/Orosi Goshen and Hamlets that include the Mixed Use Overlay.

Responsibility: Tulare County Resource Management Agency.

Program 6.7. The County will continue to include the written standard and procedures for administrative use permits as described above when amending community plans. Section 16 of the Tulare County Zoning Code was established to streamline and eliminate use permits for development applications within Urban Boundaries. The amended Section 16 was established for the Community of Traver in December 2014 and the Communities of Pixley, Tipton, and Strathmore in June 2015. The mixed use overlay allows various uses without use permits, including residential units.

Timeline: Community Plan adoption for Terra Bella and Ducor by December 2015, Earlimart, Cutler/Orosi Goshen by 2016 and Hamlets by 2017.

Objective: Adopt the Community Plans for Terra Bella, Ducor, Earlimart, Cutler/Orosi Goshen and Hamlets that include the Section 16 amended use permit ordinance.

Responsibility: Tulare County Resource Management Agency.

Program 6.8. To streamline the administrative review process, Tulare County abolished the Site Plan Review Committee and the Zoning Administrator review and created of the Project Review Committee (PRC) on March 22, 2011. The PRC process allows for a comprehensive review of project submittals.

Timeline: Continuous and ongoing program till the end of the Housing Element Program in September 2023.

Objective: Continue the Project Review Committee during the life of the Housing Element, September 2015.

Responsibility: Tulare County Resource Management Agency.

Program 6.9. Consideration of using such practices as tiering off a community plan’s Environmental Impact Report (EIR), with addendum environmental studies and program EIRs, where appropriate, in order to streamline residential project approvals (Pixley, Tipton and Strathmore Community Plan EIR were adopted in 2015).

Timeline: Community Plan adoption for Terra Bella and Ducor by December 2015, Earlimart, Cutler/Orosi Goshen by 2016 and Hamlets by 2017.

Objective: Adopt the Community Plans for Terra Bella, Ducor, Earlimart, Cutler/Orosi Goshen and Hamlet Plans to provide Environmental Document that can be used in Tiering.

Responsibility: Tulare County Resource Management Agency.



The County encourages development practices that meet the needs of the present without comprising the ability of meeting future needs. The County has implemented the following from the previous Housing Element:

- The County of Tulare adopted a Climate Action Plan as part of the General Plan Update and will continue to implement the Climate Action Plan through CEQA.
- The County will continue to research the feasibility and adoption of appropriate policies and procedures to promote environmentally sustainable or “green” practices Complete Streets programs were approved for Goshen, Pixley and Traver in 2014. The County’s General Plan Circulation Element addresses many of the Complete Streets policies recognized by the State of California.
- Enforce the provisions of the Subdivision Map Act regulating energy-efficient subdivision design (continuous throughout the planning period).
- Building Standards (Title 24), the “Green Building Code” was adopted by the State in 2011 and the County in 2012. It is currently being used by the Building Department in regulating the Building Code of Tulare County.

The County will take the following steps:

Program 7.1. Promote energy conservation by providing information to County Housing program managers, applicants and participants about utility company weatherization, Energy Star appliances, energy-saving equipment rebates and tax deductions, and energy audit programs, etc.

Timeline: December 2016 then continuous and ongoing program till the end of the Housing Element Program in September 2023.

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Objective: Provide informational brochures and other information about utility company weatherization, Energy Star appliances, energy-saving equipment rebates and tax deductions, and energy audit programs, at the permit center.

Train Building Division and Permit Center Staff regarding about utility company weatherization, Energy Star appliances, energy-saving equipment rebates and tax deductions, and energy audit programs,

Grant Division Staff to discuss programs when speaking with Housing Program Managers.

Responsibility: Tulare County Resource Management Agency.

Program 7.2. Apply for sustainability grants when applicable. (weatherization, etc.)

Timeline: Continuous and ongoing program till the end of the Housing Element Program in September 2023.

Objective: Apply for approximately four grants regarding sustainability (SGC, weatherization, etc. during the life of the Housing Element as funding or grants are available until September 2023.

Responsibility: Tulare County Resource Management Agency.

Program 7.3. Continue the adoption of Complete Streets Programs when adopting Community Plans.

Timeline: Community Plan adoption for Terra Bella and Ducor by December 2015, Earlimart, Cutler/Orosi Goshen by 2016 and Hamlet Plans by 2017.

Objective: Adopt the Community Plans for Terra Bella, Ducor, Earlimart, Cutler/Orosi Goshen and Hamlet- Plans.

Responsibility: Tulare County Resource Management Agency.

Program 7.4. With the adoption of Community Plans, the County will provide policies that encourage community groups to plant trees for shade and energy conservation.

Timeline: Community Plan adoption for Terra Bella and Ducor by December 2015, Earlimart, Cutler/Orosi Goshen by 2016 and Hamlets by 2017.

Objective: Adopt the Community Plans for Terra Bella, Ducor, Earlimart, Cutler/Orosi Goshen and Hamlet Plans to include Community Plan Policies consistent with General Plan Update Policies Section 4.1 Growth and Development (Smart growth and Healthy Communities) Section 4.7 Community Design (Friendly Streets/Streetscape Continuity).

Responsibility: Tulare County Resource Management Agency.

Program 7.5. Identify and adopt feasible policies and procedures to promote environmentally sustainable practices.

Timeline: December 2018.

Objective: Through the Tulare County General Plan and implementation settlement agreement work with consultant to amend the Tulare County General Plan to adopt Policies consistent with General Plan Update Policies Section 4.1 Growth and Development (Smart growth and Healthy Communities) Section 4.7 Community Design (Friendly Streets/Streetscape Continuity).

Responsibility: Tulare County Resource Management Agency

Program 7.6. The County shall seek input from residents and community stakeholders throughout the year to identify community priorities for sustainability, energy conservation, community greening, parks and open space and other grant eligible projects, prioritizing projects in disadvantaged unincorporated communities (DUCs) with the greatest need as feasible.

Timeline: Annually

Objective: The County shall seek input from residents through a minimum of three community meetings in three separate DUCs each year. Based on resident and stakeholder input, the County shall prepare a list of priority grant-eligible projects for which the County shall seek funding and shall distribute the list to interested stakeholders as feasible.

The County shall update the list on an ongoing basis, but no less than once per year as feasible.

The County shall strive to maximize its submission of project applications each year and shall submit a minimum of three applications per year for sustainability, energy conservation, community greening, parks and open space projects as feasible or grant funding is available.

Responsibility: Tulare County Resource Management Agency.

Action Program 8	Reasonable Accommodations
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The Fair Housing Act, as amended in 1988, requires that cities and counties provide reasonable accommodation to rules, policies, practices, and procedures where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. In addition, with the passage of SB 812, this housing element includes an analysis of special needs housing for persons with developmental disabilities. While fair housing laws intend for all people have equal access to housing, the law also recognizes that people with disabilities may need extra tools to achieve equality. Reasonable accommodation is one of the tools intended to further housing opportunities for people with disabilities.

The County adopted Reasonable Accommodation Ordinance on June 30, 2015.

Reasonable accommodation provides a means of requesting from the local government flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements because it is necessary to achieve equal access to housing. Cities and counties are required to consider requests for accommodations related to housing for people with disabilities and provide the accommodation when it is determined to be “reasonable” based on fair housing laws and case law interpreting the statutes. The County has adopted written procedures for

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making requests for reasonable accommodation which is contained in Section 18.5 Reasonable Accommodation Ordinance of the Tulare County Zoning Ordinance No. 352 on June 30, 2015.

Therefore, the County will take the following steps to assist in meeting the needs of persons with disabilities:

Program 8.1. Provide information to residents on reasonable accommodation procedures via public counters and the County website.

Timeline: December 2017.

Objective: Provide Brochures and train Permit Center Staff on Reasonable Accommodation procedures. Provide the ordinance and brochure on the County Website.

Responsibility: Tulare County Resource Management Agency.

Program 8.2. Incorporate accessible design into housing rehabilitation projects, consulting, if necessary with the Center for Independent Living, the Kings and Tulare Area Agency on Aging or other ADA providers.

Timeline: Community Plan adoption for Terra Bella and Ducor by December 2015, Earlimart, Cutler/Orosi Goshen by 2016 and Hamlets by 2017.

Objective: Adopt the Community Plans for Terra Bella, Ducor, Earlimart, Cutler/Orosi Goshen and Hamlet Plans to provide Environmental Document that can be used in Tiering.

Responsibility: Tulare County Resource Management Agency.

Program 8.3. Ensure efficient communication with disabled housing applicants through use of telecommunication devices (TTD/TTY) and interpreters.

Timeline: December 2015

Objective: Have available telecommunication devices and interpreters on request for disabled housing application.

Responsibility: Tulare County Resource Management Agency.

Action Program 9	Housing Related Infrastructure Needs
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The County recently completed a document "Action Program 9" that examines the existing infrastructure in the unincorporated urban development boundaries (UDB's) and Hamlet development boundaries (HDB's). (See Appendix D: Action Program 9). A major constraint to development of affordable housing throughout the County is the lack of sufficient infrastructure and basic municipal services. The County continues to identify housing related infrastructure needs, such as; water, sewer, natural gas or streetlights, using community needs assessments, housing condition surveys, public comments at community meetings, redevelopment implementation plans and amendments, community plans and other relevant information from HHS Environmental Health Services, Regional Water Quality Control Board, public utility districts, community services districts and other agencies.

6. Housing Program

In addition to the completion the existing infrastructure Action Program 9 document, as described above the County is processing an infrastructure needs document in compliance with SB 244 document. The SB244 document will also address infrastructure needs for all communities, hamlets and legacy communities within the unincorporated area of the County and will describe available grants that can be used to address these needs.

Tulare County currently applies for grants to address infrastructure needs for its disadvantaged communities. As an example, in August 2010, the Board of Supervisors approved an agreement with the California Department of Water Resources to accept \$2 million in funding for the Tulare Lake Basin Disadvantaged Community Water Study Project. The Project was completed in 2014, and the project web site can be found at: <http://www.tularecounty.ca.gov/cao/index.cfm/tulare-lake-basin-disadvantaged-community-water-study/>.

The Study took over three years working with the Department of Water Resources and can be found at https://d3n8a8pro7vhmx.cloudfront.net/communitywatercenter/pages/43/attachments/original/1409014249/TLB_Final_Report_2014-Aug.pdf?1409014249.

The Plan itself: “developed an integrated water quality and wastewater treatment program... as appropriated by Senate Bill SBX2 1 (California Water Code §83002(b)(3)(D))... The objectives of the TLB Study are defined within the grant agreement as follows: Develop a plan that provides rural, disadvantaged communities with a safe, clean and affordable potable water supply and effective and affordable wastewater treatment and disposal. The plan will include recommendations for planning, infrastructure, and other water management actions, as well as specific recommendations for regional drinking water facilities, regional wastewater treatment facilities, conjunctive use sites and groundwater recharge, groundwater for surface water exchanges, related infrastructure, project sustainability, and cost sharing mechanisms. Identify projects and programs that will create long-term reliability, while optimizing the ongoing operation.” (See the Tulare Lake Basin Disadvantaged Community Water Study).

As another example, Tulare County has taken an important step to replace an aging water distribution system in the unincorporated community of Seville. Recently, the Community of Seville received a new well as part of the Seville Water System Rehabilitation Project. The County continues to look for solutions for funding the remainder of the Project. Furthermore, non-profit agencies such as Self-Help Enterprises have worked extensively with Tulare County in the preparation of the grant applications.

Tulare County will continue to seek grant and loan opportunities to provide and assist in the delivery of reliable, clean water and/or wastewater services, storm water drainage, and other critical municipal services to the lower income and disadvantaged unincorporated communities in Tulare County.

The Communities and Hamlet’s Existing Infrastructure Addressed in Action Program 9 include:

Communities	Hamlets
1. Alpaugh	22. Allensworth
2. Cutler-Orosi	23. Delft Colony
3. Ducor	24. East Tulare Villa
4. Earlimart	25. Lindcove
5. East Orosi	26. Monson
6. Goshen	27. Seville
7. Ivanhoe	28. Teviston
8. Lemon Cove	29. Tonyville
9. London	30. Waukena
10. Pixley	31. West Goshen
11. Plainview	32. Yettem
12. Poplar-Cotton Center	

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13. Richgrove
14. Springville
15. Strathmore
16. Sultana
17. Terra Bella
18. Three Rivers
19. Tipton
20. Traver
21. Woodville

Others
Matheny Tract

SB 244

Under SB 244 (Wolk 2011), the County is required to address “island, fringe, or legacy” unincorporated communities. The County is embarking on looking at the existing infrastructure in disadvantaged communities not discussed in the Action Program 9 Document. This program addresses most of the remaining communities’ existing infrastructure throughout the County. The other communities not addressed in SB 244 will be addressed in Sustainable Growth Council grants the County has pursued and through grants that have been awarded.

The SB244 document also addresses infrastructure needs for all communities, hamlets and legacy communities within the County and describes available grants that can be used to address these needs.

Infrastructure Related Grants

The County has also received two grants from the Sustainable Growth Council for both the Highway 99 Corridor (Highway 99 Sustainable Corridor Grant) and for an infrastructure related land use policy grant (SCS Strategic Land Use Grant). Both of these studies look at the sustainable infrastructure along the Highway 99 Corridor, and in the top 10% of the areas suggested by Cal Environmental Protection Agency’s California Environmental Scan (EnviroScan). Ultimately, these studies look at how to address land use related to available infrastructure, including areas designated for housing. The result will be a study that shows how much of the “adequate sites” can be serviced by available infrastructure.

A draft waste water feasibility study is near finalization for Plainview.

The Matheny Tract waste water feasibility study will be completed in 2015 as well. Both of the studies are funded through the Strategic Growth Council (SGC) and funds from California State Water Revolving Fund (CWSRF).

Tulare County employed the services of the Rural Community Assistance Corporation (RCAC) to work within the disadvantaged communities of Alpaugh, Allensworth, and Angiola, to develop a program for regional water and waste water. This is an ongoing effort to develop the feasibility of governance and financial management of the systems within these disadvantaged communities. This effort is funded through the Strategic Growth Council: AAA/Matheny Tract Feasibility Project.

In 2014, Tulare County was awarded \$2.0 million in Community Development Block Grant (CDBG) funds for housing related infrastructure projects in London and Traver. Water and sewer laterals were put in to supply water and sewer to existing homes and provide for additional housing in these disadvantaged communities.

In 2014, Tulare County was awarded \$390,750 from the Strategic Growth Council to carry out a Planning, Zoning and Infrastructure Development Plan. The plan will be similar to the Action Program 9 mentioned earlier, in that the plan will include many more of the disadvantaged communities throughout

Tulare County, specifically those with high CalEnviroScreen scores. The Office of Environmental Health Hazard Assessment, a division of the California Environmental Protection Agency, applies a screening methodology that helps identify California communities that are disproportionately burdened by multiple sources of pollution. CalEnviroScreen is the tool used to designate California communities as disadvantaged pursuant Senate Bill 535.

Community Plan Updates / Complete Streets Infrastructure Conditions and Proposed Expansion

The County is in the process updating its Community Plans and doing related Complete Streets Programs throughout the County through funding from the CAO and Measure R. Traver, Pixley, Tipton, Strathmore and the Porterville Area Plan have been completed, and Goshen, Earlimart, Terra Bella/Ducor, Cutler/Orosi, and Three Rivers will be completed by the end of 2016. These projects include land use updates and rezoning in some areas for a mixed use overlay, which will allow more flexibility in County Zoning Policy. These plans also include working with local special districts, schools, and town councils for planning future complete streets (transit, bicyclist, pedestrians, roads, sidewalks, bus), water, sewer, storm drainage and dry utilities.

In addition to this commitment, the County will also take the following steps:

Program 9.1 Technical Assistance to local service providers

Timeline: Continuous and ongoing program till the end of the Housing Element Program in September 2023.

Objective: While having discussions with Local Special Districts the County will:

Provide timely responses and technical assistance to Public Utility Districts (PUD)s, Community Services Districts (CSD)s and other Special Districts including water and wastewater providers including Mutual Water Companies, on issues related to public health goals, board governance and effective service delivery; board member responsibilities; compliance with local, state and federal mandates; identification of and support in preparing applications for local, State, Federal, and private grant and loan opportunities to improve water, wastewater and other basic infrastructure, such as sidewalks, curbs, gutters, streetlights, parks and community centers.

Recommend to those representing Public Utility Districts (PUD), Community Services Districts (CSD) and Mutual Water Companies that they attend future Government 101 training and other available and known training programs that will provide technical assistance to special districts (on a continuous basis throughout the planning period)

Responsibility: Tulare County Resource Management Agency.

Program 9.2 Seek grant funding to provide annual training designed to increase the capacity of Public Utility Districts (PUD), Community Services Districts (CSD) and other service providers (e.g., Mutual Water Companies).

Timeline: Hold training annually if grant funding becomes available.

Objective: If Grant funding becomes available training will include:

Training will include board member roles and responsibilities; relevant local, state and federal mandates; and potential local, state, federal, and private funding opportunities for water, wastewater, stormwater, natural gas, streetlights, and sidewalk improvements (seek grant funding within one year of adoption and going forth on a continuous basis throughout the planning period).

Responsibility: Tulare County Resource Management Agency

Infrastructure Development Priorities

Program 9.3 Update and maintain the matrix of Infrastructure Development Priorities for disadvantaged unincorporated communities in Tulare County. The matrix established infrastructure development priorities for Tulare County in four phases. (See matrix content below.) The matrix determined evaluation criteria to assess current infrastructure conditions and the affordability and adequacy of delivery of municipal services to disadvantaged unincorporated communities in Tulare County. The updated Matrix shall establish infrastructure development priorities for basic infrastructure services, including: drinking water, wastewater, stormwater drainage, curbs, gutters, roads, and street lights. The matrix shall establish priorities for Tulare County's applications and use of funds for infrastructure development during the Housing Element planning period and in future years

Timeline: Initial completion, September 2020, and updated on an annual basis.

Objective: The updated Matrix shall establish infrastructure development priorities for basic infrastructure services, including: drinking water, wastewater, stormwater drainage, curbs, gutters, roads, and street lights. The matrix shall establish priorities for Tulare County's applications and use of funds for infrastructure development during the Housing Element planning period and in future years.

- Phase One: The County completed an existing infrastructure survey of Communities and Hamlets within the County. The Action Program 9 document and compiled existing information and data from extant documents and studies, as well as from relevant stakeholders regarding infrastructure and service needs and availability. The County continues to collect existing data from disadvantaged communities based on SB 244 criteria.
- Phase Two: As described under the Infrastructure Related Grants paragraph below, the County has been awarded grant funding to compile infrastructure data. As such, the County will continue to seek grant funding to expand and further investigate the data compiled as part of Phase One to include communities not identified in Phase One and more thorough information regarding infrastructure and services.
 - Timeline: December 2017.
- Phase Three: The County currently lists infrastructure priorities annually through its capital improvement projects and its Project Consideration list. The County also compiles infrastructure priorities projects every 5 years through its CEDS project list. The SB 244 document further describes communities, hamlet and disadvantaged communities' infrastructure needs and recommends specific grants the County could apply. As described under the Infrastructure Related Grants paragraph below, the County has been awarded grant funding to compile infrastructure development priorities based on individual communities. However, the County will continue to seek grant funding to design the matrix of Infrastructure Development Priorities that will address inadequate infrastructure and service delivery needs to disadvantaged communities identified in Phase 1

and 2 above and SB 244 document (continuous basis throughout the planning period).

- Phase Four: Continue to seek grant funding to implement the completed Infrastructure Development Priorities matrix with the goal of providing infrastructure sufficient to support new low-income housing on the sites identified in the adequate sites inventory that lack necessary infrastructure (continuous basis throughout the planning period).
 - Timeline: Annually, review funding and application submittals to address infrastructure priorities
- The update to the matrix Content: The Action Program 9 matrix of Infrastructure Development Priorities includes and will continue to include at least the following components:
 - An analysis of less costly methods to address infrastructure needs by implementing municipal service review recommendations prepared by L.A.F.C.O., including consolidations and extension of services from one system to another.
 - An analysis of potential Local, State, and Federal programs and other public resources available that would remedy the specific infrastructure and municipal service needs identified. This analysis would consider potential sources of matching funds available to complete these projects. This analysis would consider the feasibility of creating Assessment Districts and Tax-Increment Financing Districts to support capital infrastructure investment and on-going operations and maintenance costs.
 - Identification of past or on-going infrastructure and municipal services funds and/or in-kind assistance to expand or repair infrastructure in each unincorporated community that was provided by any infrastructure service provider or Tulare County, including the time period this assistance was provided.
 - Methodology to establish priorities for infrastructure and municipal services repair and expansion that includes all of the unincorporated communities in Tulare County. The priorities will include the following factors: whether a project will address a threat to public health (i.e. drinking water contamination, overflowing septic systems), the frequency of infrastructure assistance provided by the County in the past, and whether a community is “disadvantaged.”

Responsibility: Tulare County Resource Management Agency

Program 9.4 Public Meetings: As a part of the Community Plan process the County or its representatives will continue to hold public meetings, where the County informs the community of the steps taken in meeting its goals and objectives to remedy infrastructure and municipal services needs in lower income, disadvantaged communities in the unincorporated areas, where community members, community organizations and other stakeholders can provide input/comments, ask questions and receive technical assistance. These meetings will be held at a time and location accessible to working community members. Meetings and related notices will be provided in Spanish and any other language spoken by a significant proportion of Tulare County residents. Interpreters will be supplied for

the meetings. Meetings in the Communities of Traver, Goshen, Earlimart, Pixley, Terra Bella, Ducor, Cutler/Orosi and others.

Timeline: Community Plan adoption for Terra Bella and Ducor by December 2015, Earlimart, Cutler/Orosi Goshen by 2016 and Hamlets by 2017.

Objective: Hold public meetings during Community Plans updates for Terra Bella, Ducor, Earlimart, Cutler/Orosi, Goshen and Hamlets to include information to the community of the steps taken in meeting its goals and objectives to remedy infrastructure and municipal services needs.

Responsibility: Tulare County Resource Management Agency

Program 9.5 Support applications from cities, special districts and non-profit organizations for Federal and State grant funds and other appropriate funding sources to upgrade public facilities.

Timeline: Community Plan adoption for Terra Bella and Ducor by December 2015, Earlimart, Cutler/Orosi Goshen by 2016 and Hamlet Plans by 2017.

Objective: Hold public meetings during Community Plans updates for Terra Bella, Ducor, Earlimart, Cutler/Orosi, Goshen and Hamlets to include information to the community of the steps taken in meeting its goals and objectives to remedy infrastructure and municipal services needs.

Responsibility: Tulare County Resource Management Agency.

Program 9.6 Utilize benefit assessment districts, County Service Areas, Municipal Improvement Act 1913 and/or similar vehicles to establish and maintain new public facilities in unincorporated communities.

Timeline: Continuous and ongoing when large development application are received.

Objective: The County will utilize assessment districts when possible to ensure that adequate infrastructure is provided to development and maintained.

Responsibility: Tulare County Resource Management Agency.

Program 9.7 Review applications to ensure adequate water source and proper liquid waste disposal.

Timeline: Continuous and Ongoing.

Objective: Require will serve letters from associated water and sewer districts when within said jurisdictional boundary.

Require water sustainability study for large tentative map applications.

Require Health and Human Services Environmental Division Review of all development projects requiring water and wastewater services.

Responsibility: Tulare County Resource Management Agency.

Program 9.8 Where community sewer systems are not available, the County will evaluate soil data to regulate and monitor installation of septic systems to assure public health and safety (current policy and going forth on a continuous basis).

Timeline: Continuous and Ongoing.

Objective: Require Health and Human Services Environmental Division review of all development projects requiring water and wastewater services.

Responsibility: Tulare County Resource Management Agency

Action Program 10	Healthy and Safe Housing Opportunities
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Program 10.1 Current County enforcement of building health and safety violations is done through neighbors' reports, self reporting by tenants/owners, and by building inspectors reporting in the field. Demolition of vacant unhealthy and unsafe housing is done through a Countywide Program. Inspections and reporting on health and safety issues have increased by 30 %, since 2009. For example in year 2013, the County demolished 13 uninhabited homes with its own proceeds and 15 abated by owners. In 2014, the County demolished 10 uninhabited homes and 12 were abated by homeowners. On average, the County condemned 60 homes a year for the past 3 years, as substandard vacant homes, and on average 40 were rehabilitated. The County's goal is to stay consistent with this number of declarations of substandard conditions. The County will promote the maintenance, preservation, and rehabilitation of the existing housing stock to provide sanitary, healthy and safe housing opportunities. Together with residents and stakeholders, the County can develop a plan to prioritize and conduct proactive code enforcement efforts to ensure that housing complies with basic habitability standards, while preventing displacement in addressing unsafe housing conditions and prioritizing efforts (i.e., location; types of units, rentals versus resident owned). Efforts could potentially be tied to community plan updates or other activities that the County is already conducting. The County proactively seeks to prevent the displacement of residents due to County demolition of unsafe housing or work with residents to expeditiously secure suitable alternative housing.

Timeline: Continuous and Ongoing.

Objective:

- Building code enforcement through scheduled inspection for all new construction, remodeling, and rehabilitation projects to ensure compliance with all health and safety regulations.
- Inspections done in response to resident complaints or an inspector's observation that construction is occurring without proper permits.
- Maintaining and actively enforcing the Substandard Abatement Program.
- Annual inspections of permitted employee housing units.

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- Collect only nominal fees for demolition permits of dilapidated housing units.
- Enforce State law which eliminates State tax deductions for depreciation for landlords with substandard rental housing units.
- Consider safety and security design when reviewing standards and practices.

Responsibility: Tulare County Resource Management Agency.

Action Program 11

Preservation of At-Risk Units

To meet the housing needs of persons of all economic groups, the County is committed to guarding against the loss of housing units reserved for lower-income households by conversion to uses other than low-income residential during the current planning period. The County will take the following steps to help maintain the affordability of any units considered to be at-risk of conversion to market rate.

- The County shall continually update the list of all dwellings within the unincorporated County that are currently subsidized by government funding or low-income housing developed through local regulations or incentives. The list shall include, at a minimum, the number of units, the type of government assistance, and the date at which the units may convert to market-rate dwellings.
- The County shall include in all existing and new incentive or regulatory program requirements to give notice prior to the conversion of any deed-restricted affordable units to market-rate units as required by Government Code Sections 65863.10 and 65853.11.
- To maintain and improve the existing supply of affordable rental housing, the County shall work with local public agencies, public and private organizations and for-profit corporations with the legal and managerial capacity to acquire and manage at-risk affordable properties. The County will work with property owners and the identified agencies and organizations to ensure continued affordability of subsidized units, and shall provide technical and financial assistance for the acquisition and rehabilitation of at-risk properties.
- Tenant Education - The California Legislature extended the required notification period, requiring property owners give a 12-month notice of their intent to opt out of low-income use restrictions. The County will work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. The County will also provide tenants in at-risk projects information regarding Section 8 rent subsidies through the Housing Authority, and other affordable housing opportunities.

Responsibility Resource Management Agency (RMA), Housing Authority of Tulare County (HATC)

Timing At a minimum of at least annually, list to be completed within 1 year of adoption of the Housing Element and going forth on a continuous basis throughout the planning period.

Funding General fund

Objective The preservation of affordable housing at-risk of conversion to market rate.

Action Program 12	Affordable Housing
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Affordable housing is defined as housing affordable to extremely low, very low, low and moderate income households. The County is committed to assist in the development of adequate housing to meet the needs of persons of all economic groups including extremely low, very low, low and moderate income households. The County will take the following steps to help encourage the development of affordable housing in the County.

The Grants Division services 350 loan applicants with a portfolio of \$17,000,000 in housing related funding. Programs include CDPH, Cal Home, and Housing and Community Development. Additional funding sources for planning, health, safety, infrastructure and parks totals \$4,829,154. Funding sources include Strategic Growth Council, TCAG, State Revolving Funds, Housing Related Parks, and Prop 84 Statewide Parks Program.

The Grants and Development Division routinely holds Public Hearings for its grant applications, grant closeouts and annual performance reports to solicit citizen input regarding programs and accomplishments. The purpose of these public hearings is to provide the public an opportunity to comment on proposed activities and the proposed expenditure of grant funds in connection with grant applications or the expenditure of program income. Additionally, opportunity is provided to comment on the accomplishments of the grants in review and provide the opportunity to comment on the County's performance in fulfilling its obligations. All public hearings are publicly noticed at least 10 days before the hearing. All public notices state alternatives for citizens that are unable to attend the public hearing to submit written comments as well as information on how to access public information files. The contact person's name, address, phone number and hours of operation are also disclosed. All public notices are in English and Spanish.

Program 12.1 The County shall give priority for permit processing to development projects that include an affordable residential component. \

Timeline: Continuous and Ongoing.

Objective: Require Health and Human Services Environmental Division review of all development projects requiring water and wastewater services.

Responsibility: Tulare County Resource Management Agency

Program 12.2 The County shall provide technical and/or financial assistance to affordable housing developers, such as site identification, site acquisition, and identification of subsidy sources through the use of the Department of Housing and Community Development's (HCD) Financial Assistance Program Directory and other financial resources.

Timeline: Continuous and Ongoing.

Objective: Require Health and Human Services Environmental Division review of all development projects requiring water and wastewater services.

Responsibility: Tulare County Resource Management Agency.

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Program 12.3 Seek state and federal funding to support the construction and rehabilitation of low-income housing, particularly for housing that is affordable to extremely low income households.

Timeline: Continuous and Ongoing.

Objective: The County shall continue to assess potential funding sources to support construction and rehabilitation of approximately 15 low-income housing throughout the Housing element Planning period, such as, but not limited to the Community Development Block Grant (CDBG) program, during the duration of this Element, September 2023.

Provide for the development of a prioritized project list based on the input of residents and other community stakeholders.

Provide priority to the development and pursuit of funding for projects that will benefit disadvantaged unincorporated communities, as these communities exhibit disproportionately high unemployment and poverty rates, dilapidated housing, and lack of access to basic infrastructure, services, and amenities.

Responsibility: Tulare County Resource Management Agency

G:\2015 Housing Element\Housing Element Document\2015 Document**4** Seek state and federal funding specifically targeted for the development of housing affordable to extremely low income households, such as local Housing Trust funds and Proposition 1-C funds.

Timeline: December 2017.

Objective: The County shall promote the benefits of this assistance program to develop housing for extremely low income households on its web page and create handout material to be distributed with residential development applications.

Responsibility: Tulare County Resource Management Agency.

Program 12.5 Seek grant opportunities related to infill housing development that include park creation, development, or rehabilitation to encourage infill development and water, sewer, or other public infrastructure improvements related to infill development.

Timeline: Continuous and Ongoing.

Objective: Seek grant opportunities for infill development once during the Housing Element, September 2023, if available.

Responsibility: Tulare County Resource Management Agency.

Action Program 13

Zoning and General Plan Consistency

With the adoption of the General Plan Update in 2012, there may be inconsistencies with the introduction of new land use designations that do not currently exist within the County’s current Zoning Ordinance. Included in the implementation of the General Plan Update will be a Zoning Ordinance update, updates to existing community plans, and the creation of new plans for those communities and hamlets that do not currently have plans.

Currently the County has over available 100,000 sites through its General Plan and Community plans. The County currently has over 15,000 sites adequately zoned for residential uses. The majority of General Plan sites will be kept in agricultural holding zones until its deemed appropriate for those site to develop residentially.

As this implementation relates to the Housing Element, the County will take the following steps to help obtain consistency between the Zoning Ordinance and the General Plan:

Program 13.1 The County will continue to rectify zoning and General Plan inconsistencies through a series of Community Plan updates. Zoning and General Plan inconsistencies have been addressed in Traver, Pixley, Strathmore and Tipton, as a part of the respective Community Plan Updates. Additional inconsistencies will be addressed in other community plan updates scheduled in 2015 and 2016 (Terra Bella, Ducor, Earlimart, Goshen and the Hamlets). The County anticipates completion of approximately 6 community plans over the planning period. High Density and Mixed Land Use is a priority in community plan updates.

Timeline: Community Plan adoption for Terra Bella and Ducor by December 2015, Earlimart, Cutler/Orosi Goshen by 2016 and Hamlets by 2017.

Objective: A parcel by parcel evaluation of all lots Community Plans updates for Terra Bella, Ducor, Earlimart, Cutler/Orosi Goshen and Hamlets to address any zone inconsistencies is performed by staff.

Responsibility: Tulare County Resource Management Agency.

Program 13.2 During Community Plan and Hamlet updates, the County shall give priority to updating those sites identified in the adequate sites inventory that are larger than 1 acre and are zoned for high density residential development that have some inconsistency with the General Plan.

Timeline: Community Plan adoption for Terra Bella and Ducor by December 2015, Earlimart, Cutler/Orosi Goshen by 2016 and Hamlets by 2017.

Objective: Identify sites using GIS during Community Plans updates for Terra Bella, Ducor, Earlimart, Cutler/Orosi, Goshen and Hamlet Plans to include an adequate sites inventory.

Responsibility: Tulare County Resource Management Agency

Program 13.3 The County will revise the Definition of Single Room Occupancy and Residential Care Facilities that are not currently defined in the Zoning Ordinance.

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Timeline: December 2017.

Objective: Add Single Room Occupancy and Residential Care Facilities to the Zone Ordinance Definition Section.

Responsibility: Tulare County Resource Management Agency.

Program 13.4 Add Transitional Housing and Supportive Housing to the Agricultural Zones of the Tulare County Zoning Ordinance.

Timeline: December 2017.

Objective: Add Transitional Housing to the Agricultural Zones where single family residences are allowed.

Responsibility: Tulare County Resource Management Agency.

Action Program 14	No Net Loss
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Program 14.1 To ensure adequate sites are available throughout the planning period to meet the County RHNA, the County will annually update the sites inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low-, very low-, low-, and moderate-income units constructed annually. .

Timeline: Community Plan adoption for Terra Bella and Ducor by December 2015, Earlimart, Cutler/Orosi Goshen by 2016 and Hamlet Plans by 2017.

Objective: Through the use of the annual report submitted to HCD, the number of R-3 sites could be determined. If the inventory indicates a shortage of available sites, the County shall rezone sufficient sites to accommodate the County's RHNA.

Responsibility: Tulare County Resource Management Agency.

Program 14.2 To ensure sufficient residential capacity is maintained to accommodate the RHNA, the County will develop and implement a formal ongoing, project-by-project evaluation procedure.

Timeline: December 2017.

Objective: Should an approval of development result in a reduction of capacity below the residential capacity identified in the housing element and needed to accommodate the remaining need for lower-income households, the County will identify and zone sufficient sites to accommodate the shortfall. For example, if one of the commercially zoned sites identified in the Sites Inventory is developed with commercial uses only, a comparable site, or sites, will be, to the extent feasible, identified and zoned to accommodate the lost residential capacity of the commercially developed site.

Responsibility: Tulare County Resource Management Agency.

6.4 Quantified Objectives

California Housing Element Law requires jurisdictions to estimate the number of affordable housing opportunities that will be created over the eight-year planning period. The County has two sets of numerical housing goals; the County's share of the TCAG Regional Housing Needs Assessment (regional share goals) and the Quantified Objectives for Affordable Housing Production. The total regional share goal is to provide adequate land resources to accommodate 7,081 new housing units, 2,542 of which are for very-low and low-income households. The County has demonstrated the availability of a sufficient amount of properly zoned, vacant and/or underutilized land in the unincorporated areas to provide for this projected need. The sites are identified in the Adequate Sites Inventory (Chapter 7).

The County reasonably expects that a total of 2,286 affordable housing units will be constructed, rehabilitated or otherwise assisted through preservation and/or conservation, as summarized in Table 6-1. In addition to the construction, rehabilitation, preservation and conservation of affordable housing units, the County has set additional assistance objectives (Table 6-2). There are currently no "at risk" affordable units in the County, and the County has a "no net loss" policy. The ability of the County to meet these objectives, which provide or improve housing, will continue to depend on the availability of Federal and State grants and local funds. No objective in this Housing Element is intended to commit the County to expend unavailable resources.

**Table 6-1
Summary of Quantified Objectives – January 1, 2016 through September 30, 2023**

Unit Type/Description	Very Low	Low	Moderate	Above Moderate	Total
New Privately Developed Affordable Units					
Single Family Units	652	424	119	138	1,333
Multiple Family Units	78	51	14	17	622
Manufactured Homes	84	55	15	18	160
Mobile Homes	304	198	56	64	171
Total	1,118	728	205	236	2,286
New Affordable / Assisted Single Family Units					
Neighborhood Stabilization Program (NSP) / RMA		7	7		14
Tulare County Redevelopment Agency		7	7		14
USDA		80	120	100	300
Mutual Self-Help Construction Program		40	55	55	150
Youthbuild (Self-Help & CSET)		11	11		22
Total		145	200	155	500
New Affordable / Assisted Multifamily Units					
Corporation for Better Housing/CDBG, HOME, NSP	40	40	40	40	160
USDA Rural Housing	25	25			50
Multi-Family Housing Direct Loan –MFH 515 Loan					
Farm Labor Housing Direct Loan & Grant –FLH 514/516	25	25			50
State Farmworker Grant	50				50
Self Help Rental Units		20	20		40
Total	140	110	60	40	350
Acquisition – Homebuyer Assistance					
Homebuyer Assistance – HOME			5	5	10
Homebuyer Assistance - CalHome			5	5	10
Homebuyer Assistance – Neighborhood Stabilization Program (NSP)			10	10	20

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Homebuyer Assistance - Habitat for Humanity /NSP			20	20	40
Rural Development Single Family Housing - USDA			10	10	20
		Total	50	50	100
Assisted Housing Rehabilitation – Repairs					
Housing Rehabilitation Program – CDBG	5	5	5		15
Redevelopment Low-Mod Income Housing Fund – TCRA		5	10	10	25
Housing Rehabilitation Program – HOME	5	10	10		25
Owner-Occupied Emergency – Cal HOME	5	10	10		25
Neighborhood Stabilization Program (NSP)	2	2	2		6
Habitat for Humanity/NSP	5	20	15		40
Single Family Home Repairs (504 Loans/Grants) – USDA	50	50	50	50	200
USDA RRH 515	5	15	20	10	50
USDA FL 514	80	80	40		200
State Farmworker Housing Grant	10				10
Housing Preservation Grant		2	3		5
Comprehensive Grant Program (HUD) (TCHA)	20	20	35	30	105
Weatherization – CSET	500	500	500	500	2,000
Washburn Fund/Emergency Home Repairs – Self-Help		5	5		10
		Total	687	724	2,716
Total Affordable Housing Units Assisted	967	1,531	2,045	1,903	6,446

**Table 6-2
Additional Assistance Objectives**

Type of Assistance	2007 – 2014 Goal Units
Housing Authority Section 8 Voucher	2,500
Bed nights/mass shelters, motels or other shelters –EFSP	4,500
Rental /Mortgage Assistance – EFSP	2,000
CSET Utility Assistance – HEAP	32,000
CSET Utility Assistance – EFSP	2,000
CSET Utility Assistance – Fast Track	2,000
SHE HUD one-on-one counseling on delinquency, pre-purchase, purchase, and post-purchase	25
SHE FTHB classes on finding a lender, pre-purchase sessions 1 & 2, post-purchase follow-through (English & Spanish)	No Goal Set
Total Other Housing Assistance	45,000+

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7.1 Adequate Sites Inventory

Government Code Section 65583(a)(3) requires local governments to prepare an inventory of land suitable for residential development, including vacant sites and sites having the potential for adaptive and beneficial reuse, and an analysis of the relationship of zoning and public facilities and services to these sites. The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period.

Regional Housing Needs Allocation (RHNA)

Housing element law requires all local governments to adequately plan to meet their existing and projected housing needs including their share of the regional housing need. In Tulare County, the regional housing need is determined by the Tulare County Association of Governments (TCAG) through the Regional Housing Needs Assessment (RHNA) process. The RHNA planning period for this element is January 1, 2014 – September 30, 2023. The RHNA process specifies the number of housing units that must be accommodated in five income categories: extremely low, very low, low, moderate and above moderate. RHNA is not a production quota; however, demonstration of adequate capacity for new dwelling units on vacant or underutilized sites is the basis for compliance with the RHNA component of housing element law. For the 2014-23 period, the County's RHNA are listed in Table 7-1.

**Table 7-1
Regional Housing Needs Allocation
January 1, 2014 – June 30, 2023**

Very Low < 50% AMI	Low < 80% AMI	Moderate 80% < 120%	Above Moderate > 120%	Total
1,477	1,065	1,169	3,370	7,081

AMI = Area Median Income

Source Tulare County Association of Governments RHNA

To demonstrate adequate capacity, the element must include a detailed inventory and analysis of land suitable for residential development. The determination of suitable sites to include in the inventory was based on what sites could be available for residential use in the planning period. Other characteristics the County must consider when evaluating the appropriateness of sites include physical features and location.

The State Department of Housing and Community Development allow a jurisdiction to consider all of the following:

- vacant residentially zoned sites;
- vacant non-residentially zoned sites that allow residential development;

7. Adequate Sites Inventory

- underutilized residentially zoned sites capable of being developed at a higher density or greater intensity; and
- non-residentially zoned sites that can be redeveloped for, and/or rezoned for, residential use (via program actions)

Zoning Appropriate to Accommodate Lower Income Housing

Density is recognized as a major factor in the development of affordable housing. In theory, maintaining low densities typically increases the cost of construction per unit, while higher density development lowers the per-unit land cost and facilities construction in an economy of scale. The County adopted a bonus density ordinance on June 30, 2015 that will provide greater density and incentive options based upon the level of affordable units, as well as incentives for senior housing (Action Program 2 – Bonus Density Ordinance). Clustering of housing can produce higher densities on a portion of land while creating space for amenities, and retaining the overall density assignment of the entire property. This method is effective when portions of the property not utilized for residential development can be developed with compatible uses, such as open space/recreation, parks, schools, public facilities and support commercial. The County continues its effort to allow higher densities, zero lot line development and other, more flexible zoning provisions such as the administrative approval of second units.

Pursuant to Government Code Section 65583.2(c)(3)(B), the County has identified sites that may be developed at densities of 20 or more units per acre as feasible for the development of housing affordable to low income households. The purpose of this default density standard is to provide a numerical density for local governments, resulting in greater certainty in the housing element review process. No further analysis is required to establish the adequacy of sites density with respect to affordable housing development for low income households. The County allows high density residential development of 14-30 units per acre in the R-3, C-1, C-2, O, and P-O zones. Based on historical development trends and the realistic capacity of 17du/ac; the available sites in these high density zones provide a basis for the potential development of 7,467 affordable housing units.

It should be noted that the County consistently approves low and very low income housing throughout all zones.

According to the Annual Reports submitted to the HCD, over 60% of all housing permitted in the County are considered low and very low income purchases based on HCD Income limits and purchase price.

Affordability by income levels are based on the 2014 Income Limits from the Department of Housing and Community Development. Affordable housing cost is defined as no greater than 30% of household income. For owner occupied housing costs its assumed a 30 year fixed rate mortgage at 5% and \$1,200 per year in real estate taxes, \$600 per year hazard insurance, and \$35 per month for mortgage insurance. Based on purchase price of the buildings for each individual permit, the following is the maximum affordable rents and monthly mortgage amounts for a four person household:

- Extremely Low: Monthly Income; \$1,446, Monthly Rent/Payment; \$434, Maximum Mortgage; \$46,291
- Very Low: Monthly Income; \$2,413, Monthly Rent/Payment; \$724, Maximum Mortgage; \$100,331
- Low: Monthly Income; \$3,858, Monthly Rent/Payment; \$1,158, Maximum Mortgage; \$181,140
- Moderate: Monthly Income; \$5,792, Monthly Rent/Payment; \$1,738, Maximum Mortgage; \$289,165

7. Adequate Sites Inventory

Tulare County continues to encourage and facilitate affordable housing developments by working in a proactive manner with developers. Recent examples of the County's effort include, but are not limited to the following:

- Goshen Village II; a Self-Help Enterprises 56 unit multifamily affordable housing mixed-use development project which includes a community meeting room and a park. The R-2 zoning allows a density of up to 14du/ac which is not consistent with the Residential Reserve designation in the Goshen Community Plan. However, findings were made that approved the project without the requirement of a General Plan Amendment.
- Pixley Apartments; a 40 unit affordable apartment complex in the community of Pixley. The project site is zoned C-2 General Commercial and is designated as Commercial by the existing General Plan. However, the project was approved at the Site Plan Review Committee without requiring a General Plan amendment.
- Goshen Village East; a Self-Help Enterprises mixed-use project currently in the planning stages that features 6 acres of commercial development, 80-100 multi-family apartments, and 89 single family units.

In addition to the statutory density of 20 units per acre, affordable housing development regularly occurs and is encouraged in the R-2 zone throughout Tulare County. The R-2 zone allows multi-family residential development of 1-14 units per acre. Recent examples of how the R-2 zone allows for the development of affordable multi-family housing include, but are not limited to the following:

- Goshen Village; a Self-Help Enterprises 64 unit multi-family affordable housing development that is located in the R-2 zone with a density of 9.1 du/ac.
- Doyle Street Project (Porterville Area); a 113 unit senior housing development has been approved in the R-2 zone with a density of 9.4 du/ac. However, due to the downturn in the economy, the project has not yet been constructed although the owner has filed an extension of time.
- Goshen Village II; As indicated above, this Self-Help Enterprise development is a 56 unit multi-family affordable housing development located in the R-2 zone with a density of 9.3 du/ac.

These are just three examples of how in a rural/agricultural area such as Tulare County, affordable housing development regularly occurs in the R-2 zone at densities between nine (9) and ten (10) dwelling units per acre. Based on the above analysis, sites designated with R-2 zoning are considered adequate to accommodate affordable housing development for low income households. Based on historical development trends and the realistic capacity of 9 du/ac; the available sites in these density zones provide a basis for the potential development of affordable housing units.

Furthermore, it is well known that the County permits a number of mobile homes throughout the County in agricultural areas, urban areas, foothills, mountains etc. that are purchased for less than \$50,000 and are on septic tanks and wells, not community services. These projects would not meet the minimum density standards provided by the state, however, they are all considered low or very low income housing within the County.

Zoning and General Plan Density Updates

There are some differences between the number of dwelling units allowed per acre by the Tulare County Zoning Ordinance and those allowed by the current General Plan resulting from the comprehensive update of the General Plan in 2012. As an example; the General Plan created land use designations such as low-medium density and medium high density residential. The Zoning Ordinance will need to be amended to incorporate the new land use designations with the new or amended Zoning Districts. The General Plan update adopted Hamlet Development Boundaries (HDB) and change the

7. Adequate Sites Inventory

land use designation within the HDBs to Hamlet Mixed Use with an allowed density of 1-30 du/ac for the following eleven (11) areas:

- Allensworth
- Lindcove
- Teviston
- West Goshen
- Delft Colony
- Monson
- Tonyville
- Yettem
- East Tulare Villa
- Seville
- Waukena

In addition, the General Plan update adopted Urban Development Boundaries (UDB) for twenty-one areas that are designated as communities. The fourteen (14) underlined communities listed below currently have adopted community plans and the remaining seven (7) do not have adopted plans.

- Alpaugh
- Earlimart
- Ivanhoe
- Pixley
- Richgrove
- Sultana
- Tipton
- Cutler/Orosi
- East Orosi
- Lemon Cove
- Plainview
- Springville
- Terra Bella
- Traver
- Ducor
- Goshen
- London
- Poplar/Cotton Center
- Strathmore
- Three Rivers
- Woodville

The General Plan update proposes a series of policy and implementation programs for community plans including prioritizing plan updates, requiring all plans to use the same land use designations, utilizing a consistent form and content for all plan updates, and maintaining zoning that is consistent with the adopted Community Plan Land Use Diagram. There are additional policies and implementation programs that strive to achieve and maintain planning consistency. These programs require review and revision of all applicable County documents to ensure consistency with the General Plan.

Small Infill Development Sites

While not generally typical for the development of housing affordable to low-income households, the small sites included within the inventory are appropriate for the following reasons; proximity to public infrastructure (water, sewer, schools, etc.), transit accessibility, and employment opportunities. Furthermore, environmental standards enacted by the legislature through AB 32 and SB 375 encourage infill and transit oriented development as a means to reduce greenhouse gas emissions and to reverse the effects of climate change. The majority of the small sites included in the inventory are appropriate for infill development.

There are new policies in the General Plan update that encourage and provide incentives for infill development to occur in communities, and hamlets within or adjacent to existing development in order to maximize the use of land within existing urban areas (LU-1.8 Encourage Infill Development), that encourage new residential developments to locate near existing infrastructure for employment centers, services, and recreation (LU-3.1 Residential Developments), and encourage high density residential development (greater than 16.1 dwelling units per gross acre) to locate along collector roadways and transit routes, and near public facilities (e.g., schools, parks), shopping recreation (LU-3.3 High-Density Residential Locations).

Specifically the County's Urban Development and Hamlet Boundaries provide the mechanism that encourages infill development. Urban development is allowed within these boundaries, whereas, areas outside is preserved for agriculture. Incentives to development within the urban boundaries are as follows: 1) served by urban infrastructure, including water and sewer services; 2) speed of processing permits and land use entitlements within urban boundaries; and 3) mixed use overlay and Section 16 (reduced use permit requirements) within new community plans. Furthermore, though required to

7. Adequate Sites Inventory

develop to urban standards within urban boundaries, the County currently does not charge developer impact fees. This provides a great incentive to development within urban boundaries.

The revised Section 16 in the Tulare County Zoning Ordinance eliminates the need for a special use permit for many uses within Tulare County. Structures that previously required a special use permit are now permitted by right, such as small commercial structures, apartment hotels, day cares, etc.

Included in this Housing Element is Action Program 12 Programs 12.2 and 12.4, that states the County shall provide technical and/or financial assistance to affordable housing developers, such as site identification, site acquisition, and seek grant opportunities related to infill housing development that include park creation, development, or rehabilitation to encourage infill development and water, sewer, or other public infrastructure improvements related to infill development.

Recent examples of how these smaller infill sites can accommodate the development of affordable housing include, but are not limited to the following:

- A 36,000 square feet parcel that once had violations for people living in a garden shed and travel trailer was acquired by Tulare County. A substandard dwelling was demolished and the parcel was subsequently divided into four (4) separate parcels. Central Valley Christian (CVC) Housing Development Corporation built a new home on each newly created parcel. These houses were acquired and are now managed by the Housing Authority of the County of Tulare (HATC) and used as affordable rental units in the community of Ivanhoe.
- Self-Help Enterprises acquired sixteen (16) small lots in the community of Tipton. The lots were approximately 25' x 150' or 3,750 square feet each. In 2007, eight (8) affordable houses were constructed and sold for \$55,000 each.

Realistic Development Capacity

The realistic development capacity is an estimate of a parcel's residential development potential. The County has taken a conservative approach to the realistic build-out density of residential development; 4 units per acre in R-1, 9 units per acre in R-2, and 17 units per acre in R-3. These are consistent with recent residential development projects throughout the County.

To generate these estimated build-out capacities the County considered current zoning standards for residential development within the aforementioned zoning districts to determine an approximate density and unit yield. These standards included parking requirements, building height limitations, building setbacks, and other factors that may limit development density. Next, staff compared these estimates to recently approved residential development projects in the unincorporated area and found the estimated realistic capacities for each zone to be a consistent with actual development trends in the County. Samples of recently approved residential development density by zoning is listed in Table 7-2.

**Table 7-2
Samples of Recent Build-Out Capacities**

Project Name	Acreage	Zone	Zone Density	Maximum Allowed Units	Actual Units	Resulting du/ac
R -1 Single Family Residential Zone						
Cottontail Hollow	82.1	R-1	1-7 du/ac	574	320	3.9 du/ac
Pacific Real Estate	17.1	R-1	1-7 du/ac	120	73	4.3 du/ac
Woodville Subdivision	18.6	R-1	1-7 du/ac	130	92	4.9 du/ac
R-2 Two-Family Residential Zone						
Doyle Street Project	12.0	R-2	1-14 du/ac	168	113	9.4 du/ac

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Goshen Village II	6.1	R-2	1-14 du/ac	85	56	9.3 du/ac
Goshen Village	7.0	R-2	1-14 du/ac	98	64	9.1 du/ac
R-3 Multifamily Residential Zone						
Sequoia View Apartments*	2.35	R-3	15-28 du/ac	66	42	17.9 du/ac
Corporation for Better Housing*	4.57	R-3	15-28 du/ac	128	80	17.5 du/ac
Commercial Zones						
Pixley Apartments*	2.51	C-2	15-28 du/ac	70	40	15.9 du/ac

Source: Tulare County RMA,
 *Average High Density 17.2 Units per acres.

Adequate Sites Inventory

Methodology

The County has reviewed the development capacity of over 1,000's individual parcels throughout unincorporated areas. These sites are available and could be realistically developed by September 30, 2023, as required by State HCD.

To demonstrate the realistic development viability of the sites, the inventory describes: (1) whether appropriate zoning is in place, (2) consistency with existing General Plan land use designation, (3) current use of parcel, (4) proximity to public services, (5) consistency with the General Plan update.

The County's adequate sites inventory was developed with the use of a combination of resources including the County's GIS database, the computerized building permit system (Permits Plus) and review of the County's various plans and Zoning Ordinance. The inventory includes both small and large residentially and non-residentially zoned parcels and parcels which are vacant or underutilized which could be developed for more intense residential uses. The compilation resulted in not only an identification of sites, but also an estimate of potential development capacity for these sites.

The unincorporated portion of Tulare County contains many established communities. The County's goal is to encourage housing development that is consistent with existing patterns of neighborhood development and current zoning. The Tulare County General Plan and the Zoning Ordinance have guided staff in evaluating which areas are appropriate for future housing development. As a result the County has chosen to highlight infill sites with potential for transit oriented and mixed use development located within existing and proposed development boundaries.

Current market conditions have severely limited the amount of financing available for residential construction. The recession which began in 2008 has had a lasting impact on residential construction and the rental and sales of homes. Residential permits in the County, however, have started to recover in the past two years. Sales prices for new and existing homes are also starting to recover after double digit declines in the late 2000's. How long these trends will last is unknown at this time, and therefore it is hard to predict development trends over the planning period.

Affordability Assumptions

In general, there are three alternatives for determining the affordability level of new housing units.

1. **Affordability Covenants:** The most definitive method is through required affordability covenants (i.e., requirements imposed upon or agreed to by the project sponsor) that establish income limits for purchasers or tenants. Such covenants are legally enforceable and binding upon the property owner for a specified time period.
2. **Market Prices or Rents:** When covenants are not in place, affordability levels for newly built units are based on the actual prices or rents. Table 3-24 describes 2014

7. Adequate Sites Inventory

affordability levels along with the monthly rental costs or estimated maximum sales price that correspond with each income level.

a. **Home Prices:** Housing built and sold within the County at market-rate prices also provides affordable housing opportunities. In 2013, a total of 203 homes were built and sold at market-rate prices. The sales price breakdowns of these houses are as follows:

- 180 were sold at prices between \$0 and \$181,140
- 15 were sold at prices between \$181,140 and \$289,165
- 8 were sold at prices above \$289,165

Based upon affordability by income level on Table 3-24, a four-person low income household can afford a \$172,592 house and a four-person moderate income household can afford a \$279,948 house, which includes financing costs, taxes, mortgage insurance and homeowners insurance. Therefore, 180 out of the 203 (89%) are considered generally affordable to low income households, 15 out of the 203 (7%) are considered generally affordable to moderate income households, and 8 out of the 203 (4%) are considered above moderate.

b. **Mobile Homes:** An important component of the affordable housing market in Tulare County is represented by mobilehomes. Since 2007, mobilehomes represent over one-half (1/2) of all new housing units in the County. Typical sales prices for new mobile homes range from approximately \$24,000 for a small (600 to 800 square feet) single-wide economy model to \$72,000 or more for a large (1,800 to 1,900 square feet) double/triple wide model, and represent an affordable homeownership option for many households. Many of the 63 mobilehomes installed throughout the County are older units and provide additional affordable housing opportunities to lower-income households. At the time building permits are issued the owner declares the value of the mobilehome (normally the purchase price). The valuation breakdown of the 63 mobilehomes installed in 2014 is as follows:

- 37 mobilehomes value to equal or less than \$10,000
- 14 mobilehomes value to equal or less than \$40,000
- 5 mobilehomes value to equal or less than \$50,000
- 6 mobilehomes value to equal or less than \$104,000
- 1 mobilehomes value to equal or less than \$166,000

The level of affordability of mobilehomes in Tulare County may be determined by using the owner's declared value, land cost of \$20,000 (see Section 4.3 Nongovernment Constraints), and additional site improvements and/or transportation costs of \$15,000 (an amount provided by the President and CEO of Kerman Mobile Homes, Inc.). According to the information on affordability by income level on Table 3-24, a three-person very low income household can afford \$82,024, and a three-person low income household can afford \$151,965, which includes financing costs, taxes, mortgage insurance and homeowners insurance. Therefore, 56 out of the 63 (89%) mobilehomes are considered affordable to very low income households, 6 out of the 63 (10%) mobilehomes are considered to be affordable to low income households, and 1 out of the 63 (1%) mobilehomes are considered affordable to moderate income households.

Mobilehomes are allowed in all residential zones with permanent foundations; however, the "M" Special Mobile Home Zone overlay allows older mobilehomes at higher densities

7. Adequate Sites Inventory

and without architectural requirements which provides additional affordable housing opportunities for very-low and extremely-low income households.

c. **Apartment Rents:** As with single-family homes, apartment rents are very affordable in Tulare County. 60 were permitted in Ivanhoe. Existing market-rate apartments surveyed have rents within the low-income category (i.e., less than \$1,116 per month). However, most recent multi-family projects built in the unincorporated area of the County have been built by non-profit organizations using assistance such as Low-Income Housing Tax Credits and are affordable to extremely-low and very-low-income households (i.e., less than \$698.00). Therefore, sites designated for multi-family development are allocated to the lower-income category.

3. **Density:** Pursuant to Government Code Section 65583.2(c)(3)(B), the County has identified sites that may be developed at densities of 16 or more units per acre as feasible for the development of housing affordable to low income households. The purpose of this default density standard is to provide a numerical density for local governments, resulting in greater certainty in the housing element review process. No further analysis is required to establish the adequacy of sites density with respect to affordable housing development for low income households. Based upon historical development trends and the realistic development capacity of 17du/ac.

In a rural/agricultural area such as Tulare County, affordable housing development regularly occurs at densities between nine (9) and ten (10) dwelling units per acre. Based on the previous analysis in this section, sites designated with R-2 zoning (up to 14 dwelling units per acre) are considered adequate to accommodate affordable housing development and are allocated to low income households.

The available sites in these high density zones provide a basis for the potential development of affordable housing for 2,988 lower income households.

Adequate Sites Inventory Capacity

As demonstrated in Table 7-3 the County has identified sufficient sites zoned appropriately to accommodate the remaining RHNA of 7,081 units. A total capacity for 7,755 dwelling units affordable to low, very low and extremely income households, has been identified and exceeds the RHNA need of 2,542 units for low income households. There is a total capacity of 2,988 identified sites zoned R-2 and R-3 and 4,767 identified sites zoned commercially. Combined, there are a total of 3,231 sites for dwelling units affordable to low, very low and extremely income households with adequate water and wastewater infrastructure.

The County has provided an affordable assumption analysis in this section that demonstrates that affordable housing development regularly occurs at density of 17 dwelling units per acre. Based on this affordability analysis, the County has provided an adequate sites inventory for potential development of in excess of 25,000 housing units, of which 7,755 are considered appropriate for the development of affordable housing for low income households. None of the parcels identified in the site inventory require rezoning to accommodate the housing needs of lower and moderate income households.

7. Adequate Sites Inventory

Tulare County has demonstrated an adequate supply of appropriately zoned vacant and/or underutilized land to accommodate its 2014 Regional Housing Needs Allocation. A summary of the adequate sites inventory for low and very low income units based on available infrastructure is shown by community in Table 7-3. Table 7-4 shows all adequate sites for the County including moderate and above moderate income levels. The detailed site inventory follows with sites listed by community and includes local maps showing the available parcels, development boundaries, redevelopment boundaries and/or service district boundaries.

Residential land with an urban land use designation and within the Urban Boundaries of an area, but not zoned for residential units are shown in the Adequate Sites survey, however, these sites were not counted toward the Adequate Sites Capacity.

Residential Capacity Analysis for Non-residentially Zoned Sites

There are multiple opportunities for residential development throughout the County in commercially zoned (i.e., C-1, C-2, O, and P-O) sites which allow residential development of 14-30 dwelling units per acre. These commercially zoned sites were identified as appropriate for residential development due to their proximity to public infrastructure (e.g., water, sewer, and schools), transit accessibility, and employment opportunities.

**Table 7-3
Adequate Available Sites for Low and Very Low Income Units Based On Infrastructure**

Area	Water Connections Available	Wastewater Connections Available	Low, Very Low Income Units Residential	Low, Very Low Income Units Commercial	Total Available Units
Communities					
Alpaugh	20	Septic	0	22	0
Cutler-Orosi	2000	0 (546**)	419	241	546
Ducor	0	Septic	112	100	0
Earlimart	203(503)*	600	258	522	503
E. Orosi	0	108	0	0	0
E. Porterville	Wells/City Connections	Septic	0	188	0
Goshen	No Limitation (Cal Water)	526	394	121	526
Ivanhoe	1,200	675	7	728	675
Lemon Cove	0	25	0	4	0
London	0	0	0	0	0
Matheny Tract	0	Septic	0	0	0
Patterson Tract	0	Septic	0	70	0
Pixley	0	0	201	277	0
Plainview	0	Septic	0	0	0
Poplar Cotton Center	325	261	111	261	261
Richgrove	0	0	22	111	0
Springville	950	0(185)**	359	30	185
Strathmore	0	720	197	4	0
Sultana	0	Septic	0	4	0
Terra Bella	600	52	144	257	52
Three Rivers	Individual Wells	Septic	488	716	0
Tipton	0 (300*)	600	156	374	300
Traver	0	50**	25	234	0
Woodville	350	680	0	103	103
Hamlets					
Allensworth	0/Wells	Septic	0	0	0
Delft Colony	0	30	0	0	0
E. Tulare Villa	0	Septic	0	0	0
Lindcove	Individual Wells	Septic	0	0	0
Monson	Individual Wells	Septic	0	0	0

7. Adequate Sites Inventory

Seville	0	4	0	55	0
Teviston	20	Septic	0	0	0
Tonyville	91	Septic	0	0	0
Waukena	Individual Wells	Septic	0	0	0
W. Goshen	0	Septic	0	0	0
Yettem	527	193	0	0	0
Cities					
Delano	JPA/Well	JPA/Septic	0	0	0
Dinuba	Well	Septic	0	0	0
Exeter	Well	Septic	0	0	0
Farmersville	Well	Septic	0	0	0
Kingsburg	Well	Septic	0	0	0
Lindsay	Well	Septic	0	0	0
Porterville	City/Well	City/Septic	78	2	80
Tulare	Well	Septic	17	0	0
Visalia	Well	Septic	0	11	0
Woodlake	Well	Septic	0	332	0
Total			2,988	4,767	3,231

*Increased water capacity in near future

**Increased sewer capacity in near future

The Tulare County Zoning ordinance, as written, specifically allows Residential uses within the commercial zones. As written the C-1 zone, Section 11, B, 1, states the following: “*Any use permitted in the “R-3” Multiple Family Zone.*” The PO and O zone are similar to the C-1 zone. The C-2 zone, Section 12, B, 1 states the following: “Any use permitted in the C-1 Neighborhood commercial Zone. The R-3 zone allows R-2 and whereas the R-2 zone allows R-1. Only at the C-3 zone level does the ordinance not allow R-3 uses.

Commercially zoned sites can be developed with 100 percent residential uses. This is demonstrated by a recent multifamily development of 40 units on a site zoned C-2, General Commercial, in Pixley. The development was approved without requiring a General Plan amendment. The project was approved through the site plan review process which is no different than what is required for residentially zoned projects. The project was originally approved at sixty-one (61) units, or 24.3 dwelling units per acre, however, the developer opted to develop at a lower density (15.9 units per acre) which reflects the historical trends of affordable housing development within the County of Tulare. Residential development on these commercially zoned sites furthers the County’s goal of encouraging residential development consistent with existing development patterns and zoning.

In addition to the example and sites’ characteristics described above, these commercially zoned sites are likely to be developed with residential uses due to additional programs and policies in the General Plan. The policies promote infill development and provide incentives for infill development within, or adjacent, to existing development in order to maximize land use and resources, increase efficiencies, and comply with AB 32 and SB 375. The General Plan Update includes a new Mixed Use (MU) designation that establishes areas appropriate for the planned integration of some combination of retail; office; single and multi-family residential; hotel; recreation; limited industrial; public facilities or other compatible use. In addition, a mixed-use overlay combining zone has been approved in the Traver, Pixley, Tipton, and Strathmore community rezoning plans.

Mixed Use areas allow for higher density and intensity development, adaptive and beneficial reuse, or a broad spectrum of compatible land uses ranging from a single use on one parcel to a cluster of uses. These areas are intended to provide flexibility in design and use for contiguous parcels having multiple owners, to protect and enhance the character of the area. The consideration of development proposals in Mixed Use areas should focus on compatibility between land uses, and the development potential of a given area compared to the existing and proposed mix of land uses and their development impacts. Density bonuses for residential units of 25% to 35% may be granted, according to the Density Bonus Ordinance or State law, to Mixed Use areas to encourage the development of affordable housing units,

7. Adequate Sites Inventory

compact development in the implementation of development strategies that support the use of mass transit, reduction of air impacts, and implementation of measures that contribute to the reduction of global warming.

This designation is found within Urban Development Boundaries, Planned Community Areas, and Mountain Service Areas and pursuant to regional growth corridor plans and policies. Land use designations within Hamlet Development Boundaries shall be the mixed use land designation unless a traditional plan is requested by the Hamlet residents. (Planning Framework PF3.4).

Additionally, the General Plan update includes a new program to identify opportunities for infill sites in all new community updates, and hamlet plans as they are prepared over time as part of the implementation of the General Plan.

While the commercially zoned sites' characteristics make them prime candidates for residential development, there is no guarantee that they will be developed with 100 percent residential uses. However, market forces would trend toward residential versus commercial uses. In the agricultural based economy of Tulare County, agricultural jobs are what create demand for housing in the unincorporated area. These employment opportunities are often not located within the hamlets and communities themselves, but in the surrounding outlying agricultural areas. Therefore, most proposed projects within these hamlets and communities often tend to be for residential development.

To ensure adequate sites are available throughout the planning period to accommodate the County's regional housing need, specifically for lower income households, Action Program 14, No Net Loss, has been added to the element.

As demonstrated in Table 7-4, the County has identified sufficient sites zoned appropriately to accommodate 25,617 units which exceeds the RHNA allocation of 7,081 by 18,536 units.

**Table 7-4
Adequate Sites Inventory**

Adequate Sites Inventory				
Community	Single Family	Multi-family	Approved/Pending Subdivisions	Total Units
Communities				
Alpaugh	185	22	0	207
Cutler-Orosi	710	660	40	1,410
Ducor	400	212	0	612
Earlimart	274	780	385	1,439
East Orosi	16	0	0	16
East Porterville	894	188	113	1,195
Goshen	263	515	526	1,304
Ivanhoe	63	735	80	878
Lemon Cove	61	4	0	65
London	358	0	0	358
Patterson Tract	177	70	55	302
Pixley	712	478	558	1,748
Plainview	3	0	0	3
Poplar-Cotton Center	577	372	406	1,355
Richgrove	0	133	0	133
Springville	797	389	206	1,392
Strathmore	38	201	47	286
Sultana	724	4	0	728
Terra Bella	817	401	0	1,218
Three Rivers	2,409	1,204	0	3,613
Tipton	837	530	172	1,539
Traver	212	259	0	471

7. Adequate Sites Inventory

Adequate Sites Inventory				
Community	Single Family	Multi-family	Approved/Pending Subdivisions	Total Units
Woodville	259	103	247	609
Hamlet Development Boundaries				
Allensworth	723	0	0	723
Delft Colony	7	0	0	7
East Tulare	27	0	0	27
Lindcove	56	0	0	56
Monson	195	0	0	195
Seville	71	55	0	126
Teviston	0	0	0	0
Tonyville	7	0	0	7
Waukena	0	0	0	0
West Goshen	27	0	0	27
Yettem	4	0	0	4
City Fringe				
Dinuba	546	0	0	546
Exeter	0	0	0	0
Tooleville	2	0	0	2
Farmersville	352	0	0	352
Lindsay	52	0	0	52
El Ranch Tract	16	0	0	16
Porterville	355	80	113	548
Tulare	135	17	0	152
Visalia	491	11	178	680
Tract 92	2	0	0	2
Woodlake	5	332	46	383
Kingsburg	761	0	70	831
Total	14,620	7,755	3,242	25,617

Environmental Constraints

A number of environmental constraints throughout the County affect the character and density of residential developments. For example, constraints include sensitive wildlife habitat, archeological sites, geologic and flood hazards, land conservation contracts, wetlands, and sensitive plant species. Also included in this section is a brief overview of the County's water resources and quality. Specific constraints are described in more detail below. These constraints can usually be mitigated, and would likely not prevent development from occurring on the identified sites. In addition, there are no other known environmental constraints that could impede development in the planning period.

Geologic Hazards

Tulare County is not a high risk area for earthquake activity. In 1973, five counties within the Southern San Joaquin Valley undertook the preparation of the Five County Seismic Safety Element to assess seismic hazards. The Element identifies areas of potential seismic activity by seismic zone. Hazards due to ground-shaking are considered to be "minimal" in the general area of the identified sites.

Landslide potential is considered "low-to-moderate" in areas where steep slopes are present. However, such areas are not heavily populated and most are located in federal or state lands. Therefore, geologic hazards do not have the potential to impact development viability of the identified sites.

Flood Hazards

Flooding is a natural occurrence in Tulare County because it is a natural drainage basin for thousands of watershed acres of Sierra Nevada and Coast Range foothills and mountains. Two kinds of flooding can occur in the County: general rainfall floods occurring in late fall and winter in the foothills and on the valley floor; and snowmelt floods occurring in the late spring and early summer. Most floods are produced by extended periods of precipitation during the winter months. Floods can also occur when large amounts of water (due to snowmelt) enter storage reservoirs, causing an increase in the amount of water that is released.

Official floodplain maps are maintained by the Federal Emergency Management Agency (FEMA). FEMA determines areas subject to flood hazards and designates these areas by relative risk of flooding on a map for each community, known as the Flood Insurance Rate Map (FIRM). A 100-year flood is considered a Special Flood Hazard Area for purposes of land use planning and protection of property and human safety. The boundaries of the 100-year floodplain are delineated by FEMA on the basis of hydrology, topography, and modeling of flow during predicted rainstorms. The analysis of predicted flooding does not account for the effects of continued land subsidence or the rise in sea level associated with the greenhouse effect.

The county's flood damage prevention codes are intended to promote public health, safety, and general welfare in addition to minimizing public and private losses due to flood conditions. The county code includes a number of provisions to protect against flooding. In Special Flood Hazard Areas some of these provisions include requiring uses vulnerable to floods be protected against flood damage at the time of initial construction, controlling the alteration of natural flood plains, and preventing or regulating the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards in other areas. These required mitigation measures will not preclude residential development of any identified sites which may be located within a FEMA delineated 100-year floodplain.

7. Adequate Sites Inventory

The County of Tulare has taken steps to be a part of the National Flood Insurance Program (NFIP), which means the County of Tulare agreed to manage flood hazard areas by actively adopting minimum regulatory standards as set forth by Federal Emergency Management Agency (FEMA). The NFIP is administered by FEMA to offer flood insurance to properties located in the special flood hazard areas (SFHAs). Information about the NFIP, is available at the following website: www.fema.gov. As a part of the county's participation in the NFIP, individuals are eligible to obtain flood insurance. Information regarding flood control in Tulare County is available at the County of Tulare Resource Management Agency at the following website: <http://www.tularecounty.ca.gov/rma/index.cfm/public-works/engineering/flood-control/>. On June 16, 2009 Tulare County adopted the new Digital Flood Insurance Rate maps (DFIRMs). Information is available to determine if a property is located in a SFHA by using the following FEMA Map Service Center link as follows: <https://msc.fema.gov/portal>.

Agricultural Lands

The California Land Conservation Act, (commonly referred to as the "Williamson" Act) was adopted by the state legislature in 1965 to protect agricultural, wetland, and scenic areas of the state from unnecessary or premature conversion to urban uses. The Williamson Act explicitly pronounces the State's responsibility for protecting its agricultural industry from stagnation and recession. The agricultural industry is critical to the economy of Tulare County, and its agricultural preserve program was first implemented in 1969.

To that end, Tulare County has several mechanisms that serve to protect farmland from premature urbanization. Conservation or Farmland Security Zone Contracts provide that property may not be used by the owner, or their successors, for any purpose other than the production of agricultural products for commercial purposes. The minimum timeframe of a Land Conservation Contract cannot be less than 10 years. Farmland Security Zone contracts cannot be less than 20 years. Both contracts automatically renew one additional year and the automatic renewal continues indefinitely unless a notice of non-renewal is filed.

The sites identified in the site inventory for housing development are not encumbered with Williamson Act contracts or within Farmland Security Zones. Thus, all sites proposed for development are not constrained by agricultural land use conservation contracts.

Airports

Airport safety issues are associated with flight hazards and airport hazards associated with surrounding land uses. Flight hazards can be physical (e.g., tall structures that would obstruct airspace), visual (such as glare caused by lights or reflective surfaces), or electronic (interference with aircraft instruments or communication systems). As urban areas grow, there is an increased need for airport operations. Such increased activity generates an increased risk of aircraft crash hazards.

When land use controls combine with safety areas, the risks to both people on the ground and aircraft utilizing the airport is decreased. The risk to persons on the ground being harmed by a falling plane is small. However, an air crash is a high consequence event. Therefore, when a crash does occur it can be catastrophic. These considerations have led to the adoption of safety standards which determine acceptable land uses (assuming a crash will occur) rather than attempting to estimate accident probabilities. While the majority of Tulare County airports have not experienced a serious aircraft accident, aircraft accidents are possible.

7. Adequate Sites Inventory

The Tulare County Airport Land Use Commission has adopted a Comprehensive Airport Land Use Plan that includes safety, height, and noise policies to provide land use compatibility with airport operations.

Hazardous Waste

The unincorporated area of Tulare County contains 66 sites that are listed by the State Water Resources Control Board as contaminated and either undergoing cleanup, assessment, or is being monitored. Additionally, the county has two sites that are listed on the state's Cortese list:

The Parmenter & Bryan site is located approximately one-half mile east of Orosi. The site is the location of a former pesticide applicator business.

The Harmon Field site is a closed airport that was used as a base for crop duster activity for over forty years. It encompasses approximately 40 acres on a 104 acre parcel located on the southwest edge of Pixley.

Of these known hazardous waste sites, none are adjacent to any of the sites identified in the site inventory and do not present a constraint to their potential residential development.

Ecosystems and Critical Habitats

Tulare County exhibits a diverse ecosystems landscape created through the extensive amount of topographic relief (elevations range from approximately 200 to 14,000 feet above sea level).

A sensitive natural community is a biological community that is regionally rare, provides important habitat opportunities for wildlife, or is of special concern to local, state, or federal agencies. The California Environmental Quality Act (CEQA) identifies the elimination or substantial degradation of such communities as a significant impact (CERES 2004). Based on federal and state regulations, wetlands and critical habitat are examples of sensitive natural communities. Nine sensitive natural communities are found in Tulare County.

Critical habitat is the natural environment designated by the U.S. Fish and Wildlife Service (USFWS), as required, for the conservation of a federally listed species. These habitats are specifically protected under the federal Endangered Species Act (16 USC 1532, 50 CFR 424.02). The designation of a critical habitat is a formal process that involves the posting of a draft proposal in the federal register of the critical habitat designation, a public comment period, and a final determination. Critical habitat designations have been established for eight species in Tulare County.

The sites listed for potential residential development are not located within any identified critical habitat of the eight species listed under the Endangered Species Act (ESA), with the exception of those sites in the Springville area which is located within the California condor habitat.

Cultural and Historic Resources

Sensitive sites include burial grounds, important village sites, and other buried historical resources protected under state and federal laws. The San Joaquin Valley is rich in such sites and the County has programs and policies in place to protect identified sites. No identified sensitive sites are located on and/or adjacent to any of the sites identified in the site inventory and therefore, do not present a constraint to potential residential development.

Water Resources

Demands for water resources within the County of Tulare (County) are met from four (4) major sources. These sources include groundwater, local streams and rivers, imported surface water and imported surface water by exchange. Appendix C of the General Plan Background Report provides an overview of those resources and their relationship to existing and projected development within the County. This overview includes the status of each of the major sources and any anticipated change in status over the planning horizon covered by the General Plan update. In addition, issues addressed include groundwater quality, groundwater overdraft and the reliability of identified surface water sources. The current status of the San Joaquin River settlement has been included and its possible implications for the future of surface water deliveries are considered.

Water Quality

Inadequate water quality is a potential environmental constraint to residential development in areas that rely on groundwater. A brief description of groundwater quality is presented by major watershed. The principal valley floor divisions are the Kings River Watershed, the Kaweah River Watershed, the Tule River Watershed and the Deer Creek/White River Watershed.

Kings River Watershed

No single expression satisfies the water quality conditions which exist within the Kings River Watershed. In general, groundwater along the immediate fringe of the foothills tends to be high in nitrates and, in certain cases, radiological parameters. Naturally occurring contaminants are reduced in their intensity as flows extend onto the valley floor, due principally to the influence of recharge of surface water which, for the most part, is absent any naturally occurring contaminants.

Contamination problems which are experienced, once groundwater is a reasonable distance from the foothill fringe, are generally man-induced. Contaminants include those associated with fertilizers, pesticides and herbicides, many of which have been banned with residual effects now remaining. The presence of fertilizers in some samples exists due to application timing issues, as well as infrequent occurrences of over application. There are no communities which are not impacted, to some degree, by either naturally occurring or man-induced contamination within this watershed

Kaweah River Watershed

As with the Kings River Watershed, water quality trends within the Kaweah River Watershed change from east to west. Lands immediately adjacent to foothills exhibit elevated chloride and nitrate characteristics. As groundwater is tapped toward the central portion of the valley floor of the County, the water normally produced is of excellent quality. Anomalies occur where man-induced contamination has adversely influenced the quality characteristics. Influences from nematodecides such as DBCP, herbicides, pesticides and fertilizers all appear at certain locations within the Kaweah River Watershed, as do the impacts from industrial chemicals such as dry cleaning solvents and petroleum fuels.

Some water purveyors within the area have installed surface water treatment facilities on selected water extraction facilities; however, the principal method for dealing with contaminant-related issues is to shift to another area where water quality problems are absent. The County and the State of California conduct extensive programs of oversight for petroleum hydrocarbon

contamination which is an on-going process which has further impacted the availability of groundwater for consumptive purposes in numerous locations.

Tule River Watershed

The east side of the valley floor in the Tule River Watershed contains the highest population of individuals impacted by lower quality groundwater of any area within the County. From the foothill fringe, adverse groundwater quality extends into the valley floor for several miles in all locals, except for those immediately adjacent to the Tule River. As a result of these conditions, the City of Lindsay, the Lindsay-Strathmore Irrigation District and the Strathmore Public Utility District have all constructed and operate surface water treatment plants treating water from the Friant-Kern Canal. In the Lindsay area, adverse water quality parameters include chlorides, nitrates and DBCP. The number of wells constructed in this area which have been successfully designed to avoid groundwater containing these parameters are limited. In the Tonyville and Strathmore areas, where population concentrations are served by the Lindsay-Strathmore Irrigation District and the Strathmore Public Utility District, the primary groundwater contaminant is nitrate. These areas are served with potable water by surface water treatment plants operated by both public entities.

The east Porterville and Plainview areas exhibit similar high nitrate characteristics. Extensions of pipelines from the City of Porterville into the east Porterville unincorporated area have solved the problem for several customers in that area. The California Water Service Company has a system in the area and they are in the process of evaluating different methodologies to allow for compliance with the Maximum Contaminant Level for the nitrate parameter in their system. The Sunnyside School governing board chose to extend a pipeline from the Strathmore joint water treatment plant to the school to resolve their nitrate contamination problem. Just to the west, efforts are now being initiated to address the problems which exist in the Plainview community area.

It is anticipated, over time, that an increase in the number of well head treatment and surface water treatment facilities will develop in order to address the demands associated with both existing population and increased population within this area of the Tule River Watershed. Extending to the west, water quality improves to the extent that the only current concerns are those related to proposed changes in water quality parameters for radon and arsenic. These changes could lead to some systems, which are currently in compliance with all state and federal drinking water criteria, finding themselves out of compliance for one or more parameters.

Deer Creek/White River Watershed

The groundwater quality characteristics appurtenant to the Deer Creek/White River Watershed vary from east to west. In general, water quality on the east side of the valley floor of the County in this area is characterized by diminished quality where nitrates, phenols and salts are present in different concentrations and in different locals. As a result, the Terra Bella Irrigation District has embarked on a program of initially installing a surface water treatment plant and then, on a continuing basis, constructing an ever expanding distribution system allowing for the capability of delivery of water meeting current federal and state drinking water standards to areas which previously did not have certified potable sources available or to augment limited groundwater supplies. South of this area, drilling and development of wells with a design capability to select water from identified aquifers meeting current drinking water standards is the common approach. Quantities are, however, limited under this paradigm, as taking water from too shallow of a zone, or from too deep a zone, results in significant diminishment of the quality to be delivered.

7. Adequate Sites Inventory

Water quality trends going to the west from this area improve considerable with communities systems along the axis of Highway 99, such as those of the Pixley Public Utility District and the Earlimart Public Utility District, experiencing no problems with the capability to deliver a potable supply of water. Other than elevated temperature conditions in Earlimart, the supply meets all current state and federal guidelines. The reliance of this area, as to safe yield of groundwater, on imported water supplies cannot be understated. In the early part of the last century, groundwater was available throughout the Highway 99 axis and westerly from there on an artesian basis. Tapping the confined aquifers below the deep clays yielded water, which could be delivered to the surface without the assistance of mechanical means. Continued extractions of water eliminated the artesian characteristics and, with the development of the deep well turbine pump, the capability existed to draft water from ever increasing depths which have become characteristic of this area. Absent the imported CVP supplies, groundwater depths would reach levels where current commodity returns would not allow for economic recovery.

On the westerly side of the Deer Creek/White River Watershed, groundwater quality again declines into unacceptable conditions. Principal among these conditions are elevated levels of arsenic and microsand conditions requiring special drilling techniques and/or well head treatment to allow compliance with applicable standards. Many of these wells produce various gases including hydrogen sulfide, methane and natural gas, further aggravating the capability to deliver a potable supply. Recent efforts in the Alpaugh area have demonstrated that the microsand and hydrogen sulfide characteristics can be successfully managed through controlled drilling techniques. The reduction in the allowable level of arsenic appears to require treatment facilities to be installed as all arsenic characteristics of intercepted aquifers appear to exceed the new drinking water standard for the arsenic parameter. Continued research is occurring into a determination of whether or not an affordable method of arsenic reduction can be developed.

Existing Infrastructure

A major constraint to development of affordable housing throughout Tulare County is the lack of sufficient infrastructure such as domestic water, wastewater, storm drainage, and street lights. Government Code Section 65583(a)(3) requires local governments to prepare 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. The Action Program 9 document (Exhibit C) provides an inventory that is designed to be used to identify sites that can be developed for housing within the planning period of the Housing Element. The purpose of this report is to document the existing infrastructure provided in the disadvantaged unincorporated communities and hamlets.

Infrastructure capacity affects the amount, location, and timing of new residential development. New housing opportunities create challenges regarding public infrastructure extensions and expansions. In fact, the availability of adequate water, public infrastructure such as wells and wastewater treatment facilities, and other public services and facilities can impact the feasibility of new residential development. This section analyzes the existing infrastructure throughout the County's unincorporated area. The County understands the vital role infrastructure plays in the development of affordable housing. Therefore, Tulare County continues to seek grant and loan opportunities, where feasible, to provide and assist in the delivery of reliable, clean water and/or wastewater services, stormwater drainage, and other critical municipal services to the lower income and disadvantaged unincorporated communities in Tulare County. Action Program 9 has been incorporated by reference in this Housing Element to support and encourage opportunities for the restoration and/or expansion of infrastructure throughout the unincorporated communities in the County.

7. Adequate Sites Inventory

As stated in the 2009 Update of the Tulare County Housing Element, a major constraint to development of affordable housing throughout the County is the lack of sufficient infrastructure and basic municipal services. The County continues to identify housing related infrastructure needs, such as; water, sewer, natural gas or streetlights, using community needs assessments, housing condition surveys, public comments at community meetings, redevelopment implementation plans and amendments, community plans and other relevant information from the Health & Human Services Agency (HHS) Environmental Health Services, Regional Water Quality Control Board, public utility districts, community services districts and other agencies.

In August 2010, in an effort to address the drinking and wastewater needs for disadvantaged communities in the Tulare Lake Basin, which includes Fresno, Kern, Kings, and Tulare counties. The Board of Supervisors approved an agreement with the California Department of Water Resources to accept \$2 million in funding for the Tulare Lake Basin Disadvantaged Community Water Study Project.

This funding came as a direct result of lobbying efforts by the Tulare County Water Commission, an advisory board made up of local water experts including engineers, water district managers, elected officials and community activists. The \$2 million grant will fund a water study project which will seek to identify the water and wastewater problems affecting disadvantaged communities in the Tulare Lake Basin and develop recommended solutions to address these problems through pilot projects and studies. The project will develop a plan that provides rural, disadvantaged communities with a safe, clean and affordable potable water supply and effective and affordable wastewater treatments and disposal. Tasks included in the water study project are: developing a database of all disadvantaged communities in the Tulare Lake Basin that includes data covering groundwater, groundwater recharge areas, etc.; stakeholder consultation and community outreach; selecting and designing pilot projects and studies to develop priority issues; implementing pilot projects; and preparing and finalizing a report to the State Legislature, among others. This study will be a tremendous step to address the drinking and wastewater needs for some of our region's poorest communities.

In addition, Tulare County has taken an important step to replace an aging water distribution system in the unincorporated community of Seville. At its December 7th, 2011 meeting, the Tulare County Board of Supervisors unanimously approved the submission of a grant application to seek more than \$1 million in Federal funding for the replacement of deteriorating distribution lines and water storage facilities in Seville, otherwise known as the Seville Water System Rehabilitation Project. The total cost of the project is estimated to be more than \$2 million. The grant application for Federal funding and an existing grant application for State funding would cover the cost of the project. Self-Help Enterprises has worked extensively with Tulare County in the preparation of the grant application.

Tulare County will continue to seek grant and loan opportunities to provide and assist in the delivery of reliable, clean water and/or wastewater services, stormwater drainage, and other critical municipal services to the lower income and disadvantaged unincorporated communities in Tulare County.

General Plan Policies for Adequate Services

In order to address the need for service providers to continue to plan and accommodate projected growth, the adopted General Plan update includes a number of policies within the Public Facilities and Services section. The Public Facilities Element is divided into the following sections:

7. Adequate Sites Inventory

- General (Section 14.1)
- Water Supply (Section 14.2)
- Wastewater (Section 14.3)
- Storm Drainage (Section 14.4)
- Solid Waste (Section 14.5)
- Communications Systems (Section 14.6)
- Fire Protection and Law Enforcement (Section 14.7)
- Schools and Community Facilities (Section 14.8)
- Energy Facilities (Section 14.9)
- Work Plan/Implementation Measures (Section 14.10)

The majority of land in the sites inventory is located within existing or proposed development boundaries and is currently zoned for residential development. The inventory also shows the service district that it is within or the distance to the service district boundary. There are numerous service districts throughout the County such as: Community Service District (CSD), Public Utilities District (PUD), Water Works District (WWD), Zone of Benefit (ZOB), and more. An alphabetical Listing of Tulare County, Cities and Special Districts are in Appendix E. There are service limitations in many of the unincorporated areas. Developers are required to obtain will serve letters from the service providers and/or construct improvements prior to or concurrent with development.

Domestic Water

Demands for water resources within Tulare County are met from 4 major sources. These sources include groundwater, local streams and rivers, imported surface water and imported surface water by exchange. The predominant water supply for domestic use within the unincorporated communities of Tulare County is the individual wells system. Principal among these systems are those that utilize groundwater that is, in most cases, untreated. Large and small water systems that provide domestic water service to unincorporated communities in the County are typically operated and managed by Community Service Districts (CSD), Irrigation Districts (ID), Public Utility Districts (PUD), and mutual water companies. These Districts are self governing and are not subject to County control. Although these Districts are not subject to County control, the County must coordinate its plans for growth and development with these districts in order to assure that services can be provided on a timely basis to areas planned for development, including areas within designated Urban Development Boundaries (UDB). Private purveyors were overseen by the County. The California Department of Public Health did not renew their contract in 2014 with the County delegating authority to oversee Private Community Wells.

Sewer Service

Most of the sanitary sewer systems within the unincorporated areas of Tulare County serve individual small communities, and in some cases communities effectively share wastewater treatment facilities. Sanitary sewer service within the county is generally operated and managed by special districts including CSDs, PUDs, sanitary districts, sewer maintenance districts, and

7. Adequate Sites Inventory

County Service Areas (through zones of benefit). Some agencies provide sewer collection service only, and contract with surrounding agencies for wastewater treatment. Many of the Districts (except for County Service Areas) are self governing and are not subject to County control. Although these districts are not subject to County control, the County must coordinate its plans for growth and development with these districts in order to assure that services can be provided on a timely basis to areas planned for development, including areas within designated Urban Development Boundaries (UDBs). Some of the unincorporated urban areas within Tulare County are lacking sanitary sewer infrastructure, and are served by individual or community septic systems; these communities/urban areas are listed below.

- Allensworth
- Alpaugh
- Alpine Village – Sequoia Crest
- Ducor
- East Tulare Villa
- Lindcove
- Monson
- Plainview
- Ponderosa
- Three Rivers
- Teviston
- Waukena
- West Goshen

The Three Rivers CSD provides various services to its residents with regard to septic system maintenance and inspection. Some of the specific services provided by the Three Rivers CSD include the following:

- Septic system inspections and certification for transfers of property;
- Voluntary septic system inspection at owners request;
- Investigate and take appropriate action on complaints regarding septic problems; and
- Provide homeowners with information about how a septic system works, including a homeowners guide.

In the remaining communities that are on septic systems, property owners are generally responsible for maintenance and improvements to individual or community septic systems.

Most unincorporated communities within Tulare County, with the exception of those listed above, have sanitary sewer infrastructure in place; however, in many cases the facilities are several years old and are in need of rehabilitation and/or reconstruction to meet current standards.

Storm Drainage

The County does provide storm drain facilities. Flood maps throughout the County show some areas of these communities are outside of flood zone X and are subject to flooding. There are detention basins throughout the County on an individualized basis

A brief description of each community's domestic water supply, sanitary sewer system and storm drainage is provided below based on Action Program 9 in order to present a discussion of more specific issues pertaining to each community's infrastructure systems. (See Appendix D: Action Program 9). Additionally, roads, Fire Response Times, ADA access and lighting are discussed in Action Program 9.

Alpaugh

Water: 377 connections, 20 not in use.

7. Adequate Sites Inventory

Sewer: No sanitary sewer system and served by individual or community septic systems.

Storm Drainage: No Storm Drainage System Exists

Cutler / Orosi

Water: Cutler 1,032 connections. 0 Available. Orosi 1,788. 2,000 available.

Sewer: Cutler 1,255 / Orosi 2,162 connections. Their WWTF serves also East Orosi, Yettem, Seville, and Sultana. Potential increase capacity to 2.4 MGD.

Storm Drainage: Drainage inlets and sumps exist throughout these communities.

Ducor

Water: 150 connections. Additional service capacity is 0.

Sewer: Lacks sewer infrastructure, and is served by individual or community septic systems.

Storm Drainage: No Storm Drainage System Exists

Earlimart

Water: 1,485 connections. 203 available.

Sewer: 1,485 connections. 600 available.

Storm Drainage: Inlets and sumps throughout the community.

East Orosi

Water: 108 connections. 0 available.

Sewer: 108 connections. 108 available.

Storm Drainage: No Storm Drainage System Exists.

East Porterville

Water: Individual /Community Wells, except limited (50 units) use City of Porterville Water.

Sewer: Served by the Porter Vista PUD transported to the City of Porterville WWTF.

Storm Drainage: No Storm Drainage System Exists

Goshen

Water: 1,021 connections. No Limitations – Cal Water can build to serve any new growth

Sewer: 315,000 Gallons per Day. 65% of Capacity-526 Available

Storm Drainage: Inlets and sumps throughout the community.

Ivanhoe

Water: 1,200 connections. 1,200 available.

Sewer: 200,000 Gallons Per Day. 675 available.

7. Adequate Sites Inventory

Storm Drainage: Inlets and drain lines / sumps throughout the community.

Lemon Cove

Water: 50 connections. 0 available.

Sewer: 50 Gallons Per Day. 25 available.

Storm Drainage: No Storm Drainage System Exists.

London

Water: 430 connections. 0 available.

Sewer: 430 Gallons Per Day. 645 available.

Storm Drainage: No Storm Drainage System Exists.

Matheny Tract

Water: 276 households are served by the Pratt Mutual Water Company. 0

Available. Sewer: Served by individual septic systems.

Storm Drainage: No Storm Drainage System Exists.

Patterson Tract

Water: 147 households are served by the Pratt Mutual Water Company. 0 Available.

Sewer: Served by individual septic systems.

Storm Drainage: No Storm Drainage System Exists.

Pixley

Water: 800 connections. 0 Available.

Sewer: 800 connections. 0 Available.

Storm Drainage: Inlets and sumps throughout the community.

Plainview

Water: 168 connections. 0 Available.

Sewer: Served by individual septic systems.

Storm Drainage: No Storm Drainage System Exists.

Poplar – Cotton Center

Water: 640 connections. 325 Available.

Sewer: 640 connections. 261 Available – 0 based on recently approved projects.

Storm Drainage: No Storm Drainage System Exists.

Richgrove

Water: 523 connections. 0 Available.

Sewer: 523 connections. 0 Available – 0 based on recently approved projects.

Storm Drainage: Inlets and sumps throughout the community.

Springville

Water: 410 connections. 950 Available.

Sewer: 400 connections. 185 Available.

Storm Drainage: No Storm Drainage System Exists.

Strathmore

Water: 455 connections. 0 Available.

Sewer: 480 connections. 720 Available.

Storm Drainage: Inlets and sumps throughout the community.

Sultana

Water: 150 connections. 0 Available.

Sewer: Served by individual septic systems.

Storm Drainage: Inlets and sumps throughout the community.

Terra Bella

Water: 700 connections. 600-700 Available.

Sewer: 728 connections. 52 Available.

Storm Drainage: Inlets and sumps throughout the community.

Three Rivers

Water: 90 connections. 0 Available.

Sewer: Served by individual septic systems.

Storm Drainage: No Storm Drainage System Exists.

Tipton

Water: 554 connections. 0 Available.

Sewer: 554 connections. 600 Available.

Storm Drainage: Inlets and sumps throughout the community.

Traver

Water: 180 connections. 0 Available.

7. Adequate Sites Inventory

Sewer: 189 connections. 50 Available.

Storm Drainage: Inlets and sumps throughout the community.

Woodville

Water: 480 connections. 350 Available.

Sewer: 480 connections. 680 Available.

Storm Drainage: Inlets and sumps throughout the community.

Hamlets

Allensworth

Water: 116 connections. 0 Available.

Sewer: Served by individual septic systems.

Storm Drainage: No Storm Drainage System Exists.

Delft Colony

Water: 112 connections. 0 Available.

Sewer: 112 connections. 30 Available.

Storm Drainage: No Storm Drainage System Exists.

East Tulare Villa

Water: Provided by County connections unknown (assume 218 houses)

Sewer: Served by individual septic systems.

Storm Drainage: No Storm Drainage System Exists.

Lindcove

Water: Individual wells for 140 units

Sewer: Served by individual septic systems.

Storm Drainage: No Storm Drainage System Exists.

Monson

Water: Individual wells for 52 units

Sewer: Served by individual septic systems.

Storm Drainage: No Storm Drainage System Exists.

Seville

Water: 114 connections. 0 Available.

Sewer: 99 connections. 4 Available.

Storm Drainage: No Storm Drainage System Exists.

Teviston

Water: 105 connections. 20 Available.

Sewer: Served by individual septic systems.

Storm Drainage: Inlets and sumps throughout the community.

Tonyville

Water: 79 connections. 91 Available.

Sewer: Served by individual septic systems.

Storm Drainage: Inlets and sumps throughout the community.

Waukena

Water: Individual wells for 45 units.

Sewer: Served by individual septic systems.

Storm Drainage: No Storm Drainage System Exists.

West Goshen

Water: 88 connections. Capacity 70. 0 Available.

Sewer: Served by individual septic systems.

Storm Drainage: No Storm Drainage System Exists.

Yettem

Water: 69 connections. 527 Available.

Sewer: 69 connections. 193 Available.

Storm Drainage: No Storm Drainage System Exists.

County Service Areas

In addition to the water systems that are operated by special districts that are separate governing bodies from the County, the County operates some small systems through County Service Area governance. There are two County Service Areas, designated as CSA No. 1 and CSA No. 2. CSA No. 1 includes seven zones of benefit (3 of which have water systems under the jurisdiction of the County). The 3 zones of benefit include Delft Colony, Traver, and Yettem. These water systems are isolated individual systems and rely upon groundwater for potable water deliveries. These water systems are currently un-metered, and customers are billed under a flat rate structure. The Seville community is included in the Yettem water zone of benefit; however, it is served by a private mutual water company. As stated above, all private water wells, except for Seville's, are now under the authority of CDPH.

Tulare County Service Area No. 2 includes one zone of benefit known as the Wells Tract. Wells Tract water system is operated under the jurisdiction of Tulare County. Wells Tract receives

7. Adequate Sites Inventory

water deliveries from the City of Woodlake water system through a contract entered into by the City of Woodlake and the County. Wells Tract development is assessed taxes and fees through the County. Wells Tract water system is currently billed under a flat rate structure.

The county's sewer infrastructure is divided into zones of benefit for rate structuring and functional purposes. The following seven zones of benefit within CSA #1 have been established for sanitary sewer infrastructure and contain a total service population of approximately 3,300 residents.

El Rancho Sewer

The current El Rancho sewer collection system is identified as being at full capacity, and unable to support any new connections, until further capacity improvements and/or negotiations can be completed.

Delft Colony Sewer

The current average dry weather flow into the plant is approximately 45,000 GPD, and the design capacity of the plant is 57,200 GPD.

Seville Sewer

The Seville sewer system is a collection system only that transports an average dry weather flow of approximately 48,000 GPD to the Cutler-Orosi treatment and disposal facility. The Cutler-Orosi Joint Powers Wastewater Authority is contracted with Tulare County to treat a maximum flow of approximately 50,000 GPD from the Seville zone of benefit.

Tonyville Sewer

The Tonyville sewer system is a collection system only that transports an average dry weather flow of approximately 28,000 GPD to the City of Lindsay wastewater treatment and disposal facility. The City of Lindsay is contracted with the county to treat a maximum flow of approximately 60,000 GPD from the Tonyville zone of benefit.

Tooleville Sewer

The current average dry weather flow into the plant is approximately 28,000 GPD and the design capacity of the plant is 35,000 GPD.

Yetter Sewer

The Yettem sewer system is a collection system only, that transports an average dry weather flow of approximately 15,000 GPD to the Cutler-Orosi treatment and disposal facility. The Cutler-Orosi Joint Powers Wastewater Authority is contracted with Tulare County to treat a maximum flow of approximately 42,000 GPD from the Yettem zone of benefit.

Wells Tract

County Service Area No. 2 provides sanitary sewer service to residents in the Wells Tract zone of benefit. The Wells Tract zone of benefit community has approximately 200 residents and is located east of the City of Woodlake. The Wells Tract sewer system is a collection system only that transports an average dry weather flow of approximately 22,000 GPD to the City of Woodlake treatment and disposal facility. The City of Woodlake is contracted with Tulare County to treat a maximum flow of approximately 30,000 GPD from the Wells Tract zone of benefit.

Emergency Shelters

Emergency Shelters are allowed in the M-1 and M-2 Zoning district. There are 62 sites that have been identified as adequate sites for emergency shelters. These sites are spread out throughout Tulare County. The Board of Supervisors adopted the Emergency Shelter Ordinance to the Tulare County Zoning Ordinance on June 28, 2015,

This amendment allows emergency shelters within all the M-1 Zone(s). The inclusion of this amendment complies with Government Code Section 65589.5 (SB 2) and fulfills one of the requirements of Action Program 12 in 2009 Tulare County Housing Element Update. The Emergency Shelter Definition is included in Section 2 Definitions and the Emergency Shelter Ordinance will be included as Section 15.6 of the Tulare County Zoning Ordinance No. 352.

The Emergency shelter definition is: 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.

The M-1 Zone is appropriate for emergency shelters because it does not allow uses which may be obnoxious or offensive by reason of emission of odor, dust, smoke, gas, noise or other similar causes. Typically M-1 parcels are between 1.0 and 6 acres in size and generally located near transportation routes and commercial services. The M-1 Zone encompasses approximately 2,300 acres throughout the unincorporated area of Tulare County and provides the capacity for emergency shelters to be considered in communities with the M-1 Zoning District.

Transition/supportive and Target Population zone change amendment was also adopted on June 30, 2015. The amendment included housing as permitted by right in all residential zones of the County. The inclusion of large emergency shelters in the M-1 and M-2 zone does not preclude the uses by right, including shelters in the Residential Zones.

The Zone amendment added the definitions of Transitional Housing/Supportive Housing and Target Population in the Zone Ordinance and allows transitional housing within all the residential zones. The inclusion of this amendment complies with SB 745 and fulfills one of the requirements of Action Program 12 in 2009 Tulare County Housing Element Update.

The Transitional Housing/Supportive Housing and Target Population Definitions are included in Section 2 Definitions and the Transitional Housing/Supportive Housing will be included in the R-0, R-1, R-2, R-3 and RA zone sections (Section 4, 5, 6, 7, & 8) of the Tulare County Zoning Ordinance No. 352.

The Transitional Housing Definition is: "Transitional housing" and "transitional housing development" means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Transitional housing is a residential use.

The Supporting Housing Definition is: Housing with no limit on length of stay and is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Supportive housing is a residential use.

7. Adequate Sites Inventory

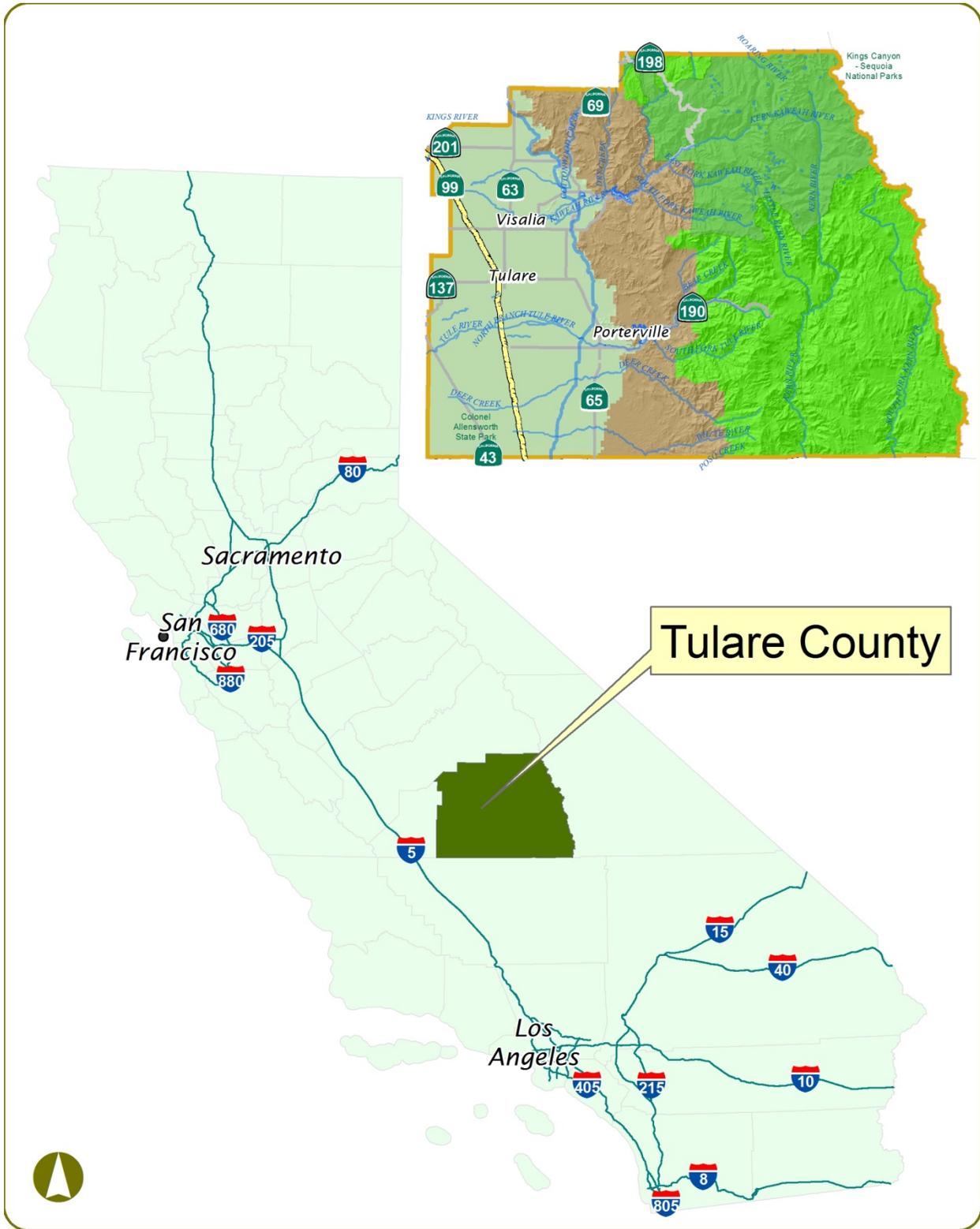
The Target Population Definition is: Persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

Table 7-5
Potential Sites for Emergency Shelters

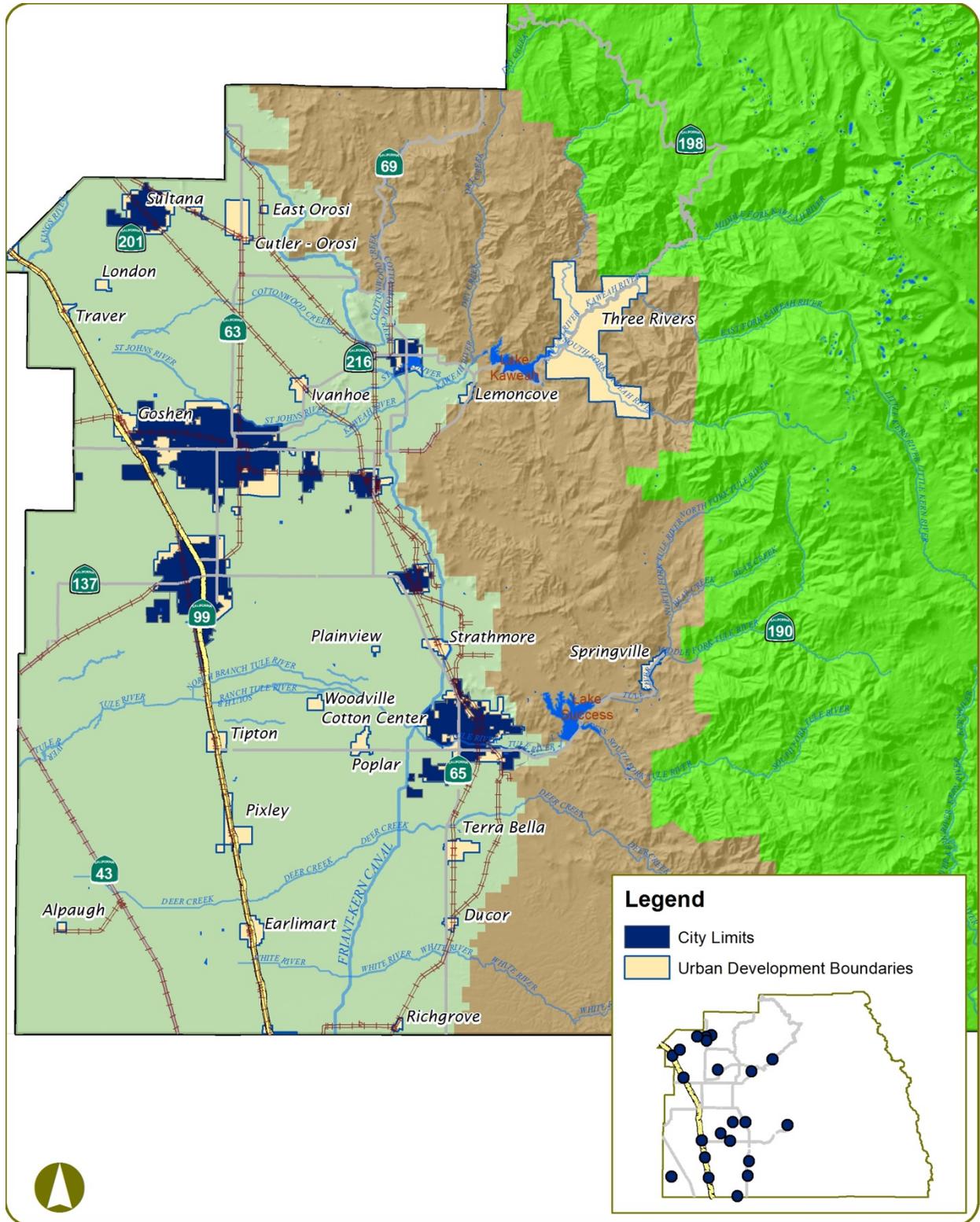
Community	APN	Zoning District	Area
Cutler-Orosi	032-260-002	M-1	1.96
Ducor	321-080-076	M-1	5.87
Ducor	321-170-006	M-1	0.18
Ducor	321-170-068	M-1	5.97
East Porterville	263-220-014	M-1	0.89
East Porterville	264-020-003	M-1	0.18
East Porterville	264-020-008	M-1	0.16
Goshen	075-260-005	M-1/M-2	0.14
Goshen	075-210-038	M-1	0.72
Goshen	075-231-009	M-1	0.24
Goshen	075-250-003	M-1	0.15
Goshen	075-250-011	M-1	0.14
Goshen	075-250-022	M-1	0.14
Goshen	075-250-023	M-1	0.18
Goshen	075-250-043	M-1	0.14
Goshen	075-260-001	M-1	0.17
Goshen	075-300-034	M-1	1.3
Ivanhoe	107-030-036	M-1	1.11
Ivanhoe	107-094-005	M-1	0.17
Ivanhoe	107-112-009	M-1	0.16
Ivanhoe	107-230-041	M-1	2.5
Pixley	295-060-004	M-2	29.53
Pixley	295-030-006	M-1	2.48
Pixley	295-040-027	M-1	0.53
Pixley	295-250-005	M-1	0.94
Pixley	295-250-011	M-1	0.1
Pixley	295-250-018	M-1	0.8
Pixley	295-270-009	M-1	0.43
Pixley	295-270-011	M-1	0.19
Pixley	295-270-018	M-1	1.27

7. Adequate Sites Inventory

Community	APN	Zoning District	Area
Poplar-Cotton Center	236-170-014	M-1/M-2	29.79
Poplar-Cotton Center	237-060-009	M-2	1.54
Terra Bella	320-121-001	M-2	6.98
Terra Bella	320-121-001	M-2	6.98
Terra Bella	320-121-002	M-2	7.19
Terra Bella	320-121-002	M-2	7.19
Terra Bella	320-121-003	M-2	28.16
Terra Bella	320-121-003	M-2	28.16
Terra Bella	320-121-004	M-2	9.75
Terra Bella	320-121-004	M-2	9.75
Three Rivers	068-140-013	M-1	4.85
Three Rivers	068-140-014	M-1	5.14
Three Rivers	068-140-015	M-1	5.84
Three Rivers	068-140-016	M-1	12.71
Three Rivers	068-380-004	M-1	5.82
Tipton	230-240-010	M-2	14.36
Tipton	300-030-036	M-2	0.40
Tipton	230-200-006	M-1	1.00
Tipton	230-200-011	M-1	0.96
Seville	050-063-003	M-1	0.64
Seville	050-161-003	M-1	0.12
Seville	050-161-004	M-1	0.16
Seville	050-161-005	M-1	0.17
Seville	050-164-001	M-1	0.70
Seville	050-172-007	M-1	0.16
Dinuba	013-080-065	M-1	0.38
Dinuba	013-080-067	M-1	0.36
Porterville	262-210-007	M-1/F-1	12.12
Porterville	261-012-026	M-1	1.26
Porterville	261-270-003	M-1	0.19
Woodlake	059-110-007	M-1	1.05
Woodlake	061-010-012	M-1	1.56



7. Adequate Sites Inventory



Alpaugh Site Inventory

Alpaugh Urban Development Boundary								
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity	Notes
Single Family Parcels Residential								
311-120-025	1.97	R-A	1-4du/ac	MU	VACANT	4du/ac	8	
311-130-014	2.31	R-A	1-4du/ac	MU	VACANT	4du/ac	9	
311-160-011	9.03	R-A	1-4du/ac	MU	VACANT	4du/ac	36	
311-160-023	1.45	R-A	1-4du/ac	MU	VACANT	4du/ac	6	
311-173-014	0.68	R-A	1-4du/ac	MU	VACANT	4du/ac	3	
311-173-020	0.54	R-A	1-4du/ac	MU	VACANT	4du/ac	2	
311-173-021	0.54	R-A	1-4du/ac	MU	VACANT	4du/ac	2	
311-174-004	0.14	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-174-006	0.14	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-174-011	0.14	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-174-012	1.36	R-A	1-4du/ac	MU	VACANT	4du/ac	5	
311-174-013	0.41	R-A	1-4du/ac	MU	VACANT	4du/ac	2	
311-175-002	0.44	R-A	1-4du/ac	MU	VACANT	4du/ac	2	
311-175-006	0.15	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-181-005	0.13	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-181-006	0.19	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-181-009	0.14	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-182-010	0.41	R-A	1-4du/ac	MU	VACANT	4du/ac	2	
311-182-011	0.14	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-182-017	0.14	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-182-018	0.14	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-183-018	0.14	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-183-019	0.14	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-183-020	0.14	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-184-004	0.29	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-191-010	0.29	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-192-012	0.14	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-192-013	0.41	R-A	1-4du/ac	MU	VACANT	4du/ac	2	
311-192-020	0.68	R-A	1-4du/ac	MU	VACANT	4du/ac	3	
311-193-002	0.27	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-193-003	0.14	R-A	1-4du/ac	MU	VACANT	4du/ac	1	

Alpaugh Urban Development Boundary

7. Adequate Sites Inventory

APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity	Notes
311-193-004	0.14	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-193-007	0.68	R-A	1-4du/ac	MU	VACANT	4du/ac	3	
311-193-010	0.41	R-A	1-4du/ac	MU	VACANT	4du/ac	2	
311-193-011	0.27	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-193-017	0.54	R-A	1-4du/ac	MU	VACANT	4du/ac	2	
311-194-002	0.28	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-202-010	0.14	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-202-014	0.13	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-202-015	0.25	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-202-018	0.25	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-202-023	0.27	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-203-001	0.14	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-203-018	0.5	R-A	1-4du/ac	MU	VACANT	4du/ac	2	
311-203-022	0.5	R-A	1-4du/ac	MU	VACANT	4du/ac	2	
311-203-023	0.14	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-203-024	0.14	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-203-025	0.14	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-204-001	0.14	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-204-011	0.16	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-211-001	0.27	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-211-002	0.27	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-211-003	0.15	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-211-004	0.29	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-211-015	0.15	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-212-031	0.25	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-213-002	0.25	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-213-004	0.14	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-213-019	0.25	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-213-021	0.27	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-213-022	0.27	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-214-007	0.16	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-214-009	0.16	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-214-015	0.27	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-214-017	0.14	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-214-018	0.14	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-214-021	0.4	R-A	1-4du/ac	MU	VACANT	4du/ac	2	

Alpaugh Urban Development Boundary								
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity	Notes
311-214-022	0.27	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-222-007	0.14	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-222-009	0.14	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-222-019	0.27	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-222-022	0.41	R-A	1-4du/ac	MU	VACANT	4du/ac	2	
311-222-025	0.14	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-222-026	0.14	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-222-027	0.14	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-222-030	0.14	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-222-032	0.14	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-223-001	0.27	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-223-010	0.34	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-223-011	0.34	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-223-017	0.27	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-223-025	0.27	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-223-030	0.14	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-224-008	0.13	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-224-010	0.13	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-230-011	0.29	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-230-012	0.15	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-230-015	0.15	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-230-016	0.15	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-230-019	0.15	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-230-021	0.27	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-230-024	0.27	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-230-026	0.14	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-230-027	0.27	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-230-032	0.14	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-240-015	0.14	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-240-022	0.18	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-240-023	0.18	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-240-024	0.14	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-240-026	0.14	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-240-027	0.14	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-240-028	0.14	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-240-029	0.17	R-A	1-4du/ac	MU	VACANT	4du/ac	1	

Alpaugh Urban Development Boundary

7. Adequate Sites Inventory

APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity	Notes
311-240-030	0.17	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-240-031	0.17	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-240-033	0.14	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-240-034	0.14	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
311-240-035	0.14	R-A	1-4du/ac	MU	VACANT	4du/ac	1	

MU=Mixed Use

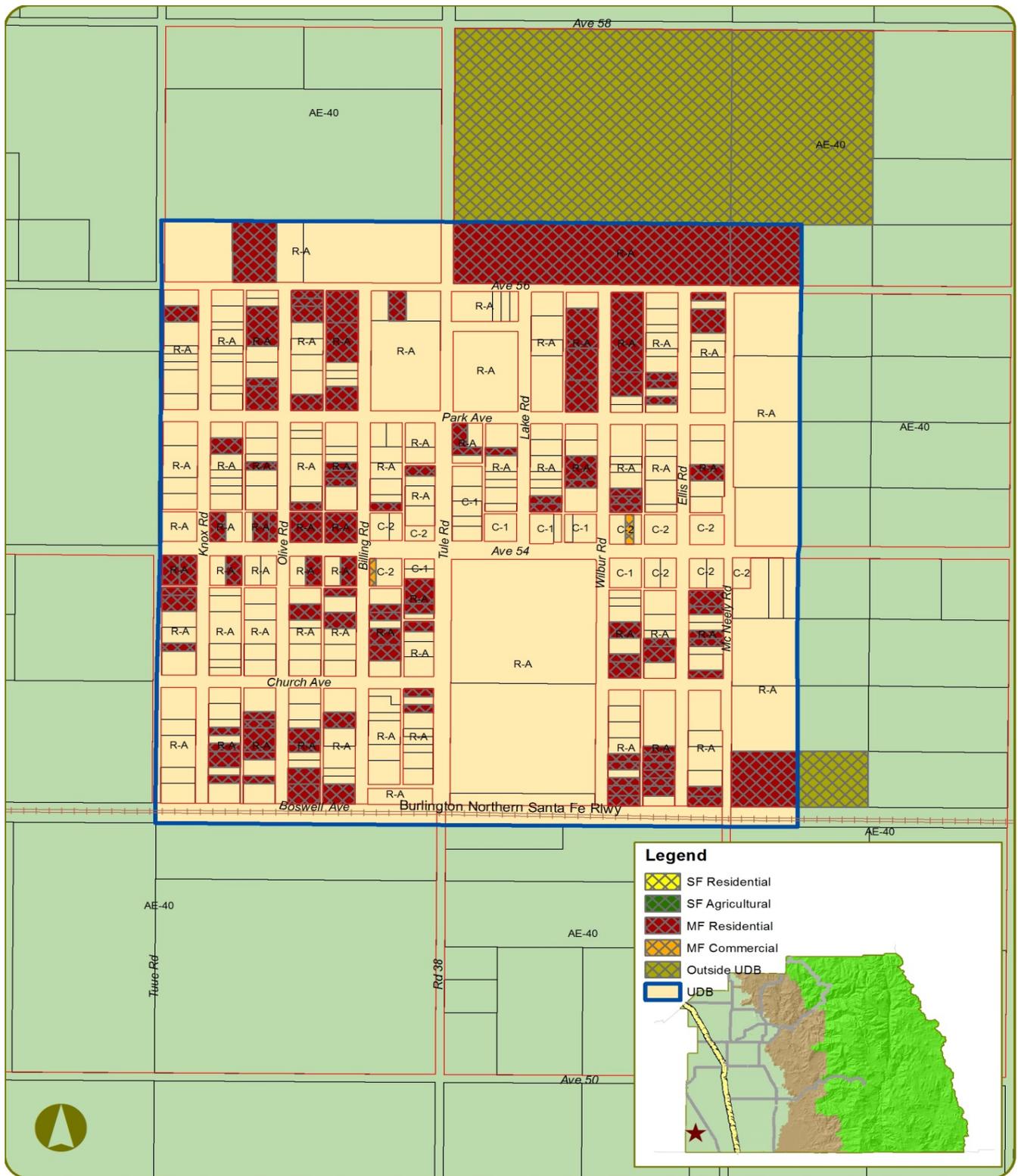
Total: 185

Multi-Family Parcels								
311-181-014	0.48	C-1	1-30du/ac	MU	VACANT	17du/ac	8	
311-182-014	0.12	C-1	1-30du/ac	MU	VACANT	17du/ac	2	
311-182-015	0.12	C-1	1-30du/ac	MU	VACANT	17du/ac	2	
311-183-012	0.13	C-2	1-30du/ac	MU	VACANT	17du/ac	2	
311-214-001	0.1	C-2	1-30du/ac	MU	VACANT	17du/ac	2	
311-214-005	0.16	C-1	1-30du/ac	MU	VACANT	17du/ac	3	
311-214-020	0.16	C-1	1-30du/ac	MU	VACANT	17du/ac	3	

MU=Mixed Use

Total: 22

Tulare County Housing Element



Cutler-Orosi Site Inventory

Cutler-Orosi Urban Development Boundary								
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity	Notes
Single Family Parcels Residential								
021-260-040	8.12	R-1	1-8du/ac	LMDR	VACANT	4du/ac	32	
021-303-017	0.2	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1	
021-350-001	37.85	R-1	1-8du/ac	LMDR	VACANT	4du/ac	151	
021-370-002	0.16	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1	
021-370-003	0.15	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1	
021-370-004	0.15	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1	
021-370-005	0.15	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1	
021-370-006	0.15	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1	
021-370-009	2.5	R-1	1-8du/ac	LMDR	VACANT	4du/ac	10	
021-370-010	4.98	R-1	1-8du/ac	LMDR	VACANT	4du/ac	20	
023-010-028	15.21	R-1	1-8du/ac	LMDR	VACANT	4du/ac	61	
023-070-057	9.93	R-1	1-8du/ac	LMDR	VACANT	4du/ac	40	
023-080-003	0.5	R-1	1-8du/ac	LMDR	VACANT	4du/ac	2	
023-080-011	1.14	R-1	1-8du/ac	LMDR	VACANT	4du/ac	5	
023-080-030	0.23	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1	
023-080-048	0.16	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1	
023-080-065	0.27	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1	
023-080-072	0.55	R-1	1-8du/ac	LMDR	VACANT	4du/ac	2	
023-120-004	19.5	R-1	1-8du/ac	LMDR	VACANT	4du/ac	78	
023-120-043	9.39	R-1	1-8du/ac	LMDR	VACANT	4du/ac	38	
023-120-044	9.39	R-1	1-8du/ac	LMDR	VACANT	4du/ac	38	
023-136-008	0.38	R-1	1-8du/ac	LMDR	VACANT	4du/ac	2	
023-136-009	0.19	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1	
023-170-032	3.45	R-1	1-8du/ac	LMDR	VACANT	4du/ac	14	
023-170-033	3.4	R-1	1-8du/ac	LMDR	VACANT	4du/ac	14	
023-222-012	0.25	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1	
023-222-013	0.18	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1	
023-231-042	0.21	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1	
023-260-036	0.75	R-1	1-8du/ac	LMDR	VACANT	4du/ac	3	
025-150-035	7.32	R-A	1-4du/ac	LDR	VACANT	4du/ac	29	
025-160-060	0.18	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1	

Cutler-Orosi Urban Development Boundary								
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity	Notes
032-081-004	0.15	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1	
032-081-016	0.15	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1	
032-082-007	0.15	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1	
032-083-021	0.15	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1	
032-084-002	0.15	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1	
032-085-014	0.15	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1	
032-113-009	0.13	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1	
032-150-072	32.38	R-1	1-8du/ac	LMDR	VACANT	4du/ac	130	
032-171-004	0.22	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1	
032-173-004	0.03	R-1	1-8du/ac	LMDR	VACANT	4du/ac	0	
032-240-001	4.87	R-1	1-8du/ac	LMDR	VACANT	4du/ac	19	

LMDR=Low-Medium Density Residential

Total: 710

Agriculture								
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity	Notes
021-090-003	19.19	AE-20	N/A	RSR	VACANT	6.99du/ac	134	
021-090-004	17.45	AE-20	N/A	RSR	VACANT	6.99du/ac	122	
021-090-007	17.93	AE-20	N/A	RSR	VACANT	6.99du/ac	125	
021-090-009	17.75	AE-20	N/A	RSR	VACANT	6.99du/ac	124	
021-090-031	18.74	AE-20	N/A	RSR	VACANT	6.99du/ac	131	
021-090-034	20.45	AE-20	N/A	RSR	VACANT	6.99du/ac	143	
021-090-035	17.4	AE-20	N/A	RSR	VACANT	6.99du/ac	122	
021-090-038	17.98	AE-20	N/A	RSR	VACANT	6.99du/ac	126	
021-100-016	20.15	AE-20	N/A	RSR	VACANT	6.99du/ac	141	
021-100-020	7.97	AE-20	N/A	RSR	VACANT	6.99du/ac	56	
021-100-025	6.72	AE-20	N/A	RSR	VACANT	6.99du/ac	47	
021-100-029	6.11	AE-20	N/A	RSR	VACANT	6.99du/ac	43	
021-250-031	9.53	AE-20	N/A	RSR	VACANT	6.99du/ac	67	
021-250-052	29.11	AE-20	N/A	RSR	VACANT	6.99du/ac	204	
021-250-054	7.66	AE-20	N/A	RSR	VACANT	6.99du/ac	54	
021-260-007	8.9	AE-20	N/A	RSR	VACANT	6.99du/ac	62	
021-260-008	14.33	AE-20	N/A	RSR	VACANT	6.99du/ac	100	
021-260-011	20.13	AE-20	N/A	RSR	VACANT	6.99du/ac	141	
021-260-016	23.71	AE-20	N/A	RSR	VACANT	6.99du/ac	166	
021-260-035	2.46	AE-20	N/A	RSR	VACANT	6.99du/ac	17	
021-260-055	4.75	AE-20	N/A	RSR	VACANT	6.99du/ac	33	

Cutler-Orosi Urban Development Boundary

7. Adequate Sites Inventory

APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity	Notes
021-350-003	39.46	AE-20	N/A	RSR	VACANT	6.99du/ac	276	
021-360-008	20	AE-20	N/A	RSR	VACANT	6.99du/ac	140	
021-360-010	18.69	AE-20	N/A	RSR	VACANT	6.99du/ac	131	
021-360-011	14.82	AE-20	N/A	RSR	VACANT	6.99du/ac	104	
021-360-014	5.2	AE-20	N/A	RSR	VACANT	6.99du/ac	36	
023-010-019	16.19	AE-20	N/A	RSR	VACANT	6.99du/ac	113	
023-010-030	1.62	AE-20	N/A	RSR	VACANT	6.99du/ac	11	
025-050-017	40.09	AE-20	N/A	RSR	VACANT	6.99du/ac	280	
025-050-038	18.13	AE-20	N/A	RSR	VACANT	6.99du/ac	127	
025-150-003	19.78	AE-20	N/A	RSR	VACANT	6.99du/ac	138	
025-150-026	6.7	AE-20	N/A	RSR	VACANT	6.99du/ac	47	
025-150-027	19.82	AE-20	N/A	RSR	VACANT	6.99du/ac	139	
025-150-034	13.51	AE-20	N/A	RSR	VACANT	6.99du/ac	94	
025-150-037	29.39	AE-20	N/A	RSR	VACANT	6.99du/ac	205	
032-060-030	69.13	AE-20	N/A	RSI	VACANT	6.99du/ac	483	
032-150-048	38.91	AE-20	N/A	RSI	VACANT	6.99du/ac	272	
032-230-002	12.28	AE-20	N/A	RSI	VACANT	6.99du/ac	86	
032-230-006	7.88	AE-20	N/A	RSI	VACANT	6.99du/ac	55	
032-230-008	15.79	AE-20	N/A	RSI	VACANT	6.99du/ac	110	
032-260-003	30.18	AE-20	N/A	RSI	VACANT	6.99du/ac	211	
032-260-004	39.64	AE-20	N/A	RSI	VACANT	6.99du/ac	277	
035-070-021	18.92	AE-20	N/A	RSI	VACANT	6.99du/ac	132	

RSR=Residential Reserve(can be any residential zone including R-3),, RSI= Industrial Reserve

Total: 5,625

Multi Family Residential								
023-090-022	1.17	R-2	4-14du/ac	MDR	VACANT	9du/ac	11	
023-120-015	5.23	R-2	4-14du/ac	MDR	VACANT	9du/ac	47	
023-120-047	4.07	R-3	14-30du/ac	HDR	VACANT	17du/ac	69	
023-211-017	0.29	R-2	4-14du/ac	MDR	VACANT	9du/ac	3	
023-222-007	4.27	R-2	4-14du/ac	MDR	VACANT	9du/ac	38	
023-222-010	0.19	R-2	4-14du/ac	MDR	VACANT	9du/ac	2	
025-050-041	2.29	R-2	4-14du/ac	MDR	VACANT	9du/ac	21	
025-050-017	5.99	R-3/C-2	14-30du/ac	HDR	VACANT	17du/ac	102	
032-070-005	0.25	R-2	4-14du/ac	MDR	VACANT	9du/ac	2	

Cutler-Orosi Urban Development Boundary								
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity	Notes
032-132-006	0.18	R-2	4-14du/ac	MDR	VACANT	9du/ac	2	
032-133-012	0.17	R-3	14-30du/ac	HDR	VACANT	17du/ac	2	
032-134-020	0.18	R-2	4-14du/ac	MDR	VACANT	9du/ac	2	
032-150-072	8.42	R-3/C-2	14-30du/ac	HDR	VACANT	17du/ac	118	

MDR=Medium Density Residential, HDR=High Density Residential

Total: 419

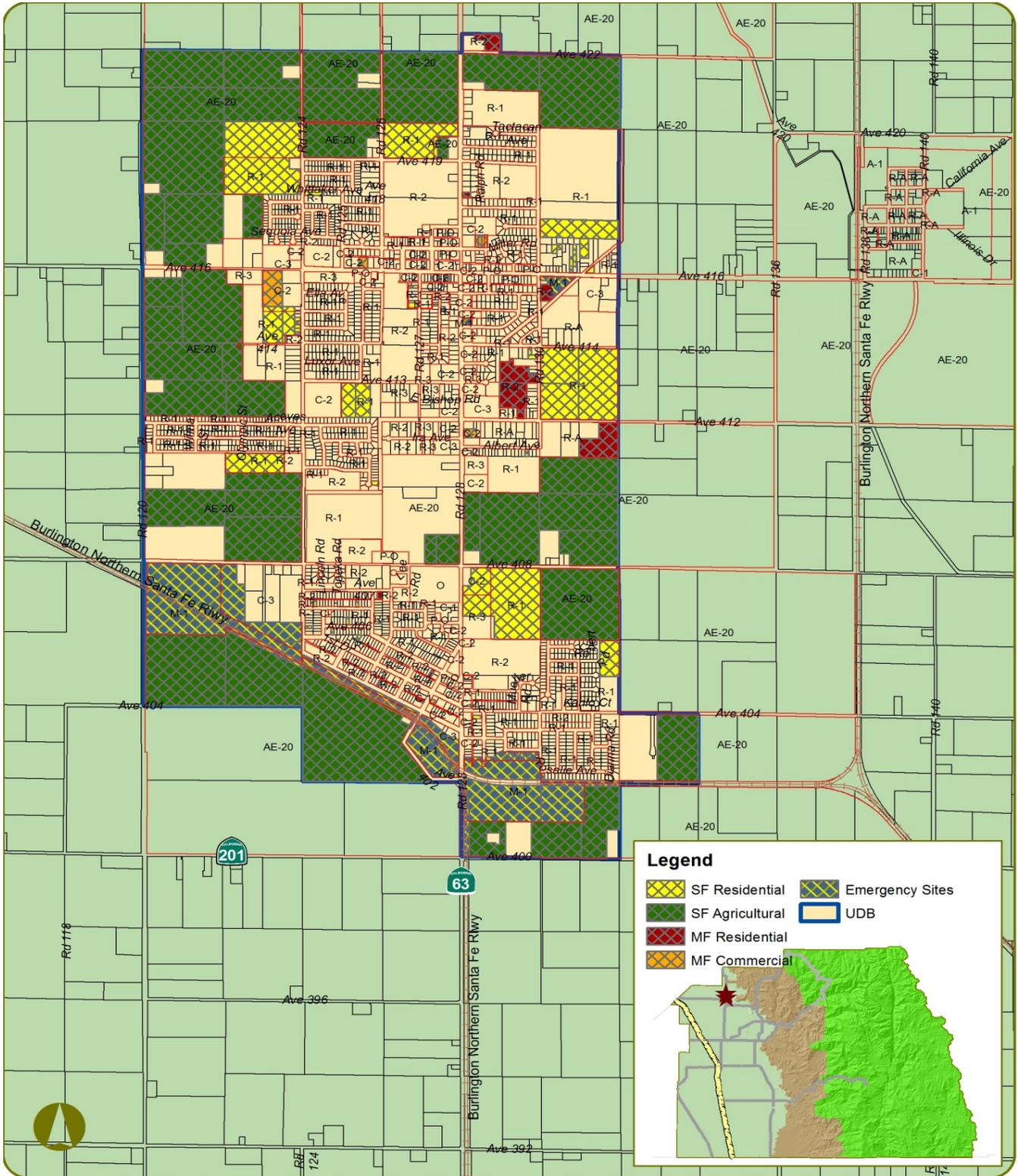
Commercial								
021-250-032	4.97	C-2	14-30du/ac	COM	VACANT	17du/ac	84	
023-033-007	0.67	C-2	14-30du/ac	COM	VACANT	17du/ac	11	
023-061-004	0.28	P-O	14-30du/ac	MDR	VACANT	17du/ac	5	
023-061-005	0.28	P-O	14-30du/ac	MDR	VACANT	17du/ac	5	
023-061-006	0.48	P-O	14-30du/ac	MDR	VACANT	17du/ac	8	
025-160-042	0.79	C-2	14-30du/ac	COM	VACANT	17du/ac	13	
032-050-025	0.57	C-3	14-30du/ac	COM	VACANT	17du/ac	10	
032-050-035	1.04	C-3	14-30du/ac	COM	VACANT	17du/ac	18	
032-050-037	4.97	C-3	14-30du/ac	COM	VACANT	17du/ac	84	
032-142-017	0.16	C-2	14-30du/ac	COM	VACANT	17du/ac	3	

MDR=Medium Density Residential, COM=Commercial

Total: 241

EMERGENCY SITES								
032-260-002	1.96	M-1			VACANT		NA	

7. Adequate Sites Inventory



0 1,000 2,000 3,000 Feet

Cutler-Orosi Urban Development Boundary | Inventory



Ducor Site Inventory

Ducor Urban Development Boundary								
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity	Notes
Single Family Parcels Residential								
321-080-003	9.15	R-A	1-4du/ac	LDR	VACANT	4du/ac	37	
321-080-020	22.98	R-A	1-4du/ac	LDR	VACANT	4du/ac	92	
321-080-025	3.92	R-A	1-4du/ac	LDR	VACANT	4du/ac	16	
321-080-026	4.79	R-A	1-4du/ac	LDR	VACANT	4du/ac	19	
321-080-045	1.88	R-A	1-4du/ac	LDR	VACANT	4du/ac	8	
321-080-049	5.39	R-A	1-4du/ac	LDR	VACANT	4du/ac	22	
321-080-050	1.7	R-A	1-4du/ac	LDR	VACANT	4du/ac	7	
321-080-051	1.3	R-A	1-4du/ac	LDR	VACANT	4du/ac	5	
321-080-072	5.78	R-A	1-4du/ac	LDR	VACANT	4du/ac	23	
321-080-073	9.3	R-A	1-4du/ac	LDR	VACANT	4du/ac	37	
321-080-074	6.55	R-A	1-4du/ac	LDR	VACANT	4du/ac	26	
321-091-011	0.35	R-A	1-4du/ac	LDR	VACANT	4du/ac	1	
321-100-010	2.58	R-A	1-4du/ac	LDR	VACANT	4du/ac	10	
321-100-012	1	R-A	1-4du/ac	LDR	VACANT	4du/ac	4	
321-170-025	2.94	R-1	1-8du/ac	LMDR	VACANT	4du/ac	12	
321-170-064	1.49	R-1	1-8du/ac	LMDR	VACANT	4du/ac	6	
321-170-066	3.91	R-1	1-8du/ac	LMDR	VACANT	4du/ac	16	
321-170-067	11.53	R-1	1-8du/ac	LMDR	VACANT	4du/ac	46	
321-170-069	2.94	R-1	1-8du/ac	LMDR	VACANT	4du/ac	12	
321-186-008	0.35	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1	
						Total:	400	

LDR=Low Density Residential, LMDR=Low Medium Density Residential

Total: 400

Agricultural								
321-080-009	9.24	A-1	1-8du/ac	RSR	VACANT	4du/ac	37	
321-080-011	9.62	A-1	1-8du/ac	RSR	VACANT	4du/ac	38	
321-130-009	12.34	AE-40	N/A	LDR	VACANT	4du/ac	54	
321-130-010	1.67	A-1	1-8du/ac	RSR	VACANT	4du/ac	7	
321-130-019	14.95	A-1	1-8du/ac	RSR	VACANT	4du/ac	60	
321-160-022	4.55	A-1	1-8du/ac	RSR	VACANT	4du/ac	18	

LDR=Low Density Residential, RSR=Residential Reserve (can be any residential zone including R-3),

Total: 214

Ducor Urban Development Boundary

APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity	Notes
Multi-Family Parcels Residential								
321-091-009	0.09	R-2	4-14du/ac	MDR	VACANT	9du/ac	1	
321-091-014	0.17	R-2	4-14du/ac	MDR	VACANT	9du/ac	2	
321-093-006	0.17	R-3	14-30du/ac	HDR	VACANT	17du/ac	2	
321-093-007	0.17	R-3	14-30du/ac	HDR	VACANT	17du/ac	2	
321-100-005	3.98	R-3	14-30du/ac	HDR	Vacant	17du/ac	68	
321-100-008	1.28	R-3	14-30du/ac	HDR	VACANT	17du/ac	18	
321-182-009	0.52	R-2	4-14du/ac	MDR	VACANT	9du/ac	5	
321-183-011	0.17	R-3	14-30du/ac	HDR	VACANT	17du/ac	2	
321-184-007	0.86	R-3	14-30du/ac	HDR	VACANT	17du/ac	12	

MDR=Medium Density Residential, HDR=High Density Residential

Total: 112

Commercial

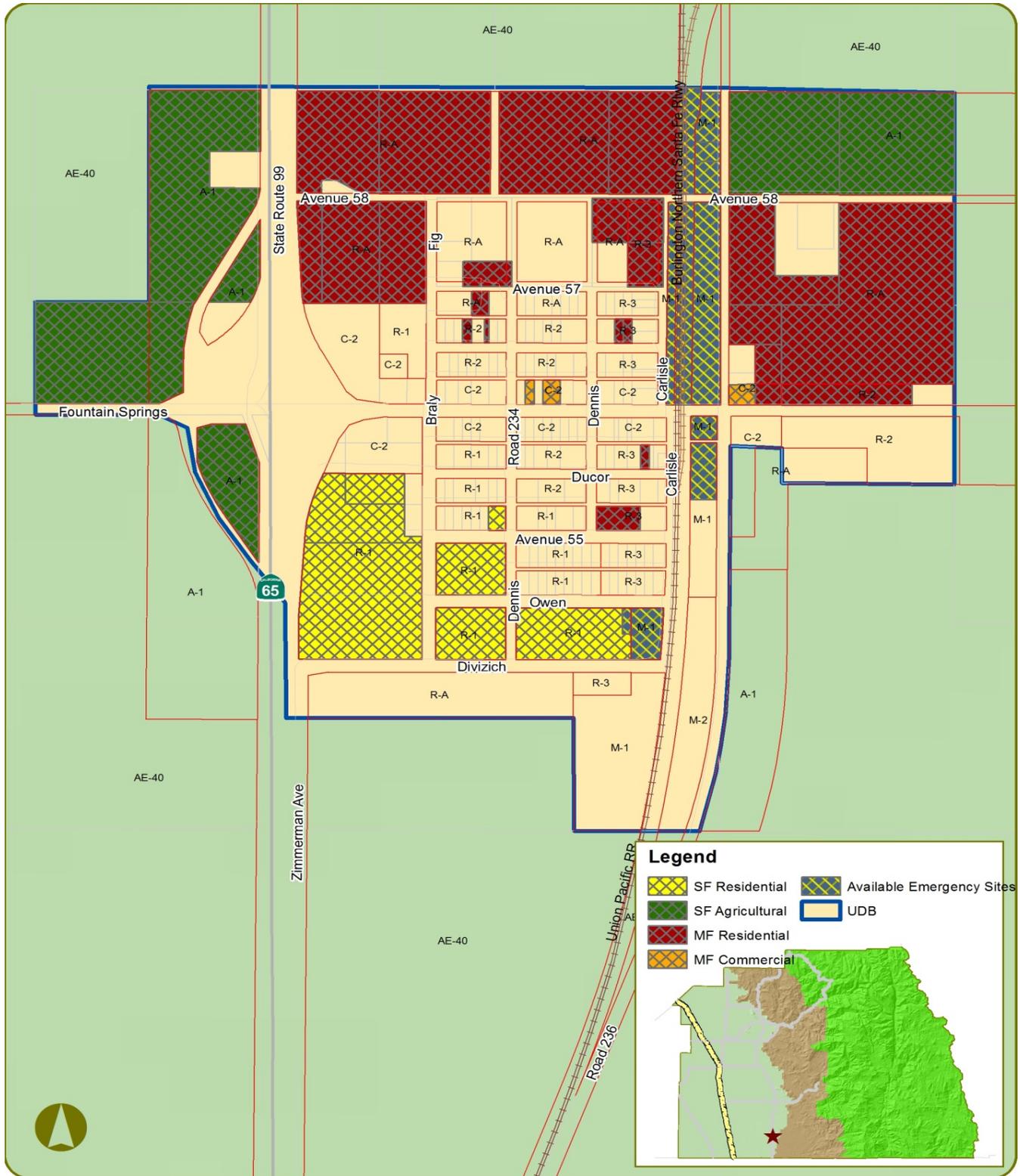
321-080-031	0.44	C-2	14-30du/ac	COM	VACANT	17du/ac	6	
321-095-009	0.35	C-2	14-30du/ac	COM	VACANT	17du/ac	5	
321-095-011	0.17	C-2	14-30du/ac	COM	VACANT	17du/ac	2	
321-170-012	1.92	C-2	14-30du/ac	COM	VACANT	17du/ac	33	
321-160-028	1.25	C-2	14-30du/ac	COM	VACANT	17du/ac	21	
321-160-029	1.98	C-2	14-30du/ac	COM	VACANT	17du/ac	33	

COM=Commercial

Total: 100

EMERGENCY SITES

321-080-076	5.9	M-1			VACANT		NA	
321-170-006	0.18	M-1			VACANT		NA	
321-170-068	05.9	M-1			VACANT		NA	



0 500 1,000 Feet

Ducor Urban Development Boundary

Inventory



Earlimart Site Inventory									
Earlimart Urban Development Boundary									
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity	Notes	
Single Family Parcels Residential									
314-230-043	0.32	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1		
315-030-010	0.22	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1		
315-030-018	0.01	R-1	1-8du/ac	LMDR	VACANT	4du/ac	0		
315-030-059	0.16	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1		
315-030-060	0.16	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1		
315-040-004	0.6	R-1	1-8du/ac	LMDR	VACANT	4du/ac	2		
315-040-005	4.37	R-1	1-8du/ac	LMDR	VACANT	4du/ac	17		
315-040-006	1.87	R-1	1-8du/ac	LMDR	VACANT	4du/ac	7		
315-040-007	0.74	R-1	1-8du/ac	LMDR	VACANT	4du/ac	3		
315-040-012	4.77	R-1	1-8du/ac	LMDR	VACANT	4du/ac	19		
315-073-001	0.17	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1		
315-073-019	0.07	R-1	1-8du/ac	LMDR	VACANT	4du/ac	0		
315-091-012	0.06	R-1	1-8du/ac	LMDR	VACANT	4du/ac	0		
315-125-022	0.14	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1		
315-132-011	0.14	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1		
318-050-014	1.89	R-1	1-8du/ac	LMDR	VACANT	4du/ac	8		
318-050-016	10.6	R-1	1-8du/ac	LMDR	VACANT	4du/ac	42		
318-064-004	0.18	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1		
318-064-008	0.18	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1		
318-064-017	0.18	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1		
318-071-012	0.2	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1		
318-081-011	0.22	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1		
318-380-077	0.19	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1		
318-390-058	1	R-1	1-8du/ac	LMDR	VACANT	4du/ac	4		
337-072-023	0.15	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1		
337-082-008	0.16	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1		
337-090-001	39.21	R-1	1-8du/ac	LMDR	VACANT	4du/ac	157		
LMDR=Low Medium Density Residential							Total:	274	

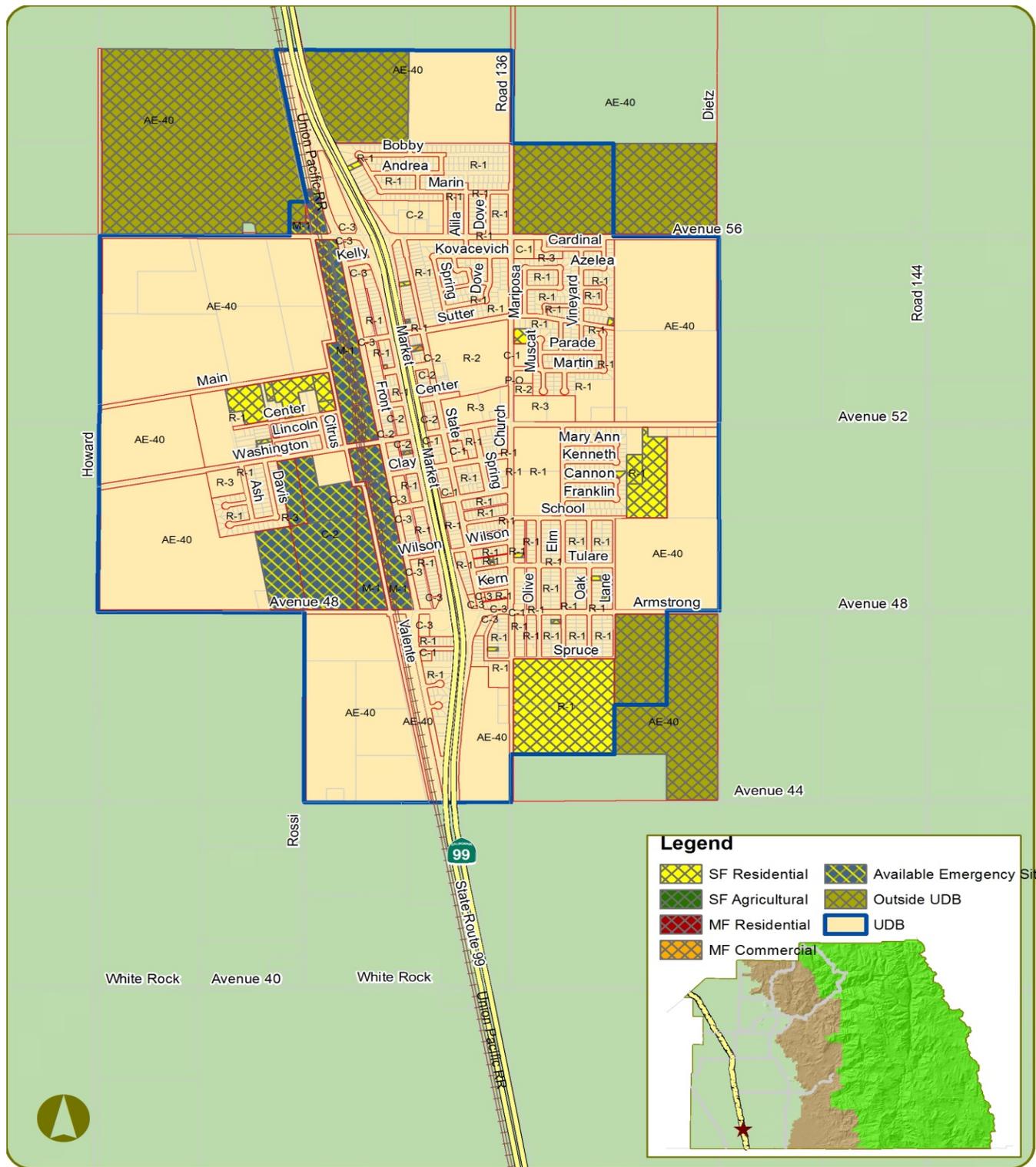
Earlimart Urban Development Boundary								
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity	Notes
Agricultural								
314-120-025	1.38	AE-40	N/A	LDR	VACANT	4.41du/ac	6	
315-010-009	73.63	AE-40	N/A	LDR	VACANT	4.41du/ac	325	
315-050-002	18.95	AE-40	N/A	LDR	VACANT	4.41du/ac	84	
315-050-003	12.19	AE-40	N/A	LDR	VACANT	4.41du/ac	54	
315-050-004	10.47	AE-40	N/A	LDR	VACANT	4.41du/ac	46	
315-050-005	19.22	AE-40	N/A	LDR	VACANT	4.41du/ac	85	
315-050-006	40.62	AE-40	N/A	LDR	VACANT	4.41du/ac	179	
318-050-008	16.8	AE-40	N/A	LDR	VACANT	4.41du/ac	74	
318-050-011	38.42	AE-40	N/A	LDR	VACANT	4.41du/ac	169	
318-090-031	37.4	AE-40	N/A	LDR	VACANT	4.41du/ac	165	
318-090-032	38.18	AE-40	N/A	LDR	VACANT	4.41du/ac	168	
318-100-001	36.97	AE-40	N/A	LDR	VACANT	4.41du/ac	163	
337-060-003	16.45	AE-40	N/A	LDR	VACANT	4.41du/ac	73	
337-060-013	0.86	AE-40	N/A	LDR	VACANT	4.41du/ac	4	
337-060-014	27.56	AE-40	N/A	LDR	VACANT	4.41du/ac	122	
337-060-021	22.44	AE-40	N/A	LDR	VACANT	4.41du/ac	99	
337-060-026	10.73	AE-40	N/A	LDR	VACANT	4.41du/ac	47	
337-060-027	12.2	AE-40	N/A	LDR	VACANT	4.41du/ac	54	
337-060-030	9.12	AE-40	N/A	LDR	VACANT	4.41du/ac	40	
337-090-012	19.28	AE-40	N/A	LDR	VACANT	4.41du/ac	85	
LDR=Low Density Residential						Total: 2,042		
Multi-Family Parcels								
315-010-002	15.2	R-3	14-30du/ac	HDR	VACANT	17du/ac	258	
HDR=High Density Residential						Total: 258		
Commercial								
315-060-044	0.4	C-3	14-30du/ac	COM	VACANT	17du/ac	6	
315-092-006	0.27	C-2	14-30du/ac	COM	VACANT	17du/ac	4	
315-111-015	0.17	C-2	14-30du/ac	COM	VACANT	17du/ac	2	

Earlimart Urban Development Boundary

7. Adequate Sites Inventory

	APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity	Notes
	315-010-004	21.2	C-2	14-30/du	COM	VACANT	17du/ac	360	
	314-240-008	3.95	C-2	14-30du/ac	COM	VACANT	17du/ac	67	
	314-210-064	4.75	C-2	14-30du/ac	COM	VACANT	17du/ac	81	
	315-145-002	0.17	C-3	14-30du/ac	COM	VACANT	17du/ac	2	
COM=Commercial							Total: 522		

Tulare County Housing Element



Earlimart Urban Development Boundary

Inventory



East Orosi Site Inventory

East Orosi Urban Development Boundary								
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity	Notes
Single Family Parcels Residential								
025-093-003	0.12	R-A	1-4du/ac	MU	VACANT	4du/ac	0	
025-093-011	0.1	R-A	1-4du/ac	MU	VACANT	4du/ac	0	
025-102-008	0.17	R-A	1-4du/ac	MU	VACANT	4du/ac	1	
025-120-035	3.66	R-A	1-4du/ac	MU	VACANT	4du/ac	15	

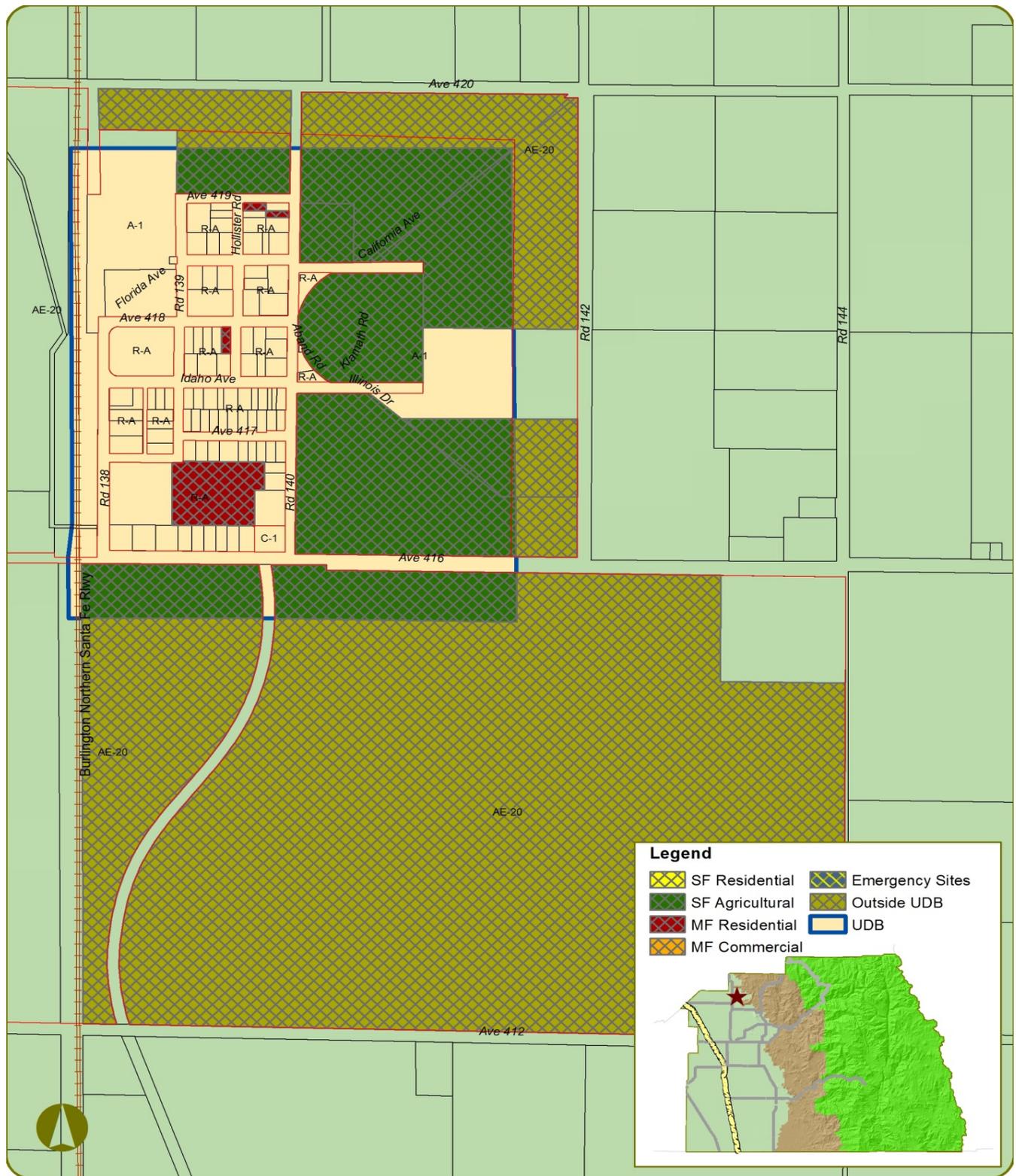
MU= Mixed Use

Total: 16

Agricultural								
025-080-002	3.4	A-1	1-8du/ac	MU	VACANT	4du/ac	14	
025-110-002	2.1	A-1	1-8du/ac	MU	VACANT	4du/ac	8	
025-110-012	9.16	A-1	1-8du/ac	MU	VACANT	4du/ac	37	
025-110-013	8.59	A-1	1-8du/ac	MU	VACANT	4du/ac	34	
025-110-021	8.38	A-1	1-8du/ac	MU	VACANT	4du/ac	34	
025-110-024	17.98	A-1	1-8du/ac	MU	VACANT	4du/ac	72	
025-110-025	3.29	A-1	1-8du/ac	MU	VACANT	4du/ac	13	
025-140-028	6.49	AE-20	N/A	MU	VACANT	6.99du/ac	45	
025-140-042	8.05	AE-20	N/A	MU	VACANT	6.99du/ac	56	

MU= Mixed Use

Total: 313



0 250 500 750 1,000 1,250 Feet

East Orsi Urban Development Boundary | Inventory

East Porterville Site Inventory

East Porterville Urban Development Boundary								
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity	Notes
Single Family Parcels Residential								
262-023-013	0.71	R-A	1-4du/ac	LDR	VACANT	4du/ac	3	
262-050-005	9.39	R-A	1-4du/ac	LDR	VACANT	4du/ac	38	
262-060-002	18.54	R-A	1-4du/ac	LDR	VACANT	4du/ac	74	
262-060-004	19.58	R-A	1-4du/ac	LDR	VACANT	4du/ac	78	
262-071-010	0.16	R-A	1-4du/ac	LDR	VACANT	4du/ac	1	
262-072-011	0.14	R-A	1-4du/ac	LDR	VACANT	4du/ac	1	
262-073-003	0.5	R-A	1-4du/ac	LDR	VACANT	4du/ac	2	
262-091-021	0.29	R-A	1-4du/ac	LDR	VACANT	4du/ac	1	
262-101-026	0.11	R-A	1-4du/ac	LDR	VACANT	4du/ac	0	
262-171-002	0.05	R-A	1-4du/ac	LDR	VACANT	4du/ac	0	
262-173-018	0.17	R-A	1-4du/ac	LDR	VACANT	4du/ac	1	
262-201-012	0.21	R-A	1-4du/ac	LDR	VACANT	4du/ac	1	
262-201-019	0	R-A	1-4du/ac	LDR	VACANT	4du/ac	0	
262-202-030	0.2	R-A	1-4du/ac	LDR	VACANT	4du/ac	1	
262-210-005	0.16	R-A	1-4du/ac	LDR	VACANT	4du/ac	1	
262-261-002	0.14	R-A	1-4du/ac	LDR	VACANT	4du/ac	1	
262-261-020	0.41	R-A	1-4du/ac	LDR	VACANT	4du/ac	2	
262-261-030	0.2	R-A	1-4du/ac	LDR	VACANT	4du/ac	1	
262-270-023	0.63	R-A	1-4du/ac	LDR	VACANT	4du/ac	3	
262-270-039	0.44	R-A	1-4du/ac	LDR	VACANT	4du/ac	2	
262-282-002	0.29	R-A	1-4du/ac	LDR	VACANT	4du/ac	1	
262-282-013	0.28	R-A	1-4du/ac	LDR	VACANT	4du/ac	1	
262-290-003	0.35	R-A	1-4du/ac	LDR	VACANT	4du/ac	1	
263-010-057	5.74	R-A	1-4du/ac	LDR	VACANT	4du/ac	23	
263-010-058	0.21	R-A	1-4du/ac	LDR	VACANT	4du/ac	1	
263-020-047	3.68	R-A	1-4du/ac	LDR	VACANT	4du/ac	15	
263-030-002	11.71	R-A	1-4du/ac	LDR	VACANT	4du/ac	47	
263-030-015	2.72	R-A	1-4du/ac	LDR	VACANT	4du/ac	11	
263-030-021	2.93	R-A	1-4du/ac	LDR	VACANT	4du/ac	12	
263-030-022	9.66	R-A	1-4du/ac	LDR	VACANT	4du/ac	39	

East Porterville Urban Development Boundary								
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity	Notes
263-030-039	0.43	R-A	1-4du/ac	LDR	VACANT	4du/ac	2	
263-030-042	6.91	R-A	1-4du/ac	LDR	VACANT	4du/ac	28	
263-030-043	1.27	R-A	1-4du/ac	LDR	VACANT	4du/ac	5	
263-030-055	1.01	R-A	1-4du/ac	LDR	VACANT	4du/ac	4	
263-030-056	0.69	R-A	1-4du/ac	LDR	VACANT	4du/ac	3	
263-030-057	0.78	R-A	1-4du/ac	LDR	VACANT	4du/ac	3	
263-030-058	0.87	R-A	1-4du/ac	LDR	VACANT	4du/ac	3	
263-040-010	2.09	R-A	1-4du/ac	LDR	VACANT	4du/ac	8	
263-050-019	0.36	R-A	1-4du/ac	LDR	VACANT	4du/ac	1	
263-050-020	0.37	R-A	1-4du/ac	LDR	VACANT	4du/ac	1	
263-050-028	1.41	R-A	1-4du/ac	LDR	VACANT	4du/ac	6	
263-050-045	1.41	R-A	1-4du/ac	LDR	VACANT	4du/ac	6	
263-080-001	9.57	R-1	1-8du/ac	LMDR	VACANT	4du/ac	38	
263-080-004	29.4	R-1	1-8du/ac	LMDR	VACANT	4du/ac	118	
263-080-006	27.09	R-A	1-4du/ac	LDR	VACANT	4du/ac	108	
263-090-014	0.55	R-A	1-4du/ac	LDR	VACANT	4du/ac	2	
263-090-015	0.55	R-A	1-4du/ac	LDR	VACANT	4du/ac	2	
263-120-017	0.41	R-A	1-4du/ac	LDR	VACANT	4du/ac	2	
263-130-011	0.28	R-A	1-4du/ac	LDR	VACANT	4du/ac	1	
263-163-003	0.19	R-A	1-4du/ac	LDR	VACANT	4du/ac	1	
263-170-056	0.53	R-A	1-4du/ac	LDR	VACANT	4du/ac	2	
263-180-005	8.49	R-A	1-4du/ac	LDR	VACANT	4du/ac	34	
263-180-006	0.25	R-A	1-4du/ac	LDR	VACANT	4du/ac	1	
263-190-022	0.49	R-A	1-4du/ac	LDR	VACANT	4du/ac	2	
263-200-002	6.42	R-A	1-4du/ac	LDR	VACANT	4du/ac	26	
263-260-041	0.19	R-A	1-4du/ac	LDR	VACANT	4du/ac	1	
263-260-042	0.23	R-A	1-4du/ac	LDR	VACANT	4du/ac	1	
263-260-043	0.23	R-A	1-4du/ac	LDR	VACANT	4du/ac	1	
263-260-044	0.23	R-A	1-4du/ac	LDR	VACANT	4du/ac	1	
264-010-021	2.27	R-A	1-4du/ac	LDR	VACANT	4du/ac	9	
264-020-023	1.91	R-A	1-4du/ac	LDR	VACANT	4du/ac	8	
264-020-024	1.15	R-A	1-4du/ac	LDR	VACANT	4du/ac	5	
264-050-003	19.27	R-A	1-4du/ac	LDR	VACANT	4du/ac	77	
264-060-045	4.05	R-A	1-4du/ac	LDR	VACANT	4du/ac	16	

7. Adequate Sites Inventory

East Porterville Urban Development Boundary								
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity	Notes
264-080-003	0.13	R-A	1-4du/ac	LDR	VACANT	4du/ac	1	
264-060-050	1.36	R-A	1-4du/ac	LDR	VACANT	4du/ac	5	

LDR=Low Density Residential, LMDR=Low Medium Density Residential

Total: 894

Agricultural								
264-060-045	0.57	AE-10	14-30du/ac	RSR	VACANT	6.99du/ac	4	
264-060-046	0.41	AE-10	14-30du/ac	RSR	VACANT	6.99du/ac	3	
264-060-050	0.55	AE-10	14-30du/ac	RSR	VACANT	6.99du/ac	4	
282-030-031	7.63	AE-10	14-30du/ac	RSR	VACANT	6.99du/ac	53	

RSR=Residential Reserve(can be any residential zone including R-3),

Total: 64

Commercial								
262-010-022	0.57	C-2	14-30du/ac	COM	VACANT	17du/ac	10	
262-080-031	7.81	C-2	14-30du/ac	COM	VACANT	17du/ac	133	
262-172-002	0.12	C-2	14-30du/ac	COM	VACANT	17du/ac	2	
262-180-008	0.21	C-2	14-30du/ac	COM	VACANT	17du/ac	4	
262-190-038	0.65	C-2	14-30du/ac	COM	VACANT	17du/ac	11	
262-190-039	0.77	C-2	14-30du/ac	COM	VACANT	17du/ac	13	
262-190-040	0.88	C-2	14-30du/ac	COM	VACANT	17du/ac	15	

COM=Commercial

Total: 188

EMERGENCY SITE								
263-220-014	0.89	M-1			VACANT		NA	
264-020-003	0.18	M-1			VACANT		NA	
264-020-008	0.16	M-1			VACANT		NA	

Goshen Site Inventory

Goshen Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
Single Family Parcels Residential							
075-110-008	0.23	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
075-120-047	0.14	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
075-120-048	0.14	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
075-120-049	0.14	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
075-120-051	0.16	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
075-120-052	0.16	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
075-120-053	0.16	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
075-120-055	0.17	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
075-120-056	0.18	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
075-120-057	0.15	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
075-120-058	0.15	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
075-120-059	0.15	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
075-161-006	0.23	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
075-170-033	24.56	R-1	1-8du/ac	LMDR	VACANT	4du/ac	98
075-170-035	16.11	R-1	1-8du/ac	LMDR	VACANT	4du/ac	64
075-205-004	0.2	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
075-205-005	0.19	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
075-205-006	0.21	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
075-206-001	0.6	R-1	1-8du/ac	LMDR	VACANT	4du/ac	2
075-206-002	0.38	R-1	1-8du/ac	LMDR	VACANT	4du/ac	2
075-233-004	0.18	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
075-233-005	0.21	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
075-234-005	0.21	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
075-320-024	0.18	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
075-330-020	0.26	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
075-330-025	0.37	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
075-330-031	0.47	R-1	1-8du/ac	LMDR	VACANT	4du/ac	2
075-350-011	0.21	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
075-360-001	10.53	R-1	1-8du/ac	LMDR	VACANT	4du/ac	42
075-360-010	2.83	R-1	1-8du/ac	LMDR	VACANT	4du/ac	11
075-390-007	0.15	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
075-390-010	0.14	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1

Goshen Urban Development Boundary							
APN	Acres	Zone	DJ/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
075-390-013	0.13	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
075-420-001	0.16	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
075-430-008	0.12	R-1	1-8du/ac	LMDR	VACANT	4du/ac	0
075-430-009	0.12	R-1	1-8du/ac	LMDR	VACANT	4du/ac	0
075-430-010	0.12	R-1	1-8du/ac	LMDR	VACANT	4du/ac	0
075-430-011	0.12	R-1	1-8du/ac	LMDR	VACANT	4du/ac	0
075-430-012	0.12	R-1	1-8du/ac	LMDR	VACANT	4du/ac	0
075-430-013	0.26	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
075-430-014	0.26	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
075-430-015	0.12	R-1	1-8du/ac	LMDR	VACANT	4du/ac	0
075-430-016	0.12	R-1	1-8du/ac	LMDR	VACANT	4du/ac	0
075-430-017	0.12	R-1	1-8du/ac	LMDR	VACANT	4du/ac	0
075-430-021	0.12	R-1	1-8du/ac	LMDR	VACANT	4du/ac	0
075-430-029	0.16	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
075-430-031	0.15	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
075-430-032	0.15	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
075-430-033	0.15	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
075-430-034	0.15	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
075-430-035	0.15	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
075-430-036	0.19	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
075-430-037	0.2	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
075-430-038	0.14	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
075-430-040	0.14	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
075-430-041	0.14	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
075-430-042	0.14	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
075-430-043	0.21	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1

LMDR=Low Medium Density Residential

Total: 263

Agricultural							
072-040-004	75.79	AE-40	N/A	LDR	VACANT	4.41du/ac	334
072-040-005	28.9	AE-40	N/A	LDR	VACANT	4.41du/ac	127
073-070-003	39.41	AE-40	N/A	LDR	VACANT	4.41du/ac	174
073-070-004	38.57	AE-40	N/A	LDR	VACANT	4.41du/ac	170
075-170-030	29.2	A-1	1-8du/ac	RSR	VACANT	4du/ac	117

7. Adequate Sites Inventory

Goshen Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
075-370-053	1.66	A-1	1-8du/ac	RSR	VACANT	4du/ac	7
LDR=Low Density Residential, RSR= Residential Reserve (can be any residential zone including R-3)						Total:	929

Multi-Family Parcels Residential							
075-040-008	0.14	R-2	4-14du/ac	MDR	VACANT	9du/ac	1
075-040-016	0.14	R-2	4-14du/ac	MDR	VACANT	9du/ac	1
075-080-022	0.31	R-2	4-14du/ac	MDR	VACANT	9du/ac	3
075-080-061	0.07	R-2	4-14du/ac	MDR	VACANT	9du/ac	1
075-080-066	0.07	R-2	4-14du/ac	MDR	VACANT	9du/ac	1
075-090-008	0.09	R-2	4-14du/ac	MDR	VACANT	9du/ac	1
075-090-010	0.31	R-2	4-14du/ac	MDR	VACANT	9du/ac	3
075-090-021	0.08	R-2	4-14du/ac	MDR	VACANT	9du/ac	1
075-090-042	0.08	R-2	4-14du/ac	MDR	VACANT	9du/ac	1
075-090-051	0.17	R-2	4-14du/ac	MDR	VACANT	9du/ac	2
075-090-052	0.17	R-2	4-14du/ac	MDR	VACANT	9du/ac	2
075-100-006	0.11	R-3	14-30du/ac	HDR	VACANT	17du/ac	2
075-120-038	0.21	R-3	14-30du/ac	HDR	VACANT	17du/ac	3
075-170-030	10	R-3	14-30du/ac	HDR	VACANT	17du/ac	170
075-170-030	20	R-2	4-14du/ac	MDR	VACANT	9du/ac	180
075-240-009	0.17	R-2	4-14du/ac	MDR	VACANT	9du/ac	2
075-270-004	0.09	R-2	4-14du/ac	MDR	VACANT	9du/ac	1
075-270-010	0.17	R-2	4-14du/ac	MDR	VACANT	9du/ac	2
075-270-012	0.29	R-2	4-14du/ac	MDR	VACANT	9du/ac	3
075-270-050	0.09	R-2	4-14du/ac	MDR	VACANT	9du/ac	1
075-280-021	0.44	R-2	4-14du/ac	MDR	VACANT	9du/ac	4
075-280-025	0.14	R-2	4-14du/ac	MDR	VACANT	9du/ac	1
075-280-028	0.07	R-2	4-14du/ac	MDR	VACANT	9du/ac	1
075-280-029	0.14	R-2	4-14du/ac	MDR	VACANT	9du/ac	1
075-280-030	0.07	R-2	4-14du/ac	MDR	VACANT	9du/ac	1
075-280-032	0.17	R-2	4-14du/ac	MDR	VACANT	9du/ac	2
075-330-014	0.3	R-2	4-14du/ac	MDR	VACANT	9du/ac	3
MDR=Medium Density Residential, HDR=High Density Residential						Total:	394

Commercial							
075-070-044	0.14	C-2	14-30du/ac	COM	VACANT	17du/ac	2

Tulare County Housing Element

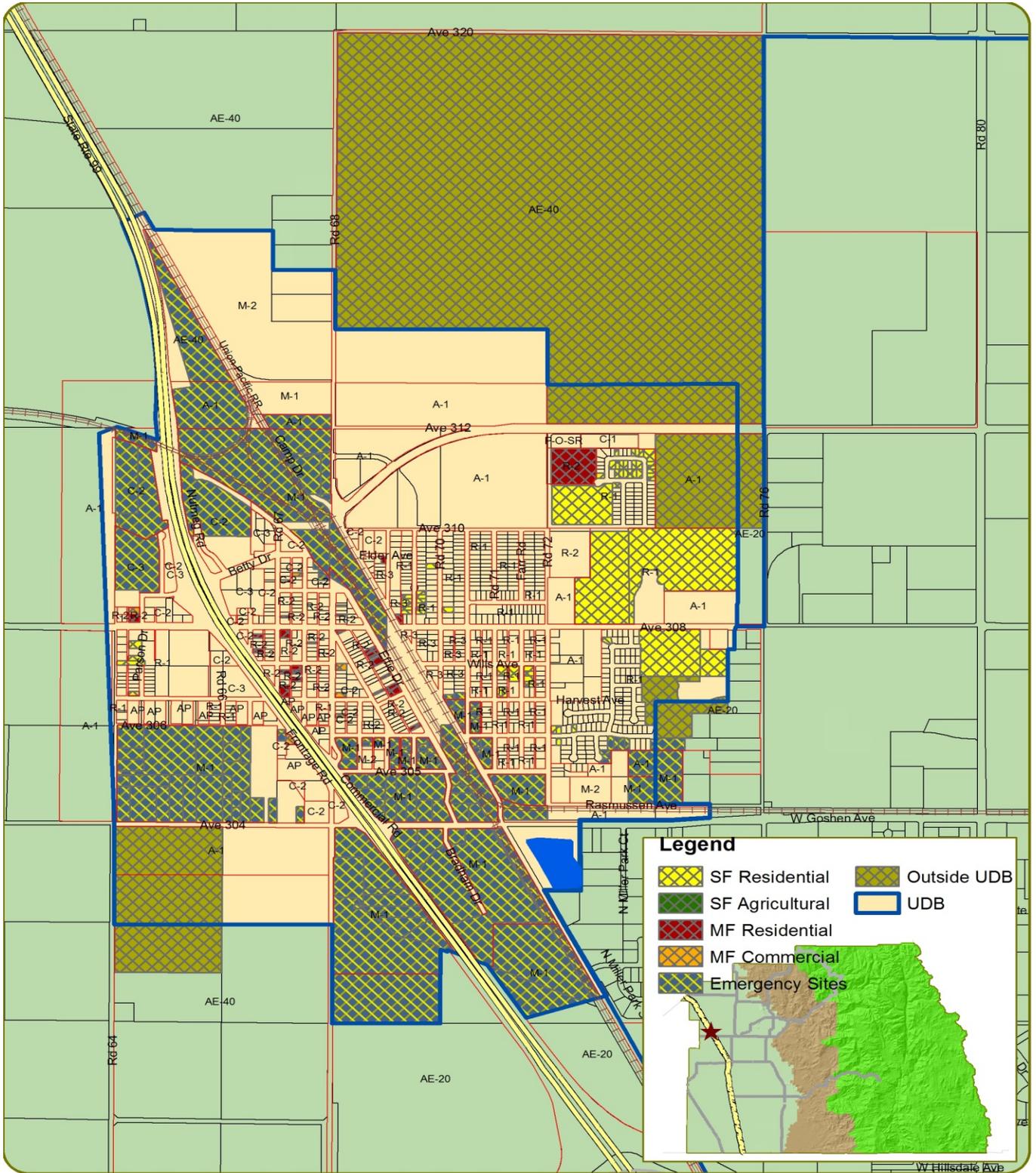
075-170-030	5	C-2	14-30du/ac	COM	VACANT	17du/ac	85
Goshen Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
075-270-029	0.14	C-2	14-30du/ac	COM	VACANT	17du/ac	2
075-270-037	0.19	C-2	14-30du/ac	COM	VACANT	17du/ac	3
075-270-078	0.28	C-2	14-30du/ac	COM	VACANT	17du/ac	4
075-300-010	0	C-2	14-30du/ac	COM	VACANT	17du/ac	0
075-330-017	0.3	C-2	14-30du/ac	COM	VACANT	17du/ac	4
075-430-005	1.52	C-1	14-30du/ac	COM	VACANT	17du/ac	21

COM=Commercial

Total: 121

EMERGENCY SITES							
075-260-005	0.14	M			VACANT		NA
075-210-038	0.72	M-1			VACANT		NA
075-231-009	0.24	M-1			VACANT		NA
075-250-003	0.15	M-1			VACANT		NA
075-250-011	0.14	M-1			VACANT		NA
075-250-022	0.14	M-1			VACANT		NA
075-250-023	0.18	M-1			VACANT		NA
075-250-043	0.14	M-1			VACANT		NA
075-260-001	0.17	M-1			VACANT		NA
075-300-034	1.30	M-1			VACANT		NA

7. Adequate Sites Inventory



0 1,000 2,000 Feet

Goshen Urban Development Boundary | Inventory



Ivanhoe Site Inventory

Ivanhoe Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
Single Family Parcels Residential							
107-011-033	1.17	R-A	1-4du/ac	LDR	VACANT	4du/ac	5
107-011-036	1.51	R-A	1-4du/ac	LDR	VACANT	4du/ac	6
107-030-024	0.47	R-A	1-4du/ac	LDR	VACANT	4du/ac	2
107-030-029	0.18	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
107-030-030	0.25	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
107-030-048	0.27	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
107-052-009	0.14	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
107-070-031	0.15	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
107-140-009	5.14	R-A	1-4du/ac	LDR	VACANT	4du/ac	21
107-150-001	0.82	R-A	1-4du/ac	LDR	VACANT	4du/ac	3
107-180-040	0.17	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
107-200-041	0.16	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
107-200-054	0.2	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
107-220-019	0.18	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
107-220-033	0.23	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
107-220-034	0.22	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
107-230-014	0.17	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
108-042-007	0.51	R-A	1-4du/ac	LDR	VACANT	4du/ac	2
108-050-031	0.16	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
108-050-034	1.8	R-A	1-4du/ac	LDR	VACANT	4du/ac	7
108-060-004	0.07	R-1	1-8du/ac	LMDR	VACANT	4du/ac	0
108-060-009	0.22	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
108-240-003	0.46	R-A	1-4du/ac	LDR	VACANT	4du/ac	2
108-240-011	0.22	R-A	1-4du/ac	LDR	VACANT	4du/ac	1

LDR= Low Density Residential, LMDR=Low Medium Density Residential

Total: 63

Agricultural							
107-080-002	14.09	AE-20	N/A	RSR	VACANT	6.99du/ac	98
107-080-005	22.18	AE-20	N/A	RSR	VACANT	6.99du/ac	155
107-080-026	6.86	AE-20	N/A	RSR	VACANT	6.99du/ac	48
107-140-010	5.12	AE-20	N/A	RSR	VACANT	6.99du/ac	36

Ivanhoe Urban Development Boundary

7. Adequate Sites Inventory

APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
108-070-011	19.32	AE-20	N/A	RSR	VACANT	6.99du/ac	135
108-070-013	0.66	AE-20	N/A	RSR	VACANT	6.99du/ac	5
108-070-021	5.45	AE-20	N/A	RSR	VACANT	6.99du/ac	38
108-080-009	13.55	AE-20	N/A	RSR	VACANT	6.99du/ac	95
108-080-010	11.89	AE-20	N/A	RSR	VACANT	6.99du/ac	83
108-080-020	0.69	AE-20	N/A	RSR	VACANT	6.99du/ac	5
108-080-021	1.31	AE-20	N/A	RSR	VACANT	6.99du/ac	9
108-080-022	34.18	AE-20	N/A	RSR	VACANT	6.99du/ac	239
108-080-027	14.94	AE-20	N/A	RSR	VACANT	6.99du/ac	104
108-080-037	26.06	AE-20	N/A	RSR	VACANT	6.99du/ac	182
108-180-009	3.54	AE-20	N/A	RSR	VACANT	6.99du/ac	25
108-180-013	1.25	AE-20	N/A	RSR	VACANT	6.99du/ac	9
108-260-002	12.05	AE-20	N/A	RSR	VACANT	6.99du/ac	84
108-260-004	4.71	AE-20	N/A	RSR	VACANT	6.99du/ac	33
108-260-005	4.98	AE-20	N/A	RSR	VACANT	6.99du/ac	35
108-260-009	8.53	AE-20	N/A	RSR	VACANT	6.99du/ac	60
108-260-011	19.94	AE-20	N/A	RSR	VACANT	6.99du/ac	139

RSR= Residential Reserve (can be any residential zone including R-3)

Total: 1,617

Multi-Family Parcels Residential							
107-020-006	0.37	R-2	4-14du/ac	MDR	VACANT	9du/ac	3
107-054-003	0.14	R-2	4-14du/ac	MDR	VACANT	9du/ac	1
107-062-019	0.15	R-2	4-14du/ac	MDR	VACANT	9du/ac	1
107-063-011	0.14	R-2	4-14du/ac	MDR	VACANT	9du/ac	1
107-112-006	0.15	R-2	4-14du/ac	MDR	VACANT	9du/ac	1

MDR=Medium Density Residential

Total: 7

Commercial							
107-020-064	9.84	C-2	14-30du/ac	COM	VACANT	17du/ac	167
107-123-022	0.16	C-2	14-30du/ac	COM	VACANT	17du/ac	3
107-140-002	4.72	C-2	14-30du/ac	COM	VACANT	17du/ac	80
108-070-008	5.00	C-2	14-30du/ac	COM	VACANT	17du/ac	85
108-070-019	4.00	C-2	14-30du/ac	COM	VACANT	17du/ac	68
108-080-030	2.50	C-2	14-30du/ac	COM	VACANT	17du/ac	43

Ivanhoe Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
108-070-035	4.18	C-2	14-30du/ac	COM	VACANT	17du/ac	71
108-070-036	3.24	C-2	14-30du/ac	COM	VACANT	17du/ac	55
108-070-037	6.07	C-2	14-30du/ac	COM	VACANT	17du/ac	103
108-240-014	0.83	C-2	14-30du/ac	COM	VACANT	17du/ac	14
108-260-001	2.29	C-2	14-30du/ac	COM	VACANT	17du/ac	39

COM=Commercial

Total: 728

EMERGENCY SITE							
107-030-036	1.11	M-1			VACANT		NA
107-094-005	0.17	M-1			VACANT		NA
107-112-009	0.16	M-1			VACANT		NA
107-230-041	2.50	M-1			VACANT		NA

7. Adequate Sites Inventory

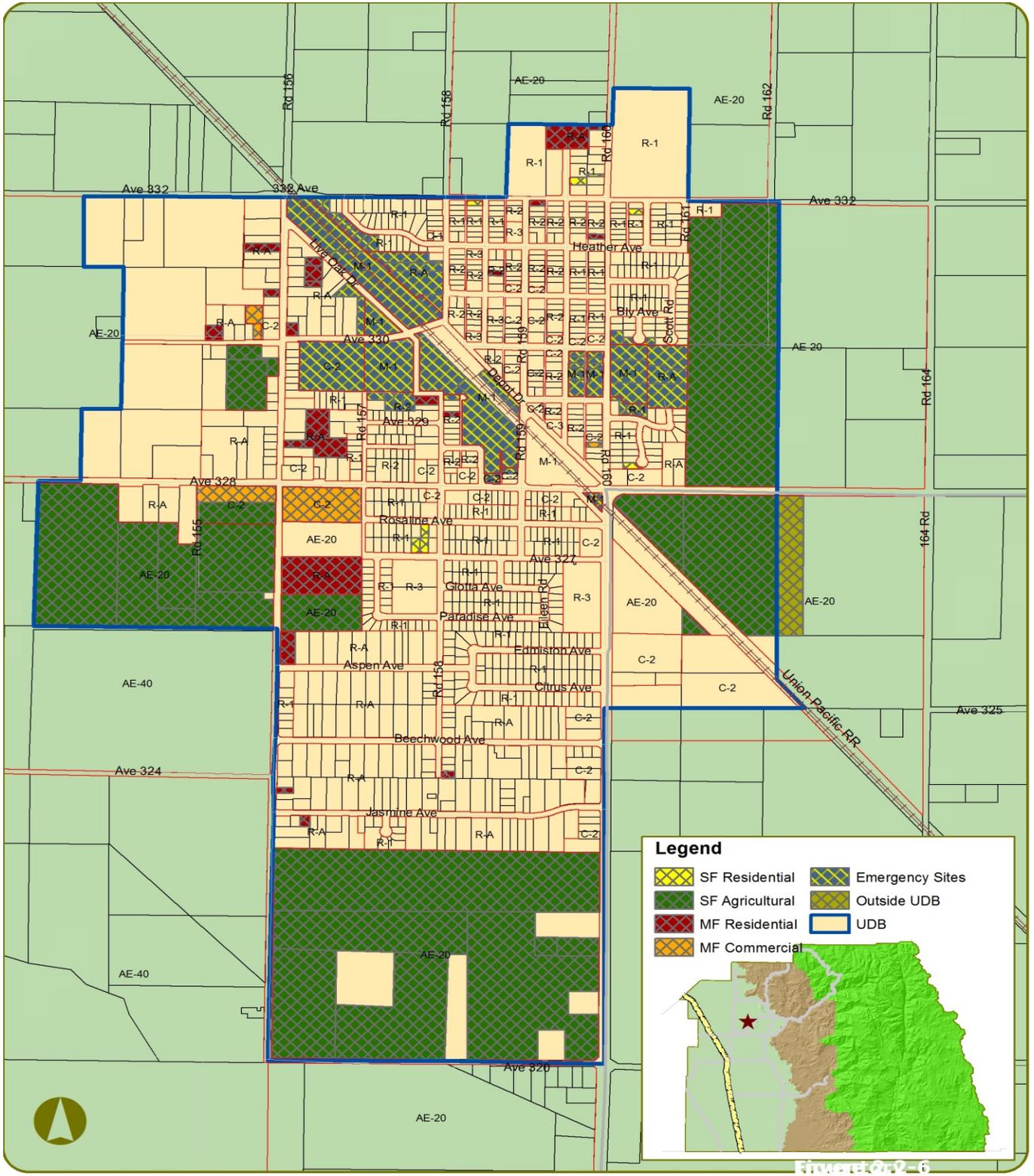


Figure 9-2-6

0 1,000 Feet

Ivanhoe Urban Development Boundary | Inventory

Lemon Cove Site Inventory

Lemon Cove Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
Single Family Parcels Residential							
113-250-060	1.63	PD-F	1-4du/ac	MU	VACANT	4du/ac	7
113-210-022	0.12	R-A	1-4du/ac	MU	VACANT	4du/ac	0
113-250-048	2.92	R-A	1-4du/ac	MU	VACANT	4du/ac	12
113-250-049	5.19	R-A	1-4du/ac	MU	VACANT	4du/ac	21
113-250-067	1.25	O	1-30du/ac	MU	VACANT	17du/ac	21

MU=Mixed Use

Total: 61

Agricultural							
113-100-013	33.57	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	148
113-100-015	2.51	A-1	1-30du/ac	MU	VACANT	4du/ac	10
113-110-031	1.21	A-1	1-30du/ac	MU	VACANT	4du/ac	5
113-130-001	11.24	A-1	1-30du/ac	MU	VACANT	4du/ac	45
113-130-002	0.51	AE-20	1-30du/ac	MU	VACANT	6.99du/ac	4
113-130-002	4.26	A-1	1-30du/ac	MU	VACANT	4du/ac	17
113-130-006	7.64	AE-20	1-30du/ac	MU	VACANT	6.99du/ac	53
113-140-001	7.06	A-1	1-30du/ac	MU	VACANT	4du/ac	28
113-140-021	4.45	A-1	1-30du/ac	MU	VACANT	4du/ac	18
113-200-002	4.92	A-1	1-30du/ac	MU	VACANT	4du/ac	20
113-200-002	4.51	AE-20	1-30du/ac	MU	VACANT	6.99du/ac	32
113-210-004	8.52	A-1	1-30du/ac	MU	VACANT	4du/ac	34
113-210-005	5.39	AE-20	1-30du/ac	MU	VACANT	6.99du/ac	38
113-210-006	7.8	A-1	1-30du/ac	MU	VACANT	4du/ac	31
113-210-007	1.07	AE-20	1-30du/ac	MU	VACANT	6.99du/ac	7
113-210-026	4.76	AE-20	1-30du/ac	MU	VACANT	6.99du/ac	33
113-210-026	12.17	A-1	1-30du/ac	MU	VACANT	4du/ac	49
113-220-007	0.65	AE-20	1-30du/ac	MU	VACANT	6.99du/ac	5
113-220-007	5.36	A-1	1-30du/ac	MU	VACANT	4du/ac	21
113-220-039	1.55	A-1	1-30du/ac	MU	VACANT	4du/ac	6
113-220-040	68.01	A-1	1-30du/ac	MU	VACANT	4du/ac	272
113-220-040	4.26	AE-20	1-30du/ac	MU	VACANT	6.99du/ac	30
113-250-019	2.39	AE-20	1-30du/ac	MU	VACANT	6.99du/ac	17

Lemon Cove Urban Development Boundary

7. Adequate Sites Inventory

APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
113-250-019	5.82	A-1	1-30du/ac	MU	VACANT	4du/ac	23
113-250-026	32.05	A-1	1-30du/ac	MU	VACANT	4du/ac	128
113-250-056	1.87	AE-20	1-30du/ac	MU	VACANT	6.99du/ac	13
113-250-060	0.01	A-1	1-30du/ac	MU	VACANT	4du/ac	0

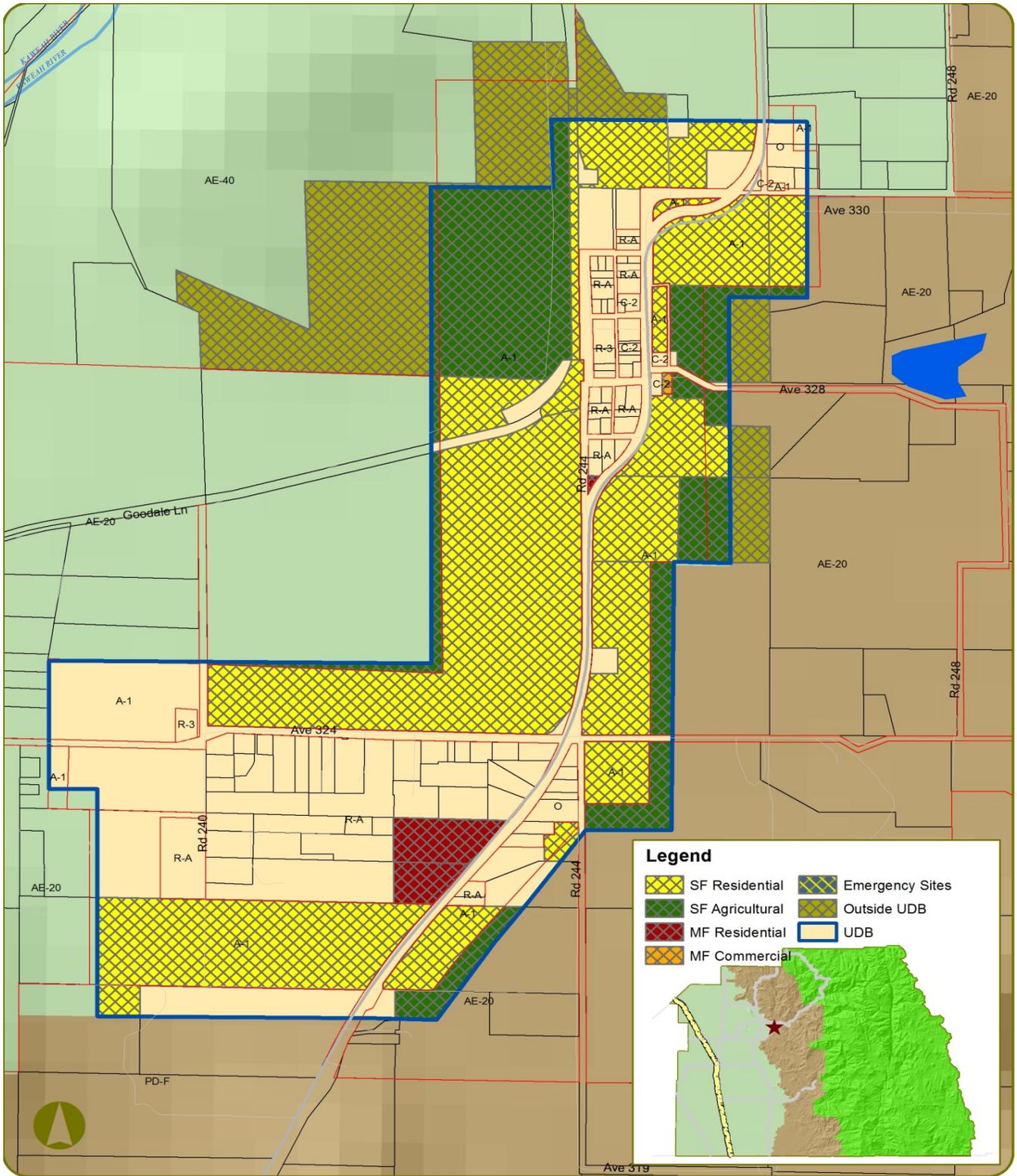
MU=Mixed Use

Total: 1,087

Commercial							
113-110-005	0.25	C-2	14-30du/ac	MU	VACANT	17du/ac	4

MU=Mixed Use

Total: 4



0 1,000 Feet

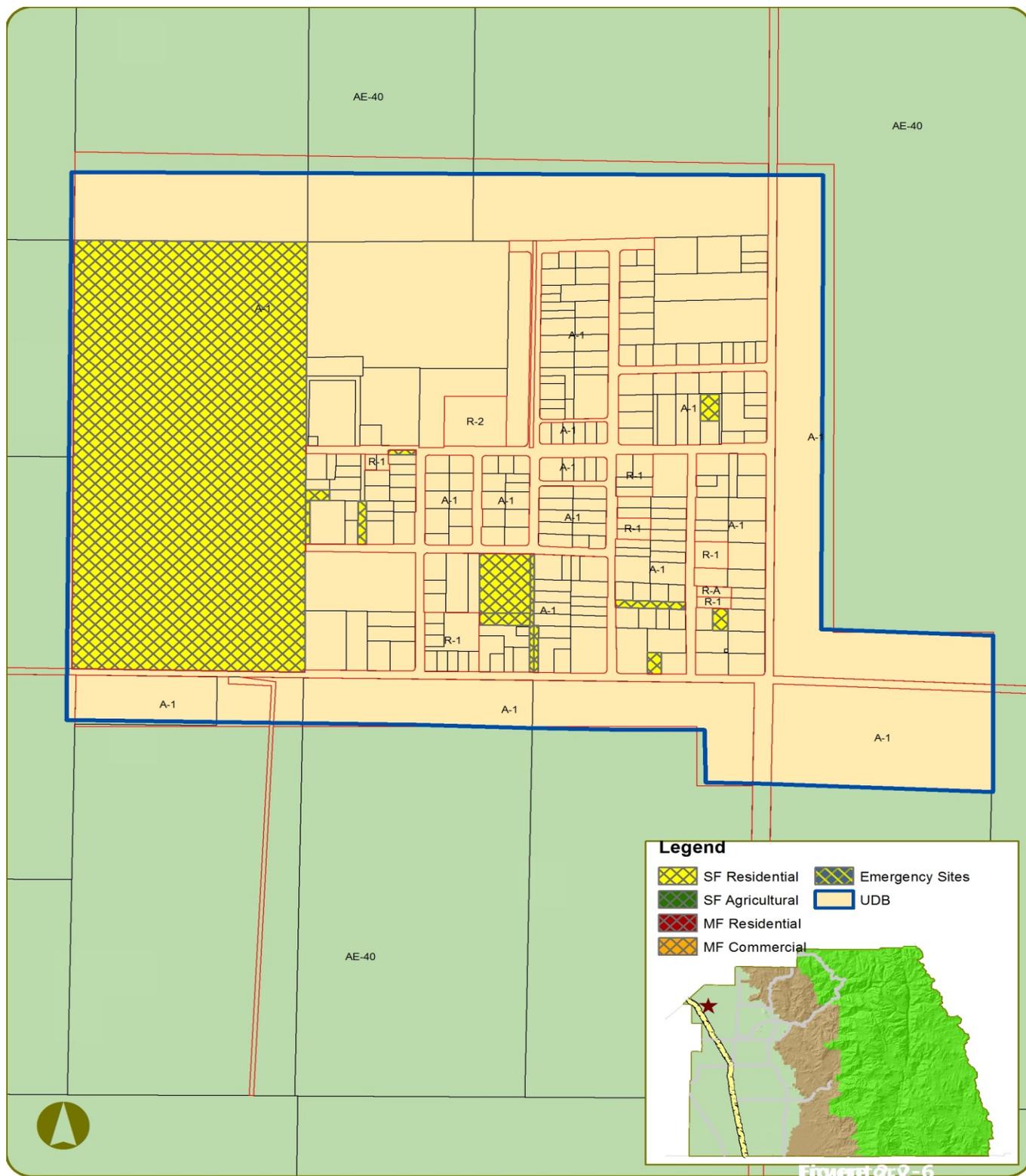
Lemon Cove Urban Development Boundary | Inventory

London Site Inventory

London Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
Single Family Parcels Agricultural							
043-020-018	83.56	A-1	1-30du/ac	MU	VACANT	4du/ac	334
043-053-026	0.42	A-1	1-30du/ac	MU	VACANT	4du/ac	2
043-071-010	0.18	A-1	1-30du/ac	MU	VACANT	4du/ac	1
043-072-035	0.43	A-1	1-30du/ac	MU	VACANT	4du/ac	2
043-072-040	0.25	A-1	1-30du/ac	MU	VACANT	4du/ac	1
043-073-010	0.28	A-1	1-30du/ac	MU	VACANT	4du/ac	1
043-082-033	2.51	A-1	1-30du/ac	MU	VACANT	4du/ac	10
043-082-034	0.51	A-1	1-30du/ac	MU	VACANT	4du/ac	2
043-082-035	0.42	A-1	1-30du/ac	MU	VACANT	4du/ac	2
043-091-004	0.1	A-1	1-30du/ac	MU	VACANT	4du/ac	0
043-091-020	0.22	A-1	1-30du/ac	MU	VACANT	4du/ac	1
043-091-037	0.3	A-1	1-30du/ac	MU	VACANT	4du/ac	1
043-091-057	0.16	A-1	1-30du/ac	MU	VACANT	4du/ac	1

MU=Mixed Use

Total: 358



Patterson Tract Site Inventory

Patterson Tract Urban Development Boundary							
APN	Acres	Zone	DJ/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
Single Family Parcels Residential							
078-130-016	1	R-A	1-4du/ac	LDR	VACANT	4du/ac	4
079-080-039	4.4	R-A	1-4du/ac	LDR	VACANT	4du/ac	18
079-091-027	0.61	R-A	1-4du/ac	LDR	VACANT	4du/ac	2
079-091-028	0.61	R-A	1-4du/ac	LDR	VACANT	4du/ac	2
079-100-023	44.65	R-O	1du/ac	Rural Res	VACANT	1du/ac	45
079-115-002	0.14	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
079-115-003	0.26	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
079-120-034	1.07	R-A	1-4du/ac	LDR	VACANT	4du/ac	4
079-120-055	0.68	R-A	1-4du/ac	LDR	VACANT	4du/ac	3
079-120-072	1.08	R-A	1-4du/ac	LDR	VACANT	4du/ac	4
079-120-074	1.82	R-A	1-4du/ac	LDR	VACANT	4du/ac	7
079-171-040	0.11	R-A	1-4du/ac	LDR	VACANT	4du/ac	0
079-210-008	0.37	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
079-210-023	0.36	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
079-230-012	0.38	R-A	1-4du/ac	LDR	VACANT	4du/ac	2
079-230-046	0.35	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
079-240-026	0.35	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
079-240-027	0.36	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
079-240-028	0.48	R-A	1-4du/ac	LDR	VACANT	4du/ac	2
079-240-029	0.37	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
079-240-030	0.27	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
079-240-031	0.28	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
079-240-032	0.28	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
079-240-033	0.28	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
079-240-034	0.28	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
079-240-035	0.28	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
079-240-036	0.29	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
079-240-037	0.29	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
079-240-038	0.29	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
079-240-039	0.29	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
079-240-040	0.29	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
079-240-041	0.3	R-A	1-4du/ac	LDR	VACANT	4du/ac	1

Patterson Tract Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
079-240-043	0.3	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
079-240-044	0.3	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
079-240-045	0.3	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
079-240-046	0.3	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
079-240-047	0.3	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
079-250-023	14.85	R-A	1-4du/ac	LDR	VACANT	4du/ac	59

LDR=Low Density Residential

Total: 177

Commercial							
078-080-016	4.14	C-1	14-30du/ac	COM	VACANT	17du/ac	70

Total: 70

Pixley Site Inventory

PIXLEY URBAN DEVELOPMENT BOUNDARY							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
Single Family Parcels Residential							
298-030-014	10.97	R-1	1-8du/ac	LMDR	VACANT	4du/ac	44
298-030-015	12.47	R-1	1-8du/ac	LMDR	VACANT	4du/ac	50
298-030-016	19	R-1	1-8du/ac	LMDR	VACANT	4du/ac	76
298-030-017	49.03	R-1	1-8du/ac	LMDR	VACANT	4du/ac	196
298-051-003	0.21	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
298-060-003	0.37	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
298-060-023	0.37	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
298-060-027	0.36	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
298-070-010	0.46	R-1	1-8du/ac	LMDR	VACANT	4du/ac	2
298-080-033	3.08	R-1	1-8du/ac	LMDR	VACANT	4du/ac	12
299-012-034	0.1	R-1	1-8du/ac	LMDR	VACANT	4du/ac	0
299-014-002	7.08	R-1	1-8du/ac	LMDR	VACANT	4du/ac	28
299-014-025	3.95	R-1	1-8du/ac	LMDR	VACANT	4du/ac	16
299-014-032	0.28	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
299-020-035	5.21	R-1	1-8du/ac	LMDR	VACANT	4du/ac	21
299-040-009	9.2	R-1	1-8du/ac	LMDR	VACANT	4du/ac	37
299-040-010	38.66	R-1	1-8du/ac	LMDR	VACANT	4du/ac	155
299-040-014	10.96	R-1	1-8du/ac	LMDR	VACANT	4du/ac	44
299-061-005	0.28	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
299-061-025	0.12	R-1	1-8du/ac	LMDR	VACANT	4du/ac	0
299-061-047	0.28	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
299-062-002	0.18	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
299-062-003	0.15	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
299-062-007	0.58	R-1	1-8du/ac	LMDR	VACANT	4du/ac	2
299-062-011	0.21	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
299-062-019	0.26	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
299-071-006	0.43	R-1	1-8du/ac	LMDR	VACANT	4du/ac	2
299-081-020	0.37	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
299-081-034	1.01	R-1	1-8du/ac	LMDR	VACANT	4du/ac	4
299-082-009	0.23	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
299-091-015	0.13	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
299-091-027	0.18	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1

7. Adequate Sites Inventory

PIXLEY URBAN DEVELOPMENT BOUNDARY							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
299-091-034	0.17	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
299-091-035	0.83	R-1	1-8du/ac	LMDR	VACANT	4du/ac	3
299-101-017	0.32	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
299-103-019	0.14	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
299-103-025	0.09	R-1	1-8du/ac	LMDR	VACANT	4du/ac	0
299-131-005	0.22	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
299-131-008	0.05	R-1	1-8du/ac	LMDR	VACANT	4du/ac	0
299-132-024	0.37	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1

LMDR=Low Medium Density Residential

Total: 712

Agricultural							
295-150-001	36.61	AE-40	N/A	LDR	VACANT	4.41du/ac	161
295-150-010	4.65	AE-40	N/A	LDR	VACANT	4.41du/ac	21
295-210-011	18.63	AE-40	N/A	LDR	VACANT	4.41du/ac	82
298-030-013	139.26	AE-40	N/A	LDR	VACANT	4.41du/ac	614
299-030-004	7.17	AE-40	N/A	LDR	VACANT	4.41du/ac	32
299-030-005	3.04	AE-40	N/A	LDR	VACANT	4.41du/ac	13
299-030-006	0.17	AE-40	N/A	LDR	VACANT	4.41du/ac	1
299-030-009	10.16	AE-40	N/A	LDR	VACANT	4.41du/ac	45
299-030-010	10.14	AE-40	N/A	LDR	VACANT	4.41du/ac	45
299-030-011	10.12	AE-40	N/A	LDR	VACANT	4.41du/ac	45
299-040-006	97.37	AE-40	N/A	LDR	VACANT	4.41du/ac	429
299-050-002	38.77	AE-40	N/A	LDR	VACANT	4.41du/ac	171
299-050-005	75.28	AE-40	N/A	LDR	VACANT	4.41du/ac	332
299-050-006	38.56	AE-40	N/A	LDR	VACANT	4.41du/ac	170
314-250-018	58.38	AE-40	N/A	LDR	VACANT	4.41du/ac	257

LDR=Low Density Residential

Total: 2,418

Multi-Family Parcels Residential							
295-210-007	10.28	R-2	4-14du/ac	MDR	VACANT	9du/ac	92
298-042-001	0.2	R-3	14-30du/ac	HDR	VACANT	17du/ac	3
298-042-002	0.2	R-3	14-30du/ac	HDR	VACANT	17du/ac	3

PIXLEY URBAN DEVELOPMENT BOUNDARY							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
298-043-007	0.18	R-2	4-14du/ac	MDR	VACANT	9du/ac	2
298-043-016	0.17	R-3	14-30du/ac	HDR	VACANT	17du/ac	3
298-052-003	0.08	R-3	14-30du/ac	HDR	VACANT	17du/ac	1
298-052-006	0.18	R-3	14-30du/ac	HDR	VACANT	17du/ac	3
298-052-011	0.1	R-2	4-14du/ac	MDR	VACANT	9du/ac	1
298-053-002	0.04	R-3	14-30du/ac	HDR	VACANT	17du/ac	1
299-030-007	10.27	R-2	4-14du/ac	MDR	VACANT	9du/ac	92

MDR=Medium Density Residential, HDR=High Density Residential

Total: 201

Commercial							
299-012-033	0.43	C-2	14-30du/ac	COM	VACANT	17du/ac	7
299-012-035	7.52	C-2	14-30du/ac	COM	VACANT	17du/ac	128
299-140-005	0.32	C-2	14-30du/ac	COM	VACANT	17du/ac	5
299-140-006	0.33	C-2	14-30du/ac	COM	VACANT	17du/ac	6
314-090-021	7.7	C-2	14-30du/ac	COM	VACANT	17du/ac	131

COM=Commercial

Total: 277

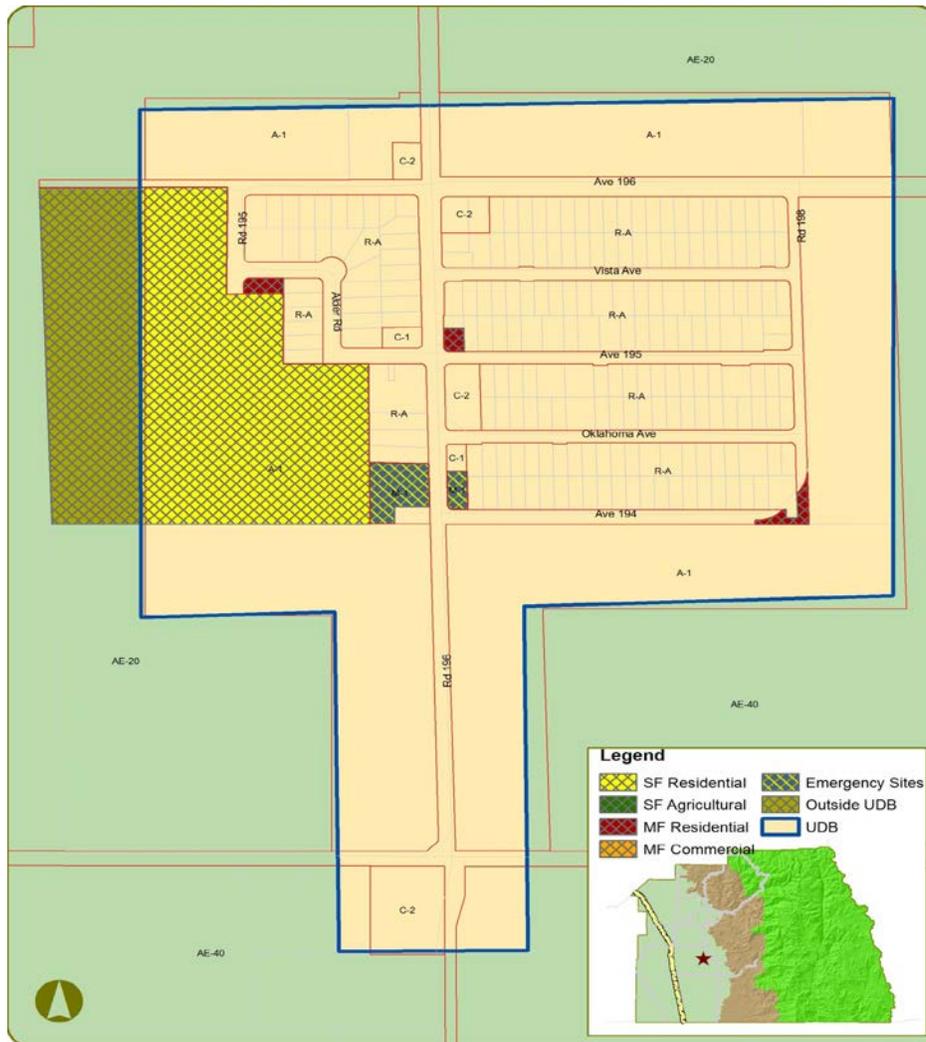
EMERGENCY SITE							
295-030-006	2.48	M-1			VACANT		NA
295-040-027	0.53	M-1			VACANT		NA
295-250-005	0.94	M-1			VACANT		NA
295-250-011	0.10	M-1			VACANT		NA
295-250-018	0.80	M-1			VACANT		NA
295-270-009	0.43	M-1			VACANT		NA
295-270-011	0.19	M-1			VACANT		NA
295-270-018	1.27	M-1			VACANT		NA

Plainview Site Inventory

Plainview Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
Single Family Parcels Residential							
198-220-036	0.19	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
214-192-025	0.24	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
214-202-044	0.15	R-A	1-4du/ac	LDR	VACANT	4du/ac	1

LDR= Low Density Residential

Total: 3



Poplar-Cotton Center Site Inventory

Poplar-Cotton Center Urban Development Boundary

APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
Single Family Parcels Residential							
237-020-010	6.97	R-1	1-8du/ac	LMDR	VACANT	4du/ac	28
237-030-011	0.37	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
237-030-014	0.32	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
237-050-009	0.02	R-A	1-4du/ac	LDR	VACANT	4du/ac	0
237-050-015	5.9	R-A	1-4du/ac	LDR	VACANT	4du/ac	24
237-140-006	58.08	R-1	1-8du/ac	LMDR	VACANT	4du/ac	232
237-140-024	19.69	R-1	1-8du/ac	LMDR	VACANT	4du/ac	79
237-140-025	36.59	R-1	1-8du/ac	LMDR	VACANT	4du/ac	146
237-150-050	14.63	R-1	1-8du/ac	LMDR	VACANT	4du/ac	59
237-170-001	0.85	R-1	1-8du/ac	LMDR	VACANT	4du/ac	3
237-180-002	1.02	R-1	1-8du/ac	LMDR	VACANT	4du/ac	4

LDR=Low Density Residential, LMDR= Low Medium Density Residential

Total: 577

Agricultural							
236-140-043	11.5	AE-20	N/A	RSR	VACANT	6.99du/ac	80
236-170-003	12.22	AE-20	N/A	RSR	VACANT	6.99du/ac	85
236-170-013	18.64	AE-20	N/A	RSR	VACANT	6.99du/ac	130
237-010-017	19.98	AE-20	N/A	RSR	VACANT	6.99du/ac	140
237-010-018	38.15	AE-20	N/A	RSR	VACANT	6.99du/ac	267
237-140-001	38.14	AE-20	N/A	RSR	VACANT	6.99du/ac	267
300-310-001	16.97	AE-20	N/A	RSR	VACANT	6.99du/ac	119
300-310-003	12.39	AE-20	N/A	RSR	VACANT	6.99du/ac	87
300-310-005	12.03	AE-20	N/A	RSR	VACANT	6.99du/ac	84
302-040-032	7.58	AE-20	N/A	RSR	VACANT	6.99du/ac	53
302-040-033	7.7	AE-20	N/A	RSR	VACANT	6.99du/ac	54

RSR= Residential Reserve

Total: 1,366

Poplar-Cotton Center Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
Multi-Family Parcels Residential							
237-020-008	4.5	R-3	14-30du/ac	HDR	VACANT	17du/ac	77
237-082-005	0.37	R-2	4-14du/ac	MDR	VACANT	9du/ac	3
237-094-002	0.12	R-2	4-14du/ac	MDR	VACANT	9du/ac	1
237-094-023	0.12	R-2	4-14du/ac	MDR	VACANT	9du/ac	1
237-102-017	0.25	R-2	4-14du/ac	MDR	VACANT	9du/ac	2
237-102-020	0.25	R-2	4-14du/ac	MDR	VACANT	9du/ac	2
237-102-032	0.53	R-2	4-14du/ac	MDR	VACANT	9du/ac	5
237-112-006	0.26	R-2	4-14du/ac	MDR	VACANT	9du/ac	2
237-113-003	0.27	R-2	4-14du/ac	MDR	VACANT	9du/ac	2
237-113-012	0.34	R-2	4-14du/ac	MDR	VACANT	9du/ac	3
237-122-017	0.26	R-2	4-14du/ac	MDR	VACANT	9du/ac	2
237-123-002	0.13	R-2	4-14du/ac	MDR	VACANT	9du/ac	1
237-124-013	0.23	R-2	4-14du/ac	MDR	VACANT	9du/ac	2
237-132-015	0.25	R-2	4-14du/ac	MDR	VACANT	9du/ac	2
302-050-036	0.43	R-2	4-14du/ac	MDR	VACANT	9du/ac	4
302-050-055	0.13	R-2	4-14du/ac	MDR	VACANT	9du/ac	1
302-050-062	0.16	R-2	4-14du/ac	MDR	VACANT	9du/ac	1

MDR=Medium Density Residential, HDR= High Density Residential

Total: 111

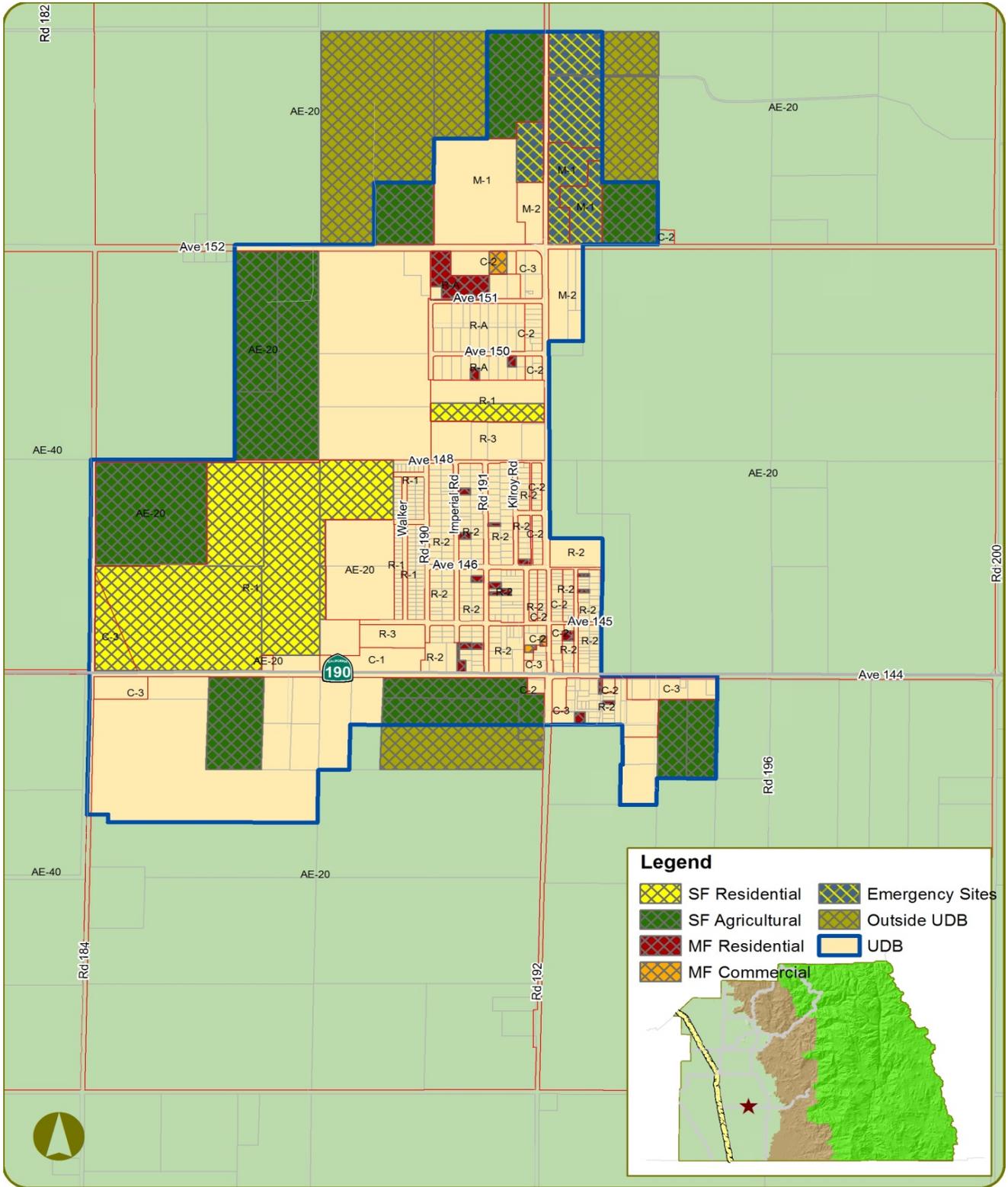
Commercial							
237-050-002	1.33	C-2	14-30du/ac	COM	VACANT	17du/ac	23
237-081-027	0.25	C-2	14-30du/ac	COM	VACANT	17du/ac	4
237-081-035	0.22	C-2	14-30du/ac	COM	VACANT	17du/ac	4
237-190-002	11.81	C-1	14-30du/ac	COM	VACANT	17du/ac	201
302-040-042	1.7	C-3	14-30du/ac	COM	VACANT	17du/ac	29

COM=Commercial

Total: 261

Emergency Sites							
236-170-014	29.79	M-1			VACANT		NA
237-060-009	1.54	M-2			VACANT		NA

7. Adequate Sites Inventory



0 500 Feet **Poplar-Cotton Center Urban Development Boundary | Inventory**



Richgrove Site Inventory

Richgrove Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
Multi-Family Parcels Residential							
340-042-012	0.25	R-2	4-14du/ac	MDR	VACANT	9du/ac	2
340-052-015	0.17	R-2	4-14du/ac	MDR	VACANT	9du/ac	2
340-052-017	0.17	R-2	4-14du/ac	MDR	VACANT	9du/ac	2
340-052-023	0.09	R-2	4-14du/ac	MDR	VACANT	9du/ac	1
340-054-014	0.17	R-2	4-14du/ac	MDR	VACANT	9du/ac	2
340-054-014	0.17	R-2	4-14du/ac	MDR	VACANT	9du/ac	2
340-120-009	0.23	R-2	4-14du/ac	MDR	VACANT	9du/ac	2
340-120-010	0.23	R-2	4-14du/ac	MDR	VACANT	9du/ac	2
340-120-011	0.23	R-2	4-14du/ac	MDR	VACANT	9du/ac	2
340-120-012	0.17	R-2	4-14du/ac	MDR	VACANT	9du/ac	2
340-120-017	0.36	R-2	4-14du/ac	MDR	VACANT	9du/ac	3

MDR=Medium Density Residential

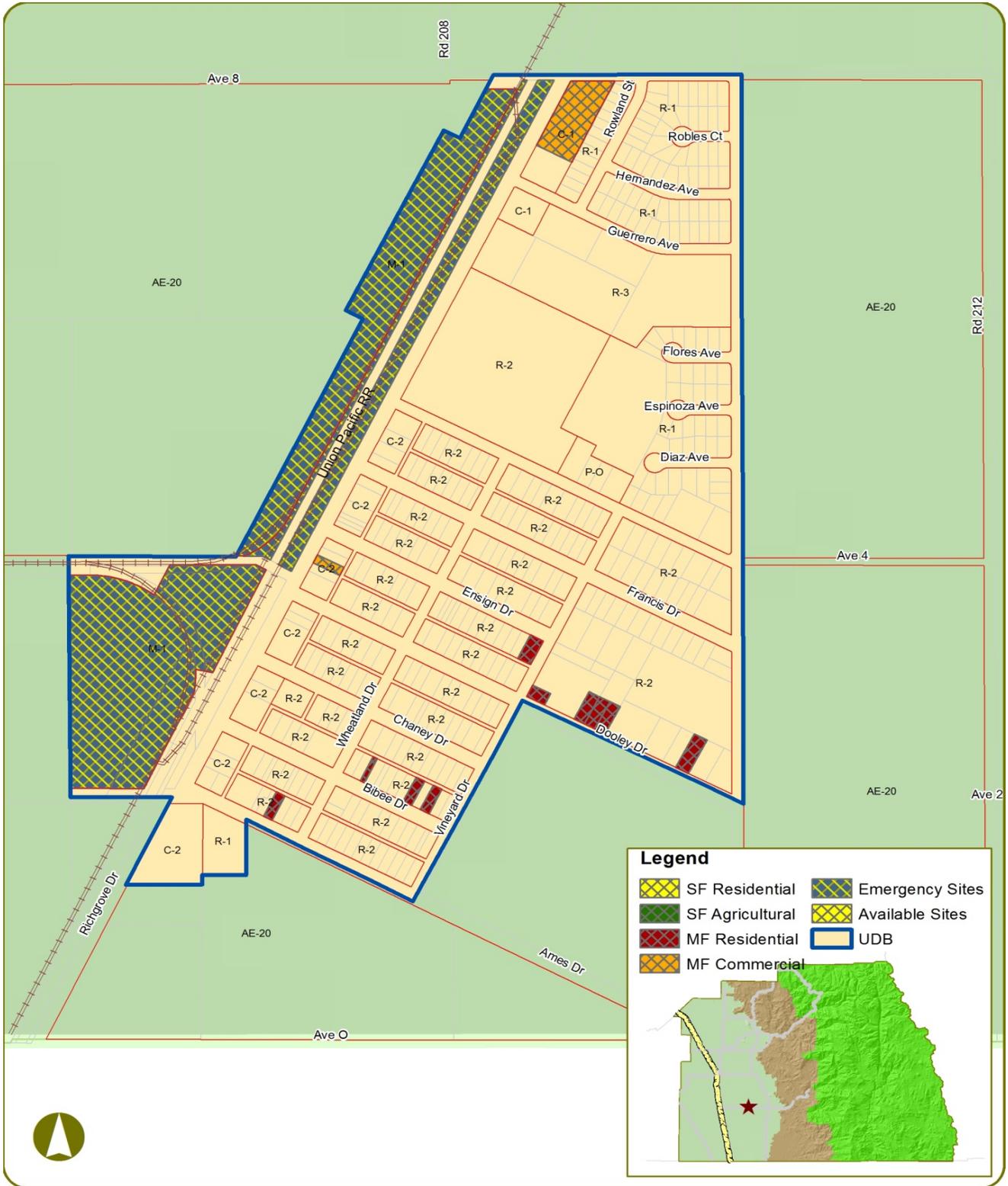
Total: 22

Commercial							
340-041-013	0.18	C-2	14-30du/ac	COM	VACANT	17du/ac	3
340-100-009	2.1	C-1	14-30du/ac	COM	VACANT	17du/ac	36
340-100-009	2.1	C-1	14-30du/ac	COM	VACANT	17du/ac	36
340-100-009	2.1	C-1	14-30du/ac	COM	VACANT	17du/ac	36

COM=Commercial

Total: 111

7. Adequate Sites Inventory



Richgrove Urban Development Boundary | Inventory



Springville Site Inventory

Springville Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
Single Family Parcels Residential							
284-510-023	2.53	PD-F	1-30du/ac	FMU	VACANT	4du/ac	10
285-020-010	20.60	R-A/A-F	1-4du/ac	LDR/FMU	VACANT	4du/ac	82
285-030-002	4.922576	R-A/A-F	1-4du/ac	LDR/FMU	VACANT	4du/ac	20
285-080-013	0.22	R-A/PD-F	1-4du/ac	LDR/FMU	VACANT	4du/ac	1
285-080-017	0.21	R-A/PD-F	1-4du/ac	LDR/FMU	VACANT	4du/ac	1
285-080-018	0.26	R-A/PD-F	1-4du/ac	LDR/FMU	VACANT	4du/ac	1
285-080-022	1.02	R-A/F-1	1-4du/ac	LDR	VACANT	4du/ac	4
285-080-023	0.01	PD-F	1-30du/ac	FMU	VACANT	4du/ac	0
284-100-043	52.67	R-A	1-4du/ac	LDR	VACANT	4du/ac	211
284-112-055	26.53	R-A	1-4du/ac	LDR	VACANT	4du/ac	106
284-112-058	48.85	R-A	1-4du/ac	LDR	VACANT	4du/ac	195
284-112-059	3.33	R-A	1-4du/ac	LDR	VACANT	4du/ac	13
284-112-060	3.26	R-A	1-4du/ac	LDR	VACANT	4du/ac	13
284-112-061	1.05	R-A	1-4du/ac	LDR	VACANT	4du/ac	4
284-171-042	0.45	R-A	1-4du/ac	LDR	VACANT	4du/ac	2
284-430-002	12.84	R-A	1-4du/ac	LDR	VACANT	4du/ac	51
284-510-023	2.53	R-A	1-4du/ac	LDR	VACANT	4du/ac	10
284-510-023	2.53	R-A	1-4du/ac	LDR	VACANT	4du/ac	10
285-040-005	1.9	R-A	1-4du/ac	LDR	VACANT	4du/ac	8
285-040-006	1.03	R-A	1-4du/ac	LDR	VACANT	4du/ac	4
285-160-003	0.08	R-A	1-4du/ac	LDR	VACANT	4du/ac	0
285-180-010	2.14	R-A	1-4du/ac	LDR	VACANT	4du/ac	9
285-191-005	0.24	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
285-192-006	0.19	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
285-192-007	0.17	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
285-192-008	0.12	R-A	1-4du/ac	LDR	VACANT	4du/ac	0
285-192-017	0.29	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
285-192-019	0.43	R-A	1-4du/ac	LDR	VACANT	4du/ac	2
285-194-016	0.1	R-A	1-4du/ac	LDR	VACANT	4du/ac	0
285-194-019	1.14	R-A	1-4du/ac	LDR	VACANT	4du/ac	5
285-195-006	0.14	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
285-195-016	0.21	R-A	1-4du/ac	LDR	VACANT	4du/ac	1

7. Adequate Sites Inventory

Springville Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
285-205-018	0.16	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
285-211-016	0.19	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
285-211-032	0.41	R-A	1-4du/ac	LDR	VACANT	4du/ac	2
285-211-035	0.24	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
285-220-012	3.01	R-A	1-4du/ac	LDR	VACANT	4du/ac	12
285-220-012	3.01	R-A	1-4du/ac	LDR	VACANT	4du/ac	12

LDR=Low Density Residential, FMU=Foothill Mixed Use

Total: 797

Multi-Family Parcels Residential							
219-130-090	13.93	R-3	14-30du/ac	HDR	VACANT	17du/ac	237
219-230-031	6.14	R-3	14-30du/ac	HDR	VACANT	17du/ac	104
285-050-058	0.07	R-3	14-30du/ac	HDR	VACANT	17du/ac	1
285-050-059	0.07	R-3	14-30du/ac	HDR	VACANT	17du/ac	1
285-060-015	0.77	R-3	14-30du/ac	HDR	VACANT	17du/ac	13
285-211-025	0.14	R-3	14-30du/ac	HDR	VACANT	17du/ac	2
285-230-015	0.03	R-3	14-30du/ac	HDR	VACANT	17du/ac	1

HDR=High Density Residential

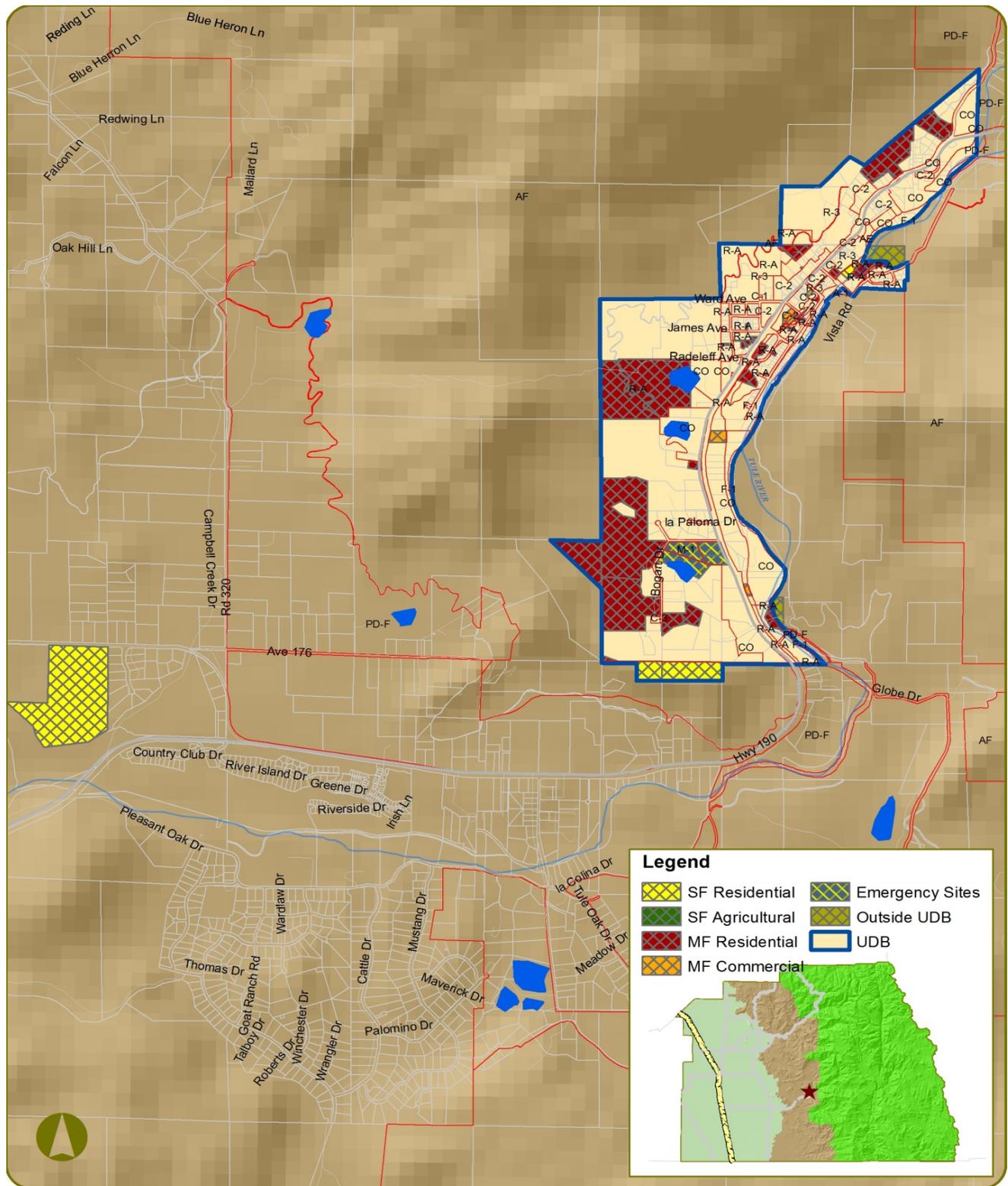
Total: 359

Commercial							
285-050-045	0.3	C-2	14-30du/ac	RES-C	VACANT	17du/ac	4
285-211-003	1.85	C-2	14-30du/ac	RES-C	VACANT	17du/ac	26

COM=Commercial

Total: 30

Tulare County Housing Element



Strathmore Site Inventory

Strathmore Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
Single Family Parcels Residential							
215-060-011	1.67	R-A	1-4du/ac	LDR	VACANT	4du/ac	7
215-121-012	0.05	R-1	1-8du/ac	LMDR	VACANT	4du/ac	0
215-123-013	0.18	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
215-123-017	2.01	R-1	1-8du/ac	LMDR	VACANT	4du/ac	8
215-123-019	0.27	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
215-144-019	0.24	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
215-160-002	0.29	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
215-170-001	0.16	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
215-170-031	0.16	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
215-220-005	0.25	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
215-220-026	1.79	R-A	1-4du/ac	LDR	VACANT	4du/ac	7
215-230-034	1.15	R-A	1-4du/ac	LDR	VACANT	4du/ac	5
215-250-011	1.02	R-A	1-4du/ac	LDR	VACANT	4du/ac	4

LDR=Low Density Residential, LMDR= Low Medium Density Residential

Total: 38

Agricultural							
215-060-009	25.77	AE-20	N/A	RSR	VACANT	6.99du/ac	180
215-260-006	18.95	AE-20	N/A	RSR	VACANT	6.99du/ac	132
215-300-022	4.37	AE-20	N/A	RSR	VACANT	6.99du/ac	31
215-300-023	8.43	AE-20	N/A	RSR	VACANT	6.99du/ac	59
215-330-008	19.38	AE-20	N/A	RSR	VACANT	6.99du/ac	135
215-330-009	9.74	AE-20	N/A	RSR	VACANT	6.99du/ac	68
215-330-018	6.77	AE-20	N/A	RSR	VACANT	6.99du/ac	47
215-330-029	1.06	AE-20	N/A	RSR	VACANT	6.99du/ac	7
215-330-038	4.6	AE-20	N/A	RSR	VACANT	6.99du/ac	32
215-330-039	5.21	AE-20	N/A	RSR	VACANT	6.99du/ac	36
215-330-055	19.57	AE-20	N/A	RSR	VACANT	6.99du/ac	137
215-330-056	2.81	AE-20	N/A	RSR	VACANT	6.99du/ac	20
215-330-059	20.36	AE-20	N/A	RSR	VACANT	6.99du/ac	142

RSR=Residential Reserve

Total: 1,026

Strathmore Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
Multi-Family Parcels Residential							
215-071-014	0.15	R-2	4-14du/ac	MDR	VACANT	9du/ac	1
215-073-002	1.73	R-2	4-14du/ac	MDR	VACANT	9du/ac	16
215-093-007	0.05	R-2	4-14du/ac	MDR	VACANT	9du/ac	0
215-095-001	0.16	R-2	4-14du/ac	MDR	VACANT	9du/ac	1
215-132-001	0.35	R-2	4-14du/ac	MDR	VACANT	9du/ac	3
215-132-014	0.16	R-2	4-14du/ac	MDR	VACANT	9du/ac	1
215-132-022	0.23	R-2	4-14du/ac	MDR	VACANT	9du/ac	2
215-260-013	10.18	R-3	14-30du/ac	HDR	VACANT	17du/ac	173

MDR=Medium Density Residential, HDR= High Density Residential

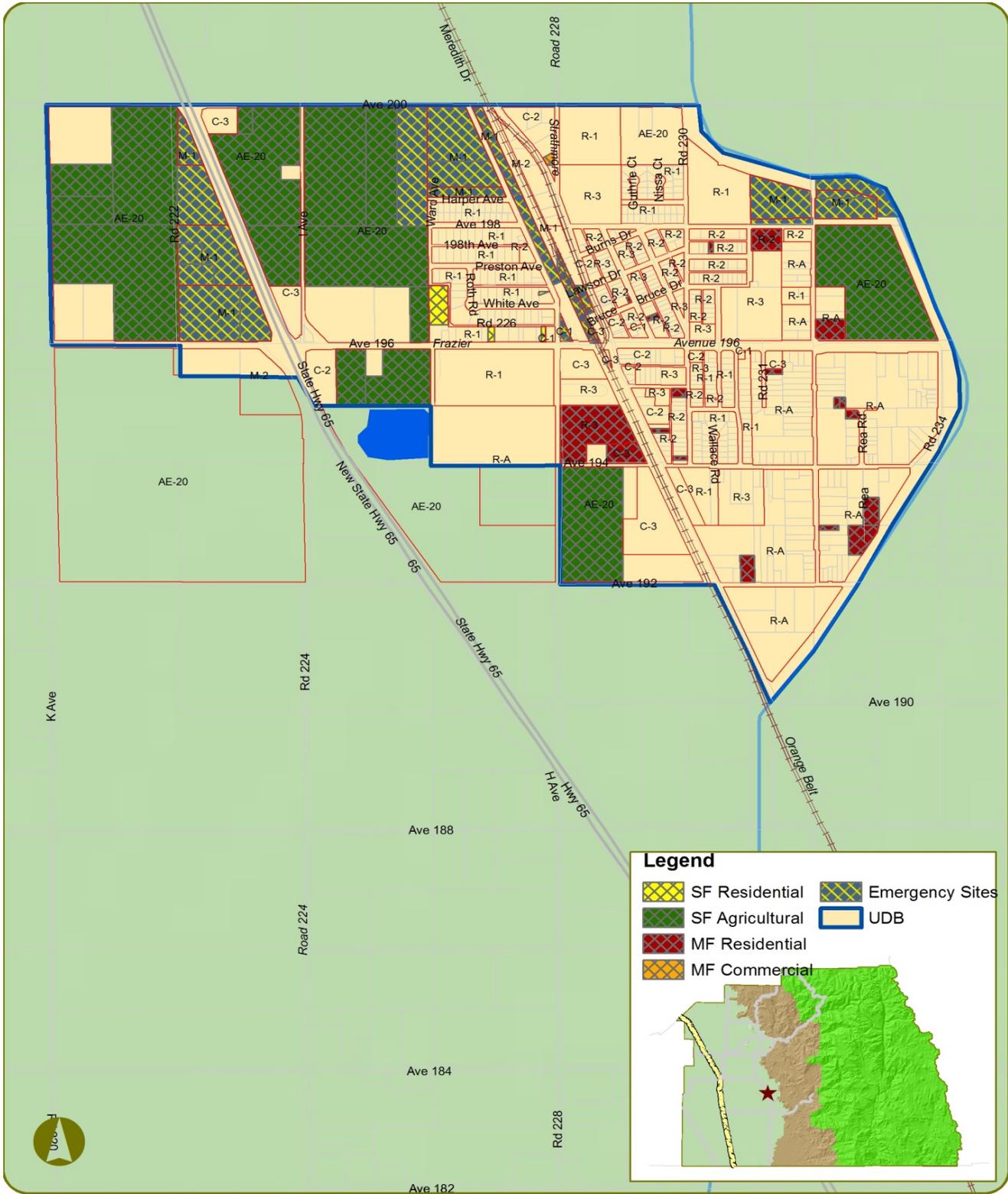
Total: 197

Commercial							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
215-320-016	0.27	C-2	14-30du/ac	COM	VACANT	14du/ac	4

COM=Commercial

Total: 4

7. Adequate Sites Inventory



0 485 970 1,940 Feet **Strathmore Urban Development Boundary Inventory**



Sultana Site Inventory

Sultana Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
Agricultural							
021-140-030	9.29	AE-20	N/A	MU	VACANT	6.99du/ac	65
021-140-038	51.42	AE-20	N/A	MU	VACANT	6.99du/ac	359
021-170-009	16.31	AE-20	N/A	MU	VACANT	6.99du/ac	114
021-170-041	17.76	AE-20	N/A	MU	VACANT	6.99du/ac	124
021-170-056	1.09	AE-20	N/A	MU	VACANT	6.99du/ac	8
021-170-057	0.72	AE-20	N/A	MU	VACANT	6.99du/ac	5
021-170-058	0.18	AE-20	N/A	MU	VACANT	6.99du/ac	1
021-170-059	2.38	AE-20	N/A	MU	VACANT	6.99du/ac	17
021-210-068	0.95	AE-20	N/A	MU	VACANT	6.99du/ac	7
021-210-081	0.43	AE-20	N/A	MU	VACANT	6.99du/ac	3
021-210-082	0.44	AE-20	N/A	MU	VACANT	6.99du/ac	3
021-210-088	1.41	AE-20	N/A	MU	VACANT	6.99du/ac	10
021-210-089	0.87	AE-20	N/A	MU	VACANT	6.99du/ac	6
021-280-040	0.15	AE-20	N/A	MU	VACANT	6.99du/ac	1
021-280-041	0.13	AE-20	N/A	MU	VACANT	6.99du/ac	1

MU=Mixed Use

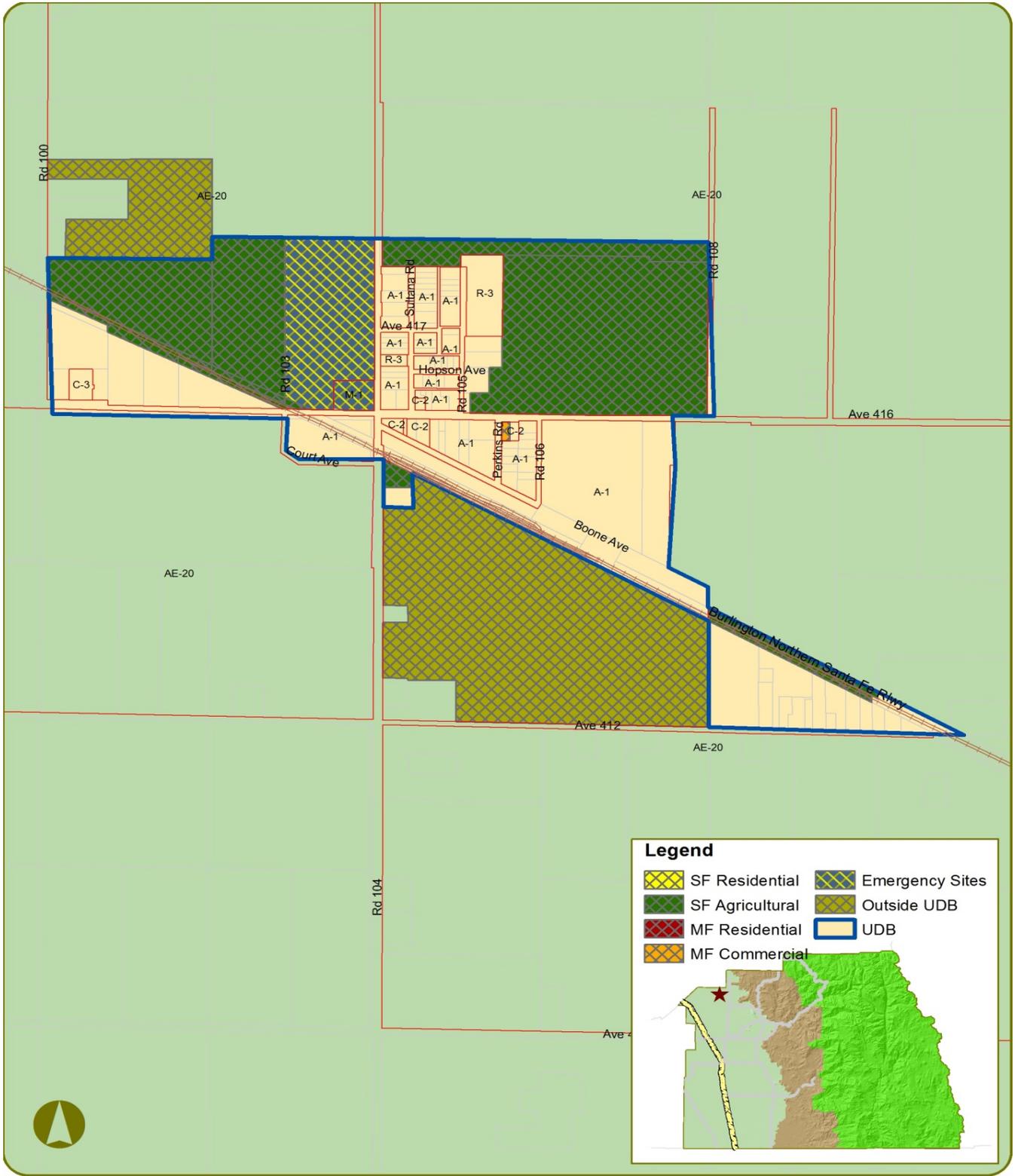
Total: 724

Commercial							
021-200-037	0.24	C-2	14-30du/ac	MU	VACANT	17du/ac	4

MU=Mixed Use

Total: 4

7. Adequate Sites Inventory



0 370 740 1480 Feet

Sultana Urban Development Boundary | Inventory



Terra Bella Site Inventory

Terra Bella Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
Single Family Parcels Residential							
302-190-037	0.36	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
302-200-005	6.06	R-A	1-4du/ac	LDR	VACANT	4du/ac	24
302-200-006	7.22	R-A	1-4du/ac	LDR	VACANT	4du/ac	29
302-200-007	0.49	R-1	1-8du/ac	LMDR	VACANT	4du/ac	2
302-200-015	0.94	R-A	1-4du/ac	LDR	VACANT	4du/ac	4
302-200-033	0.9	R-A	1-4du/ac	LDR	VACANT	4du/ac	4
302-210-019	10.81	R-A	1-4du/ac	LDR	VACANT	4du/ac	43
302-210-027	0.56	R-A	1-4du/ac	LDR	VACANT	4du/ac	2
302-460-006	1.29	R-A	1-4du/ac	LDR	VACANT	4du/ac	5
304-030-009	0	R-A	1-4du/ac	LDR	VACANT	4du/ac	0
320-060-009	9.43	R-A	1-4du/ac	LDR	VACANT	4du/ac	38
320-060-035	8.94	R-A	1-4du/ac	LDR	VACANT	4du/ac	36
320-180-009	0.94	R-1	1-8du/ac	LMDR	VACANT	4du/ac	4
320-180-012	3.43	R-1	1-8du/ac	LMDR	VACANT	4du/ac	14
320-180-038	0.46	R-1	1-8du/ac	LMDR	VACANT	4du/ac	2
320-180-039	1.91	R-1	1-8du/ac	LMDR	VACANT	4du/ac	8
320-192-006	0.43	R-A	1-4du/ac	LDR	VACANT	4du/ac	2
320-192-026	3.27	R-A	1-4du/ac	LDR	VACANT	4du/ac	13
320-192-027	1.95	R-A	1-4du/ac	LDR	VACANT	4du/ac	8
320-193-018	18.03	R-A	1-4du/ac	LDR	VACANT	4du/ac	72
320-193-021	10.12	R-A	1-4du/ac	LDR	VACANT	4du/ac	40
320-193-047	2.98	R-A	1-4du/ac	LDR	VACANT	4du/ac	12
320-193-048	3	R-A	1-4du/ac	LDR	VACANT	4du/ac	12
320-193-049	2.08	R-A	1-4du/ac	LDR	VACANT	4du/ac	8
320-194-018	9.52	R-A	1-4du/ac	LDR	VACANT	4du/ac	38
320-194-019	23.63	R-A	1-4du/ac	LDR	VACANT	4du/ac	95
320-194-041	2.36	R-A	1-4du/ac	LDR	VACANT	4du/ac	9
320-230-030	4.81	R-A	1-4du/ac	LDR	VACANT	4du/ac	19
320-351-049	0.4	R-A	1-4du/ac	LDR	VACANT	4du/ac	2
320-371-011	1.58	R-A	1-4du/ac	LDR	VACANT	4du/ac	6
320-390-001	21.64	R-A	1-4du/ac	LDR	VACANT	4du/ac	87
320-390-002	7.59	R-A	1-4du/ac	LDR	VACANT	4du/ac	30

7. Adequate Sites Inventory

Terra Bella Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
320-390-003	0.84	R-A	1-4du/ac	LDR	VACANT	4du/ac	3
320-390-013	0.52	R-A	1-4du/ac	LDR	VACANT	4du/ac	2
320-390-015	1.86	R-A	1-4du/ac	LDR	VACANT	4du/ac	7
320-390-024	2.12	R-A	1-4du/ac	LDR	VACANT	4du/ac	8
320-390-025	2.49	R-A	1-4du/ac	LDR	VACANT	4du/ac	10
320-390-032	0.64	R-A	1-4du/ac	LDR	VACANT	4du/ac	3
320-390-033	0.65	R-A	1-4du/ac	LDR	VACANT	4du/ac	3
320-400-015	7.01	R-1	1-8du/ac	LMDR	VACANT	4du/ac	28
320-400-024	2.07	R-1	1-8du/ac	LMDR	VACANT	4du/ac	8
320-400-025	6.45	R-1	1-8du/ac	LMDR	VACANT	4du/ac	26
320-400-026	8.35	R-1	1-8du/ac	LMDR	VACANT	4du/ac	33
320-400-028	4.35	R-1	1-8du/ac	LMDR	VACANT	4du/ac	17

LDR=Low Density Residential, LMDR= Low Medium Density Residential

Total: 817

Agricultural							
304-020-008	10.4	AE-10	14-30du/ac	RSR	VACANT	6.99du/ac	73
304-020-008	10.4	A-1	1-8du/ac	RSR	VACANT	4du/ac	42
304-030-001	0	AE-10	14-30du/ac	RSR	VACANT	6.99du/ac	0
304-030-001	0	AE-10	14-30du/ac	RSR	VACANT	6.99du/ac	0
304-030-002	37.86	AE-10	14-30du/ac	RSR	VACANT	6.99du/ac	265
304-030-002	37.86	A-1	1-8du/ac	RSR	VACANT	4du/ac	151
304-030-008	18.44	A-1	1-8du/ac	RSR	VACANT	4du/ac	74
304-030-009	0	A-1	1-8du/ac	RSR	VACANT	4du/ac	0
304-030-009	0	AE-10	14-30du/ac	RSR	VACANT	6.99du/ac	0
304-030-016	9.65	AE-10	14-30du/ac	RSR	VACANT	6.99du/ac	67
304-030-016	9.65	A-1	1-8du/ac	RSR	VACANT	4du/ac	39
320-194-021	1	A-1	1-8du/ac	RSR	VACANT	4du/ac	4
320-194-036	3.37	A-1	1-8du/ac	RSR	VACANT	4du/ac	13
320-194-038	4.56	A-1	1-8du/ac	RSR	VACANT	4du/ac	18
320-200-025	18	A-1	1-8du/ac	RSR	VACANT	4du/ac	72
320-200-026	18.26	A-1	1-8du/ac	RSR	VACANT	4du/ac	73
320-374-009	2.07	A-1	1-8du/ac	RSR	VACANT	4du/ac	8

RSR=Residential Reserve

Total: 899

Terra Bella Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
Multi-Family Parcels Residential							
320-180-005	0.94	R-2	4-14du/ac	MDR	VACANT	9du/ac	16
320-355-023	0.2	R-2	4-14du/ac	MDR	VACANT	9du/ac	3
320-355-026	0.46	R-2	4-14du/ac	MDR	VACANT	9du/ac	8
320-355-027	0.51	R-2	4-14du/ac	MDR	VACANT	9du/ac	9
320-400-027	1.96	R-3	14-30du/ac	HDR	VACANT	17du/ac	33
320-400-028	4.4	R-3	14-30du/ac	HDR	VACANT	17du/ac	75

MDR=Medium Density Residential, HDR= High Density Residential

Total: 144

Commercial							
302-460-002	1.37	C-2	14-30du/ac	COM	VACANT	17du/ac	23
320-060-009	2.93	C-2	14-30du/ac	COM	VACANT	17du/ac	50
320-060-035	2.96	C-2	14-30du/ac	COM	VACANT	17du/ac	50
320-400-004	6.31	C-2	14-30du/ac	COM	VACANT	17du/ac	107
320-060-040	1.47	C-2	14-30du/ac	COM	VACANT	17du/ac	25
320-164-018	0.08	C-2	14-30du/ac	COM	VACANT	17du/ac	1
COM=Commercial						Total:	256

Three Rivers Site Inventory

Three Rivers Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
Single Family Parcels Residential							
066-090-006	0.37	O	1-30u/ac	REC	VACANT	14du/ac	5
068-050-029	2.46	O	1-30u/ac	REC	VACANT	14du/ac	34
069-040-014	2.25	O	1-30u/ac	REC	VACANT	14du/ac	32
069-040-015	0.85	O	1-30u/ac	REC	VACANT	14du/ac	12
069-050-034	1.97	O	1-30u/ac	REC	VACANT	14du/ac	28
069-050-038	2.32	O	1-30u/ac	REC	VACANT	14du/ac	32
069-180-039	0.93	O	1-30u/ac	REC	VACANT	14du/ac	13
069-190-036	0.08	R-A	1-4du/ac	LDR	VACANT	4du/ac	0
069-190-036	0.08	R-A	1-4du/ac	LDR	VACANT	4du/ac	0
069-470-006	2.93	O	1-30u/ac	REC	VACANT	14du/ac	41
069-470-009	4.86	O	1-30u/ac	REC	VACANT	14du/ac	68
069-010-004	0.11	R-A	1-4du/ac	LDR	VACANT	4du/ac	0
069-050-004	0.19	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
068-120-023	0.22	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
069-260-009	0.26	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
067-030-017	0.29	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
069-260-006	0.3	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
067-060-014	0.31	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
067-230-019	0.36	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
069-260-002	0.38	R-A	1-4du/ac	LDR	VACANT	4du/ac	2
069-260-003	0.39	R-A	1-4du/ac	LDR	VACANT	4du/ac	2
068-320-030	0.4	R-A	1-4du/ac	LDR	VACANT	4du/ac	2
068-320-031	0.4	R-A	1-4du/ac	LDR	VACANT	4du/ac	2
069-250-007	0.42	R-A	1-4du/ac	LDR	VACANT	4du/ac	2
069-280-023	0.44	R-1	1-8du/ac	LMDR	VACANT	4du/ac	2
069-340-012	0.46	R-A	1-4du/ac	LDR	VACANT	4du/ac	2
069-340-004	0.47	R-A	1-4du/ac	LDR	VACANT	4du/ac	2
069-340-005	0.47	R-A	1-4du/ac	LDR	VACANT	4du/ac	2
068-190-003	0.48	R-1	1-8du/ac	LMDR	VACANT	4du/ac	2
069-340-017	0.48	R-A	1-4du/ac	LDR	VACANT	4du/ac	2
068-350-013	0.49	R-1	1-8du/ac	LMDR	VACANT	4du/ac	2
069-323-005	0.49	R-A	1-4du/ac	LDR	VACANT	4du/ac	2

7. Adequate Sites Inventory

Three Rivers Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
069-250-011	0.51	R-A	1-4du/ac	LDR	VACANT	4du/ac	2
069-280-001	0.51	R-1	1-8du/ac	LMDR	VACANT	4du/ac	2
069-180-011	0.54	R-O	1du/ac	Rural Res	VACANT	1du/ac	1
069-050-002	0.56	R-1	1-8du/ac	LMDR	VACANT	4du/ac	2
069-250-003	0.57	R-A	1-4du/ac	LDR	VACANT	4du/ac	2
069-080-027	0.6	R-A	1-4du/ac	LDR	VACANT	4du/ac	2
068-172-005	0.62	R-1	1-8du/ac	LMDR	VACANT	4du/ac	2
069-323-003	0.64	R-A	1-4du/ac	LDR	VACANT	4du/ac	3
069-300-009	0.65	R-A	1-4du/ac	LDR	VACANT	4du/ac	3
069-323-001	0.65	R-A	1-4du/ac	LDR	VACANT	4du/ac	3
068-172-020	0.66	R-1	1-8du/ac	LMDR	VACANT	4du/ac	3
069-280-015	0.66	R-1	1-8du/ac	LMDR	VACANT	4du/ac	3
069-280-009	0.67	R-1	1-8du/ac	LMDR	VACANT	4du/ac	3
069-324-002	0.67	R-A	1-4du/ac	LDR	VACANT	4du/ac	3
069-362-006	0.68	R-A	1-4du/ac	LDR	VACANT	4du/ac	3
069-323-008	0.69	R-A	1-4du/ac	LDR	VACANT	4du/ac	3
069-373-006	0.71	R-A	1-4du/ac	LDR	VACANT	4du/ac	3
069-250-012	0.72	R-A	1-4du/ac	LDR	VACANT	4du/ac	3
069-180-048	0.73	R-A	1-4du/ac	LDR	VACANT	4du/ac	3
114-160-008	0.73	R-A	1-4du/ac	LDR	VACANT	4du/ac	3
069-362-001	0.78	R-A	1-4du/ac	LDR	VACANT	4du/ac	3
069-290-006	0.79	R-1	1-8du/ac	LMDR	VACANT	4du/ac	3
069-322-006	0.79	R-A	1-4du/ac	LDR	VACANT	4du/ac	3
069-322-007	0.79	R-A	1-4du/ac	LDR	VACANT	4du/ac	3
069-200-017	0.83	R-A	1-4du/ac	LDR	VACANT	4du/ac	3
068-090-006	0.85	R-A	1-4du/ac	LDR	VACANT	4du/ac	3
069-180-042	0.87	R-A	1-4du/ac	LDR	VACANT	4du/ac	3
068-370-051	0.93	R-A	1-4du/ac	LDR	VACANT	4du/ac	4
069-361-004	0.95	R-A	1-4du/ac	LDR	VACANT	4du/ac	4
069-170-024	0.99	R-O	1du/ac	Rural Res	VACANT	1du/ac	1
067-200-022	1.01	R-A	1-4du/ac	LDR	VACANT	4du/ac	4
067-200-024	1.02	R-A	1-4du/ac	LDR	VACANT	4du/ac	4
067-200-021	1.03	R-A	1-4du/ac	LDR	VACANT	4du/ac	4
067-070-033	1.06	R-A	1-4du/ac	LDR	VACANT	4du/ac	4
069-321-012	1.06	R-A	1-4du/ac	LDR	VACANT	4du/ac	4

Three Rivers Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
068-130-036	1.08	R-1	1-8du/ac	LMDR	VACANT	4du/ac	4
114-160-010	1.09	R-A	1-4du/ac	LDR	VACANT	4du/ac	4
069-321-013	1.11	R-A	1-4du/ac	LDR	VACANT	4du/ac	4
069-450-016	1.12	R-A	1-4du/ac	LDR	VACANT	4du/ac	4
068-370-027	1.14	R-A	1-4du/ac	LDR	VACANT	4du/ac	5
069-040-030	1.15	R-A	1-4du/ac	LDR	VACANT	4du/ac	5
069-322-002	1.16	R-A	1-4du/ac	LDR	VACANT	4du/ac	5
068-140-009	1.18	R-1	1-8du/ac	LMDR	VACANT	4du/ac	5
068-370-015	1.19	R-A	1-4du/ac	LDR	VACANT	4du/ac	5
069-290-029	1.23	R-1	1-8du/ac	LMDR	VACANT	4du/ac	5
068-120-036	1.31	R-A	1-4du/ac	LDR	VACANT	4du/ac	5
069-400-011	1.31	R-A	1-4du/ac	LDR	VACANT	4du/ac	5
069-372-006	1.37	R-A	1-4du/ac	LDR	VACANT	4du/ac	5
069-450-002	1.37	R-A	1-4du/ac	LDR	VACANT	4du/ac	5
069-362-002	1.39	R-A	1-4du/ac	LDR	VACANT	4du/ac	6
067-150-016	1.48	R-A	1-4du/ac	LDR	VACANT	4du/ac	6
069-400-029	1.49	R-A	1-4du/ac	LDR	VACANT	4du/ac	6
068-320-051	1.54	R-A	1-4du/ac	LDR	VACANT	4du/ac	6
069-010-013	1.62	R-A	1-4du/ac	LDR	VACANT	4du/ac	6
067-230-020	1.63	R-A	1-4du/ac	LDR	VACANT	4du/ac	7
068-370-024	1.73	R-A	1-4du/ac	LDR	VACANT	4du/ac	7
067-010-028	1.75	R-A	1-4du/ac	LDR	VACANT	4du/ac	7
067-140-016	1.85	R-A	1-4du/ac	LDR	VACANT	4du/ac	7
069-200-042	1.85	R-A	1-4du/ac	LDR	VACANT	4du/ac	7
068-110-013	1.88	R-A	1-4du/ac	LDR	VACANT	4du/ac	8
066-090-011	1.91	R-A	1-4du/ac	LDR	VACANT	4du/ac	8
069-180-058	2.01	R-O	1du/ac	Rural Res	VACANT	1du/ac	2
069-450-001	2.03	R-A	1-4du/ac	LDR	VACANT	4du/ac	8
069-170-023	2.08	R-O	1du/ac	Rural Res	VACANT	1du/ac	2
069-450-017	2.11	R-A	1-4du/ac	LDR	VACANT	4du/ac	8
069-300-012	2.26	R-A	1-4du/ac	LDR	VACANT	4du/ac	9
069-470-024	2.27	R-A	1-4du/ac	LDR	VACANT	4du/ac	9
069-020-041	2.37	R-A	1-4du/ac	LDR	VACANT	4du/ac	9
068-370-016	2.4	R-A	1-4du/ac	LDR	VACANT	4du/ac	10
069-050-037	2.51	R-A	1-4du/ac	LDR	VACANT	4du/ac	10

7. Adequate Sites Inventory

Three Rivers Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
069-020-042	2.64	R-A	1-4du/ac	LDR	VACANT	4du/ac	11
068-330-029	2.54	R-A	1-4du/ac	LDR	VACANT	4du/ac	10
068-110-007	2.69	R-A	1-4du/ac	LDR	VACANT	4du/ac	11
069-470-022	2.7	R-A	1-4du/ac	LDR	VACANT	4du/ac	11
069-450-018	2.72	R-A	1-4du/ac	LDR	VACANT	4du/ac	11
067-090-046	2.88	R-A	1-4du/ac	LDR	VACANT	4du/ac	12
067-190-027	2.93	R-A	1-4du/ac	LDR	VACANT	4du/ac	12
069-450-004	3.03	R-A	1-4du/ac	LDR	VACANT	4du/ac	12
069-450-005	3.03	R-A	1-4du/ac	LDR	VACANT	4du/ac	12
067-070-042	3.13	R-A	1-4du/ac	LDR	VACANT	4du/ac	13
069-020-039	3.16	R-A	1-4du/ac	LDR	VACANT	4du/ac	13
067-070-034	3.19	R-A	1-4du/ac	LDR	VACANT	4du/ac	13
067-070-044	3.22	R-A	1-4du/ac	LDR	VACANT	4du/ac	13
069-310-008	3.23	R-A	1-4du/ac	LDR	VACANT	4du/ac	13
067-160-045	3.33	R-A	1-4du/ac	LDR	VACANT	4du/ac	13
069-400-018	3.34	R-A	1-4du/ac	LDR	VACANT	4du/ac	13
067-150-010	3.5	R-A	1-4du/ac	LDR	VACANT	4du/ac	14
069-310-007	3.56	R-A	1-4du/ac	LDR	VACANT	4du/ac	14
067-150-014	3.62	R-A	1-4du/ac	LDR	VACANT	4du/ac	14
067-200-023	3.66	R-A	1-4du/ac	LDR	VACANT	4du/ac	15
067-140-001	3.86	R-O	1du/ac	Rural Res	VACANT	1du/ac	4
068-330-030	4.04	R-A	1-4du/ac	LDR	VACANT	4du/ac	16
068-400-005	4.15	R-A	1-4du/ac	LDR	VACANT	4du/ac	17
067-090-037	4.18	R-A	1-4du/ac	LDR	VACANT	4du/ac	17
067-070-043	4.26	R-A	1-4du/ac	LDR	VACANT	4du/ac	17
067-220-020	4.26	R-A	1-4du/ac	LDR	VACANT	4du/ac	17
069-400-019	4.37	R-A	1-4du/ac	LDR	VACANT	4du/ac	17
069-010-007	4.38	R-A	1-4du/ac	LDR	VACANT	4du/ac	18
067-140-017	4.51	R-A	1-4du/ac	LDR	VACANT	4du/ac	18
114-190-001	4.51	R-A	1-4du/ac	LDR	VACANT	4du/ac	18
114-190-001	4.51	R-A	1-4du/ac	LDR	VACANT	4du/ac	18
069-410-010	4.62	R-A	1-4du/ac	LDR	VACANT	4du/ac	18
069-440-015	4.87	R-A	1-4du/ac	LDR	VACANT	4du/ac	19
068-330-022	4.92	R-A	1-4du/ac	LDR	VACANT	4du/ac	20
069-400-012	4.94	R-A	1-4du/ac	LDR	VACANT	4du/ac	20

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067-150-015	4.96	R-A	1-4du/ac	LDR	VACANT	4du/ac	20
069-150-010	4.97	R-O	1du/ac	Rural Res	VACANT	1du/ac	5
Three Rivers Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
069-300-021	5	R-A	1-4du/ac	LDR	VACANT	4du/ac	20
114-270-004	5.08	R-A	1-4du/ac	LDR	VACANT	4du/ac	20
114-270-003	5.18	R-A	1-4du/ac	LDR	VACANT	4du/ac	21
069-440-016	5.24	R-A	1-4du/ac	LDR	VACANT	4du/ac	21
114-270-002	5.3	R-A	1-4du/ac	LDR	VACANT	4du/ac	21
114-270-010	5.3	R-A	1-4du/ac	LDR	VACANT	4du/ac	21
068-380-005	5.51	R-A	1-4du/ac	LDR	VACANT	4du/ac	22
114-270-009	5.56	R-A	1-4du/ac	LDR	VACANT	4du/ac	22
069-440-014	5.75	R-A	1-4du/ac	LDR	VACANT	4du/ac	23
069-440-017	5.76	R-A	1-4du/ac	LDR	VACANT	4du/ac	23
069-490-011	5.76	R-A	1-4du/ac	LDR	VACANT	4du/ac	23
114-060-044	5.77	R-A	1-4du/ac	LDR	VACANT	4du/ac	23
067-040-035	5.81	R-A	1-4du/ac	LDR	VACANT	4du/ac	23
067-090-039	5.92	R-A	1-4du/ac	LDR	VACANT	4du/ac	24
067-220-018	6.13	R-A	1-4du/ac	LDR	VACANT	4du/ac	25
068-320-050	6.2	R-A	1-4du/ac	LDR	VACANT	4du/ac	25
067-070-037	6.23	R-A	1-4du/ac	LDR	VACANT	4du/ac	25
067-130-041	6.41	R-O	1du/ac	Rural Res	VACANT	1du/ac	6
067-030-026	7.12	R-A	1-4du/ac	LDR	VACANT	4du/ac	28
069-050-029	8.23	R-A	1-4du/ac	LDR	VACANT	4du/ac	33
114-270-008	8.57	R-A	1-4du/ac	LDR	VACANT	4du/ac	34
069-210-020	8.68	R-A	1-4du/ac	LDR	VACANT	4du/ac	35
067-030-027	9.2	R-A	1-4du/ac	LDR	VACANT	4du/ac	37
114-040-040	9.86	R-A	1-4du/ac	LDR	VACANT	4du/ac	39
114-150-033	9.91	R-A	1-4du/ac	LDR	VACANT	4du/ac	40
069-300-002	9.93	R-A	1-4du/ac	LDR	VACANT	4du/ac	40
068-090-012	9.99	R-A	1-4du/ac	LDR	VACANT	4du/ac	40
069-240-044	10.52	R-A	1-4du/ac	LDR	VACANT	4du/ac	42
069-480-006	10.59	R-A	1-4du/ac	LDR	VACANT	4du/ac	42
067-070-046	11.16	R-A	1-4du/ac	LDR	VACANT	4du/ac	45
069-230-030	11.55	R-A	1-4du/ac	LDR	VACANT	4du/ac	46
114-130-048	11.92	R-A	1-4du/ac	LDR	VACANT	4du/ac	48
068-040-006	12.66	R-A	1-4du/ac	LDR	VACANT	4du/ac	51
068-120-047	13.17	R-A	1-4du/ac	LDR	VACANT	4du/ac	53
068-380-007	13.29	R-A	1-4du/ac	LDR	VACANT	4du/ac	53

7. Adequate Sites Inventory

069-480-008	13.85	R-A	1-4du/ac	LDR	VACANT	4du/ac	55
Three Rivers Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
068-330-006	14.54	R-A	1-4du/ac	LDR	VACANT	4du/ac	58
069-490-012	14.83	R-A	1-4du/ac	LDR	VACANT	4du/ac	59

LDR=Low Density Residential, LMDR=Low Medium Density Residential

Total: 2,409

Agricultural							
066-010-006	19.13	R-A	1-4du/ac	LDR	VACANT	4du/ac	77
066-060-001	319.15	R-A	1-4du/ac	LDR	VACANT	4du/ac	1,277
066-080-011	88.67	R-A	1-4du/ac	LDR	VACANT	4du/ac	355
066-080-015	24.54	O	1-30u/ac	REC	VACANT	14du/ac	344
066-080-016	24.20	O	1-30u/ac	REC	VACANT	14du/ac	339
066-080-017	10.85	O	1-30u/ac	REC	VACANT	14du/ac	152
067-020-008	23.72	R-A	1-4du/ac	LDR	VACANT	4du/ac	95
067-070-039	5.84	R-A	1-4du/ac	LDR	VACANT	4du/ac	23
067-070-040	53.50	R-A	1-4du/ac	LDR	VACANT	4du/ac	214
067-250-001	38.50	R-A	1-4du/ac	LDR	VACANT	4du/ac	154
069-010-001	80.61	R-O	1du/ac	Rural Res	VACANT	1du/ac	81
069-010-012	35.37	R-O	1du/ac	Rural Res	VACANT	1du/ac	35
069-030-001	0.00	R-O	1du/ac	Rural Res	VACANT	1du/ac	0
069-110-038	298.01	R-A	1-4du/ac	LDR	VACANT	4du/ac	1,192
069-120-004	72.59	R-A	1-4du/ac	LDR	VACANT	4du/ac	290
069-160-005	67.85	O	1-30u/ac	REC	VACANT	14du/ac	950
069-230-037	13.42	O	1-30u/ac	REC	VACANT	14du/ac	188
069-440-013	28.17	R-A	1-4du/ac	LDR	VACANT	4du/ac	113
068-360-027	1.72	R-A	1-4du/ac	LDR	VACANT	4du/ac	6.9
067-170-008	1.78	R-O	1du/ac	Rural Res	VACANT	1du/ac	2
068-120-035	2.3	R-A	1-4du/ac	LDR	VACANT	4du/ac	9
114-150-027	4.19	R-A	1-4du/ac	LDR	VACANT	4du/ac	17
069-440-003	4.37	R-A	1-4du/ac	LDR	VACANT	4du/ac	17
114-140-005	4.4	R-A	1-4du/ac	LDR	VACANT	4du/ac	18
069-440-002	4.9	R-A	1-4du/ac	LDR	VACANT	4du/ac	20
069-070-036	4.98	R-A	1-4du/ac	LDR	VACANT	4du/ac	20
068-330-026	5.06	R-A	1-4du/ac	LDR	VACANT	4du/ac	20
067-130-030	5.35	R-O	1du/ac	Rural Res	VACANT	1du/ac	5

Tulare County Housing Element

069-440-001	5.41	R-A	1-4du/ac	LDR	VACANT	4du/ac	22
068-330-020	5.62	R-A	1-4du/ac	LDR	VACANT	4du/ac	22
Three Rivers Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
067-180-004	5.79	R-A	1-4du/ac	LDR	VACANT	4du/ac	23
068-330-021	5.94	R-A	1-4du/ac	LDR	VACANT	4du/ac	24
067-100-023	5.95	R-A	1-4du/ac	LDR	VACANT	4du/ac	24
114-140-036	6.12	R-A	1-4du/ac	LDR	VACANT	4du/ac	24
067-030-029	7.19	R-A	1-4du/ac	LDR	VACANT	4du/ac	29
067-160-037	7.71	R-A	1-4du/ac	LDR	VACANT	4du/ac	31
069-440-004	8.13	R-A	1-4du/ac	LDR	VACANT	4du/ac	33
114-150-023	8.67	R-A	1-4du/ac	LDR	VACANT	4du/ac	35
114-260-007	9.54	R-A	1-4du/ac	LDR	VACANT	4du/ac	38
114-130-056	9.76	R-A	1-4du/ac	LDR	VACANT	4du/ac	39
069-440-005	10.18	R-A	1-4du/ac	LDR	VACANT	4du/ac	41
068-120-006	11.57	R-A	1-4du/ac	LDR	VACANT	4du/ac	46
069-210-008	11.89	R-A	1-4du/ac	LDR	VACANT	4du/ac	48
067-010-018	12.72	R-A	1-4du/ac	LDR	VACANT	4du/ac	51
067-100-019	13.23	R-A	1-4du/ac	LDR	VACANT	4du/ac	53
069-070-040	14.11	R-A	1-4du/ac	LDR	VACANT	4du/ac	56
114-160-023	15.16	R-A	1-4du/ac	LDR	VACANT	4du/ac	61
114-040-038	15.97	R-A	1-4du/ac	LDR	VACANT	4du/ac	64
069-410-015	16.03	R-A	1-4du/ac	LDR	VACANT	4du/ac	64
067-130-042	16.38	R-O	1du/ac	Rural Res	VACANT	1du/ac	16
069-220-032	17.64	R-O	1du/ac	Rural Res	VACANT	1du/ac	18
069-400-001	18.99	R-A	1-4du/ac	LDR	VACANT	4du/ac	76
069-010-010	20.55	R-O	1du/ac	Rural Res	VACANT	1du/ac	21
114-060-001	21.7	R-A	1-4du/ac	LDR	VACANT	4du/ac	87
068-360-015	25.52	R-A	1-4du/ac	LDR	VACANT	4du/ac	102
069-010-011	25.68	R-O	1du/ac	Rural Res	VACANT	1du/ac	26
067-250-003	25.86	R-A	1-4du/ac	LDR	VACANT	4du/ac	103
114-060-046	28.13	R-A	1-4du/ac	LDR	VACANT	4du/ac	113
066-080-014	28.63	R-A	1-4du/ac	LDR	VACANT	4du/ac	115
114-180-014	30.28	R-A	1-4du/ac	LDR	VACANT	4du/ac	121
114-180-014	30.28	R-A	1-4du/ac	LDR	VACANT	4du/ac	121
069-400-003	31.77	R-A	1-4du/ac	LDR	VACANT	4du/ac	127
068-290-016	32.33	R-A	1-4du/ac	LDR	VACANT	4du/ac	129
068-020-020	32.91	R-A	1-4du/ac	LDR	VACANT	4du/ac	132

7. Adequate Sites Inventory

067-070-029	36.42	R-A	1-4du/ac	LDR	VACANT	4du/ac	146
Three Rivers Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
068-330-008	37.58	R-A	1-4du/ac	LDR	VACANT	4du/ac	150
067-220-007	44	R-A	1-4du/ac	LDR	VACANT	4du/ac	176
068-250-009	51.64	R-A	1-4du/ac	LDR	VACANT	4du/ac	207
069-230-026	80.73	R-A	1-4du/ac	LDR	VACANT	4du/ac	323
068-300-023	87.77	R-A	1-4du/ac	LDR	VACANT	4du/ac	351
068-300-024	93.93	R-A	1-4du/ac	LDR	VACANT	4du/ac	376
067-180-003	166.73	R-A	1-4du/ac	LDR	VACANT	4du/ac	667
067-180-003	166.73	R-A	1-4du/ac	LDR	VACANT	4du/ac	667
067-170-014	38.17	R-A	1-4du/ac	LDR	VACANT	4du/ac	153

LDR=Low Density Residential

Total: 11,365

Multi-Family Parcels Residential							
067-190-023	1.6	R-3	14-30du/ac	HDR	VACANT	17du/ac	27
068-080-007	18.07	R-3	14-30du/ac	HDR	VACANT	17du/ac	307
068-090-002	1.23	R-2	4-14du/ac	MDR	VACANT	9du/ac	11
068-090-003	0.54	R-3	14-30du/ac	HDR	VACANT	17du/ac	9
068-090-004	2.46	R-3	14-30du/ac	HDR	VACANT	17du/ac	42
068-110-001	4.76	R-3	14-30du/ac	HDR	VACANT	17du/ac	81
068-110-003	0.1	R-3	14-30du/ac	HDR	VACANT	17du/ac	2
068-320-022	0.53	R-3	14-30du/ac	HDR	VACANT	17du/ac	9

HDR= High Density Residential

Total: 488

Commercial							
067-190-026	5.02	C-2	14-30du/ac	COM	VACANT	17du/ac	85
068-080-008	9.72	C-2	14-30du/ac	COM	VACANT	17du/ac	165
068-120-002	0.41	C-2	14-30du/ac	COM	VACANT	17du/ac	7
068-130-015	0.07	C-2	14-30du/ac	COM	VACANT	17du/ac	1
068-360-020	10.65	C-2	14-30du/ac	COM	VACANT	17du/ac	181
068-360-020	12.24	C-2	14-30du/ac	COM	VACANT	17du/ac	208
068-360-030	4.03	C-2	14-30du/ac	COM	VACANT	17du/ac	69

COM=Commercial

Total: 716

Tipton Site Inventory

Tipton Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
Single Family Parcels Residential							
230-020-007	20.1	R-A	1-4du/ac	LDR	VACANT	4du/ac	80
230-033-001	0.18	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
230-033-009	0.17	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
230-050-007	0.32	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
230-070-026	0.18	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
230-170-021	0.09	R-1	1-8du/ac	LMDR	VACANT	4du/ac	0
230-181-006	0.17	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
230-185-002	0.19	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
230-230-003	27.87	R-A	1-4du/ac	LDR	VACANT	4du/ac	111
230-240-006	4.79	R-A	1-4du/ac	LDR	VACANT	4du/ac	19
230-240-007	65.08	R-A	1-4du/ac	LDR	VACANT	4du/ac	260
230-240-008	36.5	R-A	1-4du/ac	LDR	VACANT	4du/ac	146
230-240-009	37.02	R-A	1-4du/ac	LDR	VACANT	4du/ac	148
230-240-010	0	R-A	1-4du/ac	LDR	VACANT	4du/ac	0
300-330-001	1.2	R-A	1-4du/ac	LDR	VACANT	4du/ac	5
300-330-003	2.38	R-A	1-4du/ac	LDR	VACANT	4du/ac	10
300-330-004	2.38	R-A	1-4du/ac	LDR	VACANT	4du/ac	10
300-330-005	3.93	R-A	1-4du/ac	LDR	VACANT	4du/ac	16
300-330-006	3.21	R-A	1-4du/ac	LDR	VACANT	4du/ac	13
300-330-007	3.22	R-A	1-4du/ac	LDR	VACANT	4du/ac	13

LDR=Low Density Residential, LMDR=Low Medium Density Residential

Total: 837

Agricultural							
228-170-005	9	A-1	1-8du/ac	RSR	VACANT	4du/ac	36
228-170-005	9	A-1	1-8du/ac	RSR	VACANT	4du/ac	36
228-170-005	9	AE-40	N/A	LDR	VACANT	4.41du/ac	40
228-170-005	9	A-1	1-8du/ac	RSR	VACANT	4du/ac	36
228-170-005	9	A-1	1-8du/ac	RSR	VACANT	4du/ac	36
228-180-007	19.33	A-1	1-8du/ac	RSR	VACANT	4du/ac	77
228-190-005	37.62	A-1	1-8du/ac	RSR	VACANT	4du/ac	150

Tulare County Housing Element

230-040-010	0.11	A-1	1-8du/ac	RSR	VACANT	4du/ac	0
Tipton Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
230-040-011	0.24	A-1	1-8du/ac	RSR	VACANT	4du/ac	1
230-040-020	0.65	A-1	1-8du/ac	RSR	VACANT	4du/ac	3
293-100-011	10.04	A-1	1-8du/ac	RSR	VACANT	4du/ac	40
293-100-011	10.04	AE-40	N/A	LDR	VACANT	4.41du/ac	44
300-030-009	19.11	AE-40	N/A	LDR	VACANT	4.41du/ac	84
300-030-027	9.67	AE-40	N/A	LDR	VACANT	4.41du/ac	43
300-030-027	9.67	A-1	1-8du/ac	RSR	VACANT	4du/ac	39

RSR=Residential Reserve, LDR=Low Density Residential

Total: 665

Multi-Family Parcels Residential							
230-110-015	2.08	R-3	14-30du/ac	HDR	VACANT	17du/ac	35
230-120-015	1.12	R-2	4-14du/ac	MDR	VACANT	9du/ac	10
230-060-003	4.38	R-3	14-30du/ac	HDR	VACANT	17du/ac	74
230-132-007	0.14	R-2	4-14du/ac	MDR	VACANT	9du/ac	1
230-150-021	0.19	R-3	14-30du/ac	HDR	VACANT	17du/ac	3
230-200-006	1	R-3	14-30du/ac	HDR	VACANT	17du/ac	17
230-200-011	0.96	R-3	14-30du/ac	HDR	VACANT	17du/ac	16

MDR=Medium Density Residential, HDR=High Density Residential

Total: 156

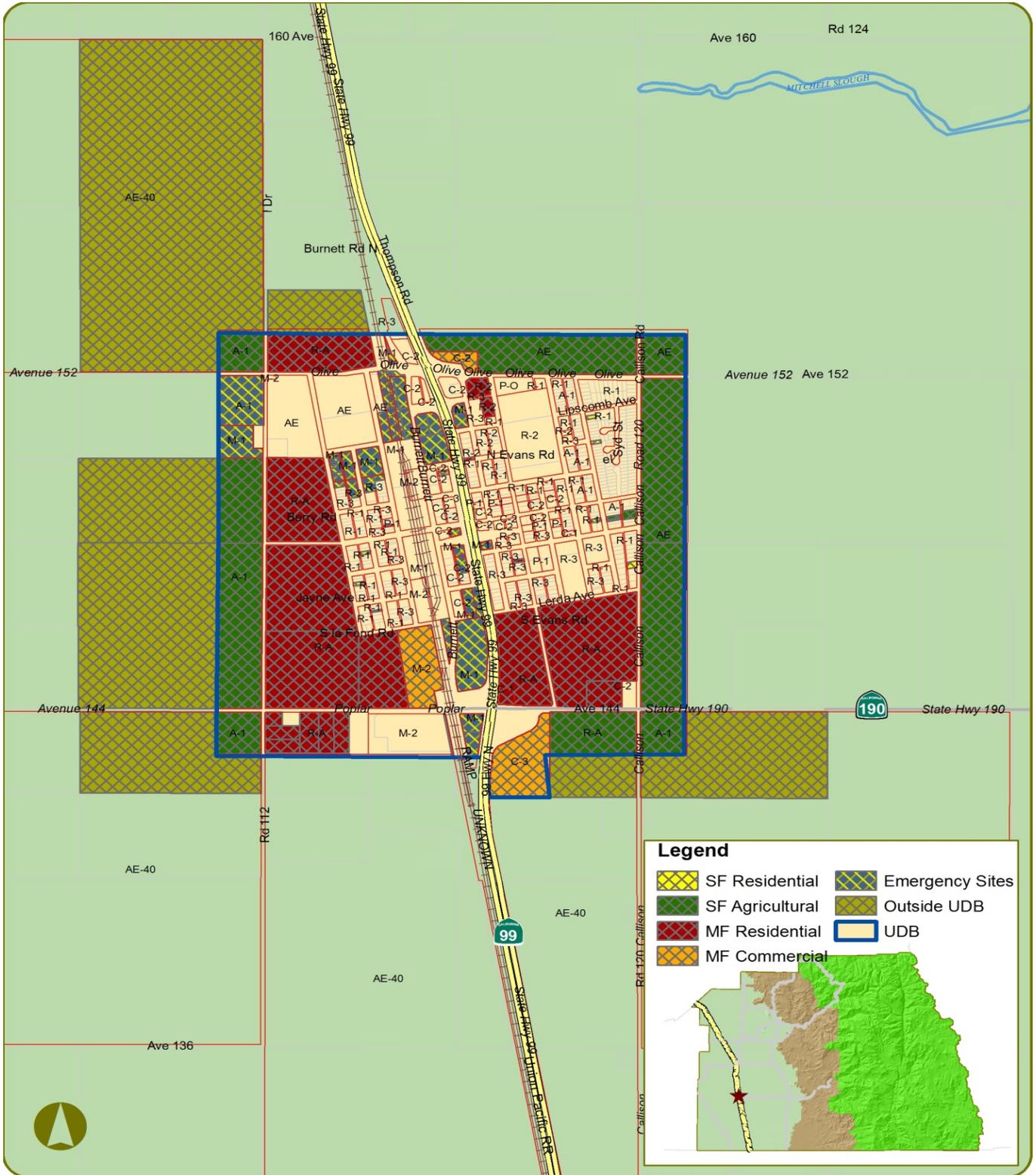
Commercial							
230-020-004	3.08	C-2	14-30du/ac	COM	VACANT	17du/ac	52
230-136-003	0.26	C-2	14-30du/ac	COM	VACANT	17du/ac	4
300-030-007	18.68	C-3	14-30du/ac	COM	VACANT	17du/ac	318

COM=Commercial

Total: 374

Emergency Sites							
230-200-006	1.00	M-1			VACANT		NA
230-200-011	0.96	M-1			VACANT		NA

7. Adequate Sites Inventory



Tipton Urban Development Boundary | Inventory



Traver Site Inventory

Traver Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
Single Family Parcels Residential							
040-010-024	52.09	R-A	1-4du/ac	LDR	VACANT	4du/ac	208
040-060-019	1.1	R-A	1-4du/ac	LDR	VACANT	4du/ac	4

LDR=Low Density Residential

Total: 212

Agricultural							
040-010-027	1.71	AE-40	N/A	LDR	VACANT	4.41du/ac	8
040-010-028	20.15	AE-40	N/A	LDR	VACANT	4.41du/ac	89
043-133-020	2.03	AE-40	N/A	LDR	VACANT	4.41du/ac	9
045-010-022	2.12	AE-40	N/A	LDR	VACANT	4.41du/ac	9

LDR=Low Density Residential

Total: 115

Multi-Family Parcels Residential							
040-031-014	0.12	R-2	4-14du/ac	MDR	VACANT	9du/ac	1
040-033-009	1.01	R-2	4-14du/ac	MDR	VACANT	9du/ac	9
040-033-011	0.51	R-2	4-14du/ac	MDR	VACANT	9du/ac	5
040-033-012	0.17	R-2	4-14du/ac	MDR	VACANT	9du/ac	2
040-034-014	0.17	R-2	4-14du/ac	MDR	VACANT	9du/ac	2
040-041-007	0.21	R-2	4-14du/ac	MDR	VACANT	9du/ac	2
040-054-008	0.14	R-2	4-14du/ac	MDR	VACANT	9du/ac	1
040-060-027	0.31	R-2	4-14du/ac	MDR	VACANT	9du/ac	3

MDR=Medium Density Residential

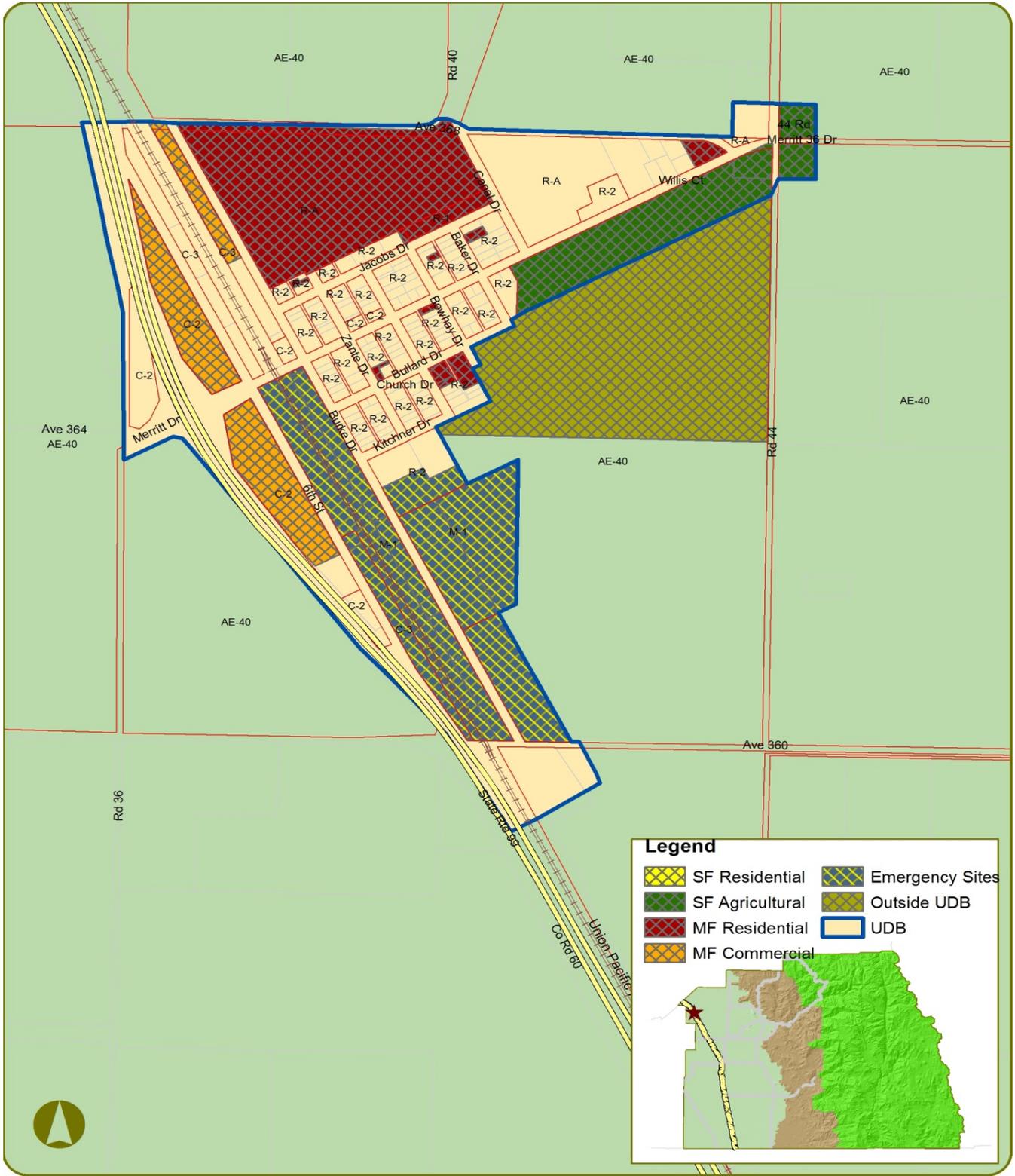
Total: 25

Commercial							
040-010-018	3.71	C-3	14-30du/ac	COM	VACANT	17du/ac	63
040-010-023	10.07	C-2	14-30du/ac	COM	VACANT	17du/ac	171

COM=Commercial

Total: 234

7. Adequate Sites Inventory



Woodville Site Inventory

Woodville Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
Single Family Parcels Residential							
233-012-003	0.22	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
233-014-001	1.91	R-A	1-4du/ac	LDR	VACANT	4du/ac	8
233-030-023	1.05	R-A	1-4du/ac	LDR	VACANT	4du/ac	4
233-030-032	16.86	R-1	1-8du/ac	LMDR	VACANT	4du/ac	67
233-030-053	7.75	R-A	1-4du/ac	LDR	VACANT	4du/ac	31
233-060-013	5.53	R-1	1-8du/ac	LMDR	VACANT	4du/ac	22
233-060-031	7.74	R-1	1-8du/ac	LMDR	VACANT	4du/ac	31
233-100-042	0.11	R-A	1-4du/ac	LDR	VACANT	4du/ac	0
233-122-004	0.09	R-A	1-4du/ac	LDR	VACANT	4du/ac	0
233-122-013	0.09	R-A	1-4du/ac	LDR	VACANT	4du/ac	0
233-124-001	0.17	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
233-124-022	0.1	R-A	1-4du/ac	LDR	VACANT	4du/ac	0
233-131-007	0.21	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
233-132-004	0.31	R-A	1-4du/ac	MU	VACANT	4du/ac	1
233-132-006	0.14	R-A	1-4du/ac	MU	VACANT	4du/ac	1
233-132-014	0.03	R-A	1-4du/ac	MU	VACANT	4du/ac	0
233-134-019	0.25	R-A	1-4du/ac	MU	VACANT	4du/ac	1
233-141-024	0.09	R-A	1-4du/ac	MU	VACANT	4du/ac	0
233-143-008	0.14	R-A	1-4du/ac	MU	VACANT	4du/ac	1
233-150-019	14.12	R-1	1-8du/ac	MU	VACANT	4du/ac	56
233-190-021	8.25	R-1	1-8du/ac	MU	VACANT	4du/ac	33

MU=Mixed Use

Total: 259

Agricultural							
233-020-005	9.8	A-1	1-8du/ac	MU	VACANT	4du/ac	39
233-030-043	19.88	AE-40	N/A	MU	VACANT	4.41du/ac	88
233-030-051	4.97	A-1	1-8du/ac	MU	VACANT	4du/ac	20
233-060-001	18.88	AE-40	N/A	MU	VACANT	4.41du/ac	83
233-060-001	18.88	A-1	1-8du/ac	MU	VACANT	4du/ac	76

Woodville Urban Development Boundary

7. Adequate Sites Inventory

APN	Acres	Zone	DJ/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
233-060-013	5.53	AE-40	N/A	MU	VACANT	4.41du/ac	24
233-060-013	5.53	A-1	1-8du/ac	MU	VACANT	4du/ac	22
233-060-015	2.63	A-1	1-8du/ac	MU	VACANT	4du/ac	11
233-070-001	20.46	A-1	1-8du/ac	MU	VACANT	4du/ac	82

MU=Mixed Use

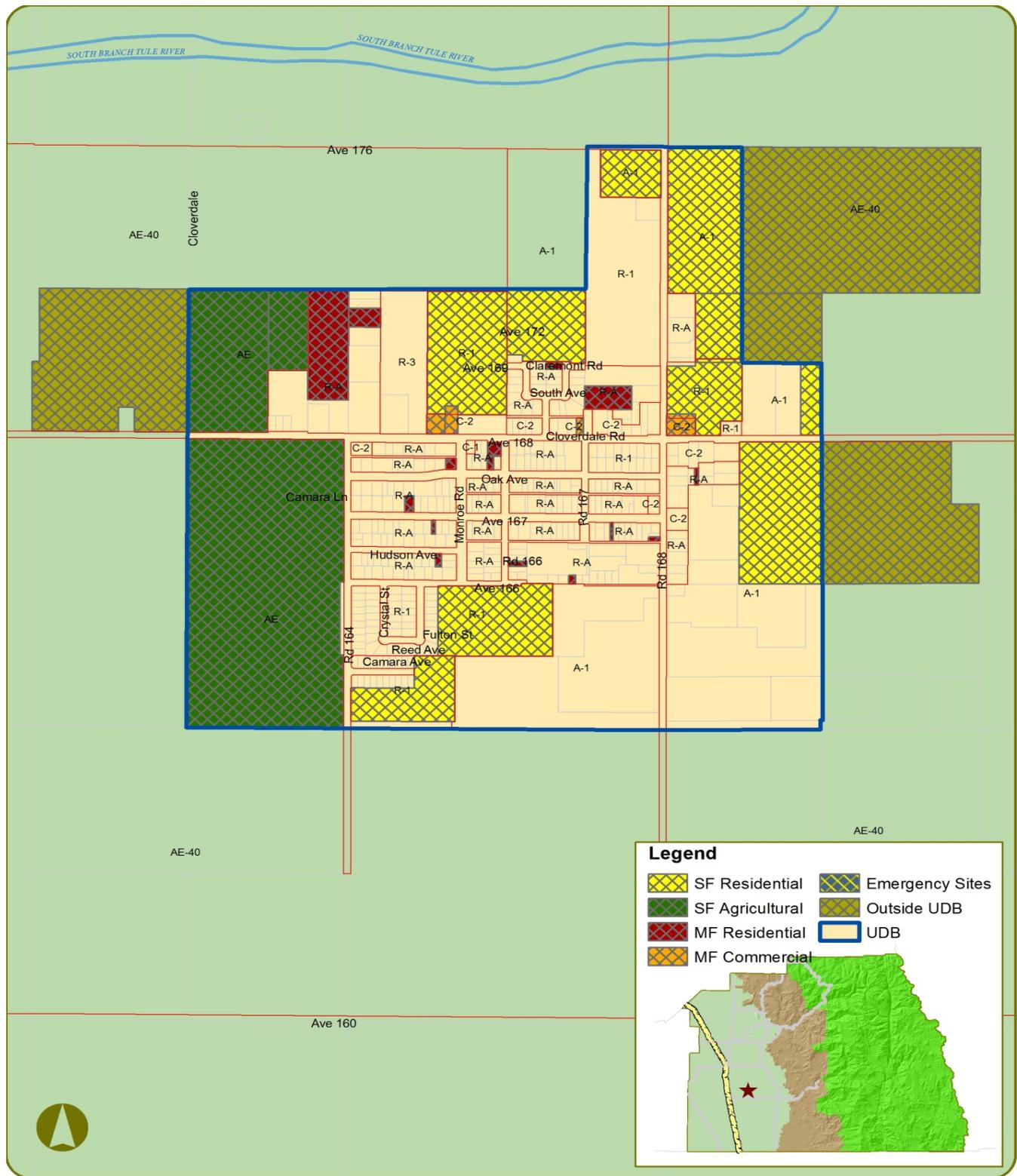
Total: 445

Commercial							
233-013-012	0.2	C-2	14-30du/ac	MU	VACANT	17du/ac	3
233-030-017	0.63	C-2	14-30du/ac	MU	VACANT	17du/ac	11
233-030-033	0.63	C-2	14-30du/ac	MU	VACANT	17du/ac	11
233-060-021	3.49	C-1	14-30du/ac	MU	VACANT	17du/ac	59
233-060-030	1.09	C-2	14-30du/ac	MU	VACANT	17du/ac	19

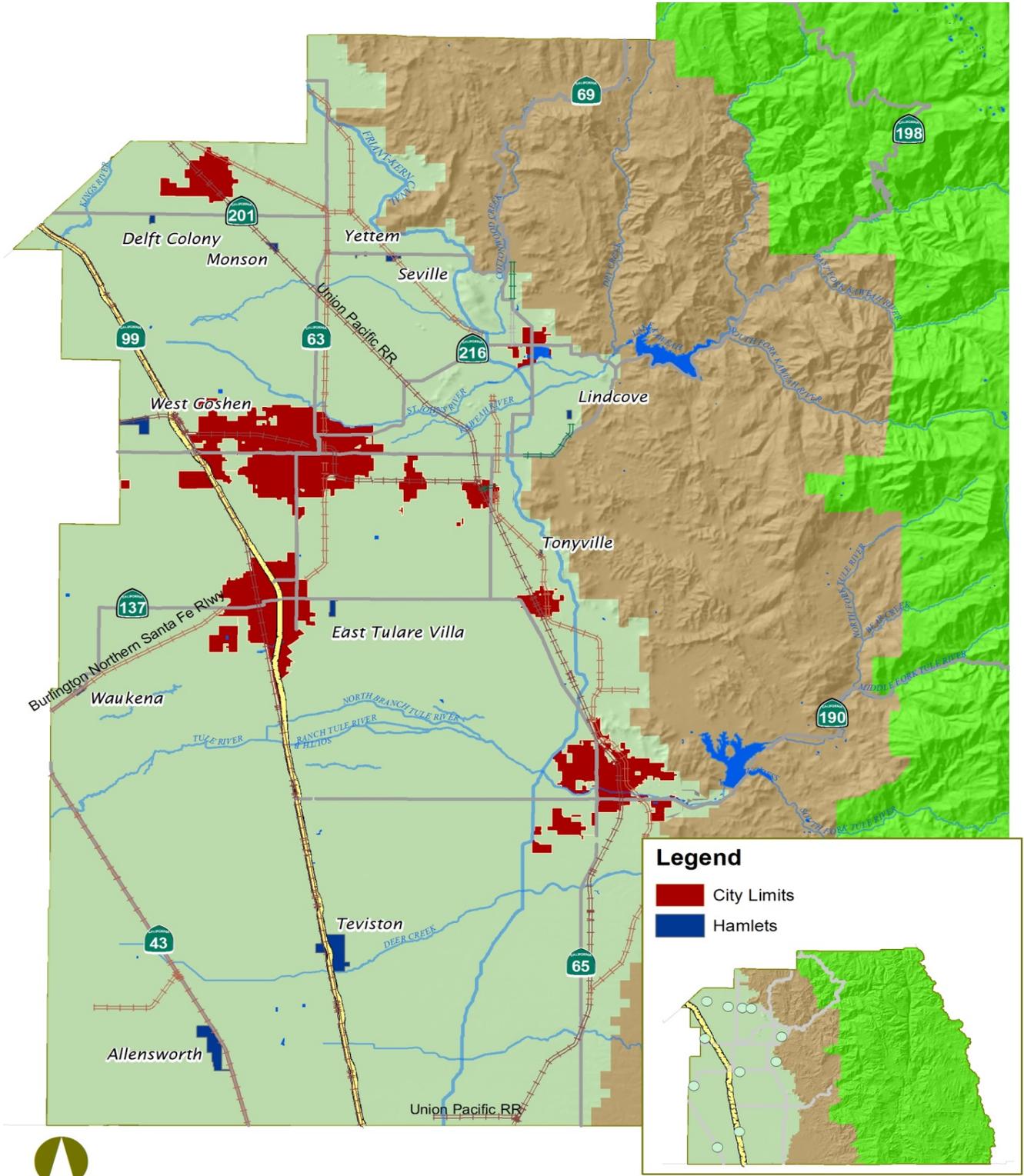
MU=Mixed Use

Total: 103

Tulare County Housing Element



7. Adequate Sites Inventory



0 3 6 9 12 Miles
Tulare County Proposed Hamlets



Allensworth Site Inventory

Allensworth Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
Single Family Parcels Residential							
333-340-002	14.19	R-A	1-4du/ac	MU	VACANT	4du/ac	57
333-340-009	5.76	R-A	1-4du/ac	MU	VACANT	4du/ac	23
333-340-010	5.73	R-A	1-4du/ac	MU	VACANT	4du/ac	23
333-340-016	19.52	R-A	1-4du/ac	MU	VACANT	4du/ac	78
333-340-017	9.84	R-A	1-4du/ac	MU	VACANT	4du/ac	39
333-340-018	8.41	R-A	1-4du/ac	MU	VACANT	4du/ac	34
333-340-050	1.61	R-A	1-4du/ac	MU	VACANT	4du/ac	6
333-340-062	0.85	R-A	1-4du/ac	MU	VACANT	4du/ac	3
333-340-066	1.05	R-A	1-4du/ac	MU	VACANT	4du/ac	4
333-340-069	1.36	R-A	1-4du/ac	MU	VACANT	4du/ac	5
333-340-082	1.12	R-A	1-4du/ac	MU	VACANT	4du/ac	4
333-340-083	0.94	R-A	1-4du/ac	MU	VACANT	4du/ac	4
333-340-084	0.94	R-A	1-4du/ac	MU	VACANT	4du/ac	4
333-340-085	0.94	R-A	1-4du/ac	MU	VACANT	4du/ac	4
333-340-086	1	R-A	1-4du/ac	MU	VACANT	4du/ac	4
333-390-005	9.92	R-A	1-4du/ac	MU	VACANT	4du/ac	40
333-390-020	0.99	R-A	1-4du/ac	MU	VACANT	4du/ac	4
333-390-021	1.88	R-A	1-4du/ac	MU	VACANT	4du/ac	8
333-390-022	4.83	R-A	1-4du/ac	MU	VACANT	4du/ac	19
333-400-003	4.95	R-A	1-4du/ac	MU	VACANT	4du/ac	20
333-400-004	2.39	R-A	1-4du/ac	MU	VACANT	4du/ac	10
333-400-006	4.92	R-A	1-4du/ac	MU	VACANT	4du/ac	20
333-400-007	4.89	R-A	1-4du/ac	MU	VACANT	4du/ac	20
333-400-008	2.38	R-A	1-4du/ac	MU	VACANT	4du/ac	10
333-400-010	4.53	R-A	1-4du/ac	MU	VACANT	4du/ac	18
333-400-013	4.37	R-A	1-4du/ac	MU	VACANT	4du/ac	17
333-410-007	4.97	R-A	1-4du/ac	MU	VACANT	4du/ac	20
333-420-003	4.92	R-A	1-4du/ac	MU	VACANT	4du/ac	20
333-420-006	4.63	R-A	1-4du/ac	MU	VACANT	4du/ac	19
333-440-003	9.67	R-A	1-4du/ac	MU	VACANT	4du/ac	39
333-440-007	5.62	R-A	1-4du/ac	MU	VACANT	4du/ac	22
333-440-008	5.8	R-A	1-4du/ac	MU	VACANT	4du/ac	23

Allensworth Urban Development Boundary							
APN	Acres	Zone	DJ/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
333-450-001	9.78	R-A	1-4du/ac	MU	VACANT	4du/ac	39
333-450-003	4.8	R-A	1-4du/ac	MU	VACANT	4du/ac	19
333-450-007	5.75	R-A	1-4du/ac	MU	VACANT	4du/ac	23
333-450-018	1.19	R-A	1-4du/ac	MU	VACANT	4du/ac	5
333-450-020	1.29	R-A	1-4du/ac	MU	VACANT	4du/ac	5
333-450-023	1.08	R-A	1-4du/ac	MU	VACANT	4du/ac	4
333-450-024	1.64	R-A	1-4du/ac	MU	VACANT	4du/ac	7

MU=Mixed Use

Total: 723

Agricultural							
331-010-001	0.36	AE-40	N/A	MU	VACANT	4.41du/ac	2
331-010-002	0.63	AE-40	N/A	MU	VACANT	4.41du/ac	3
331-010-003	0.22	AE-40	N/A	MU	VACANT	4.41du/ac	1
331-010-004	0.39	AE-40	N/A	MU	VACANT	4.41du/ac	2
331-010-005	6.15	AE-40	N/A	MU	VACANT	4.41du/ac	27
331-010-006	0.45	AE-40	N/A	MU	VACANT	4.41du/ac	2
331-010-007	0.22	AE-40	N/A	MU	VACANT	4.41du/ac	1
331-010-008	0.43	AE-40	N/A	MU	VACANT	4.41du/ac	2
331-010-009	0.21	AE-40	N/A	MU	VACANT	4.41du/ac	1
331-010-010	0.66	AE-40	N/A	MU	VACANT	4.41du/ac	3
331-010-011	0.21	AE-40	N/A	MU	VACANT	4.41du/ac	1
331-010-012	0.27	AE-40	N/A	MU	VACANT	4.41du/ac	1
331-010-014	0.14	AE-40	N/A	MU	VACANT	4.41du/ac	1
331-010-016	0.28	AE-40	N/A	MU	VACANT	4.41du/ac	1
331-010-017	0.55	AE-40	N/A	MU	VACANT	4.41du/ac	2
331-010-018	0.14	A-1	1-8du/ac	MU	VACANT	4du/ac	1
331-010-038	27.7	AE-40	N/A	MU	VACANT	4.41du/ac	122
331-010-039	0.47	A-1	1-8du/ac	MU	VACANT	4du/ac	2
331-010-040	1.89	A-1	1-8du/ac	MU	VACANT	4du/ac	8
331-040-002	5.18	AE-40	N/A	MU	VACANT	4.41du/ac	23
331-040-003	0.39	AE-40	N/A	MU	VACANT	4.41du/ac	2
331-040-005	0.36	AE-40	N/A	MU	VACANT	4.41du/ac	2
331-040-006	11.33	AE-40	N/A	MU	VACANT	4.41du/ac	50
331-040-008	1.5	AE-40	N/A	MU	VACANT	4.41du/ac	7
331-040-009	0.43	AE-40	N/A	MU	VACANT	4.41du/ac	2

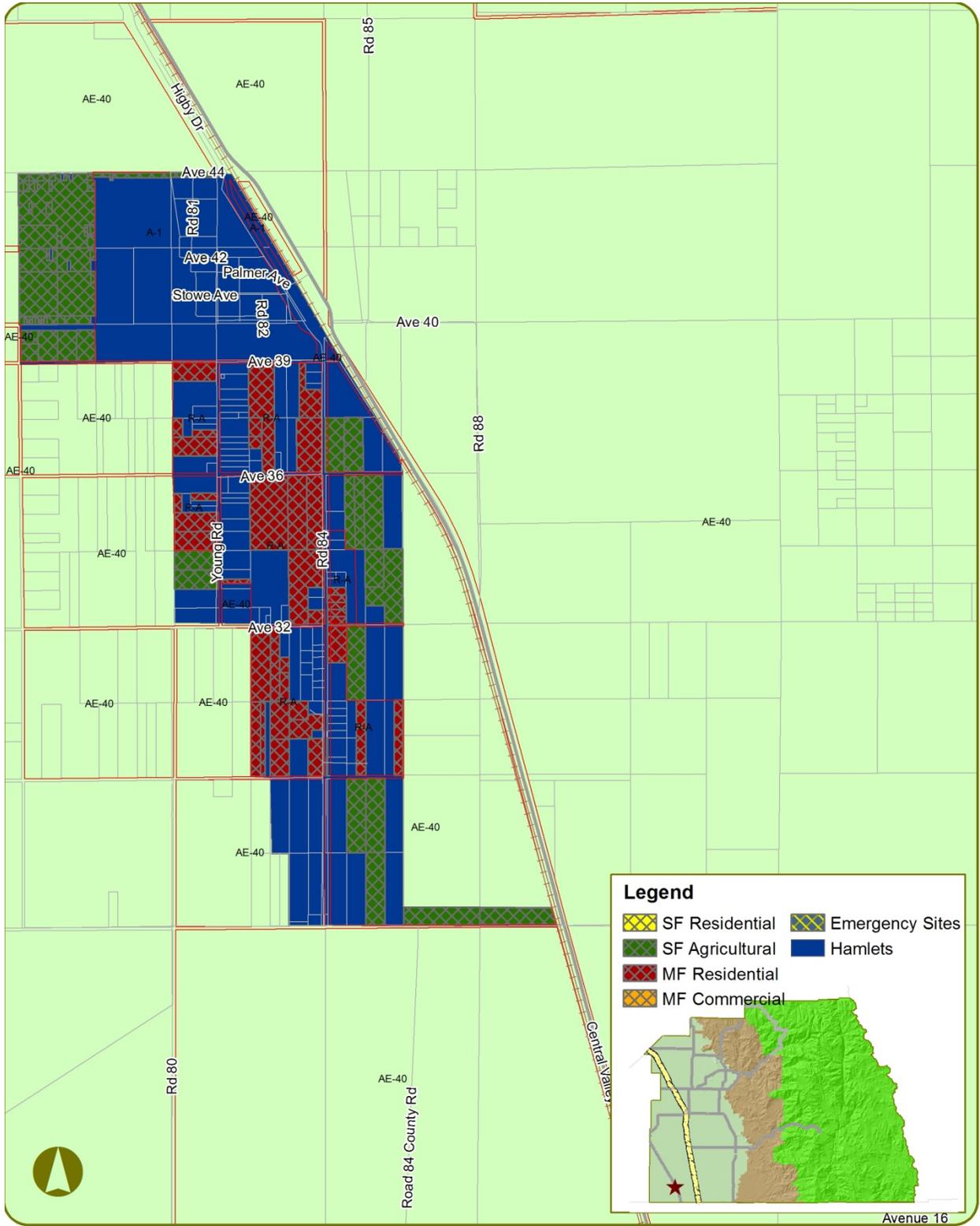
Tulare County Housing Element

331-050-002	0.24	AE-40	N/A	MU	VACANT	4.41du/ac	1
Allensworth Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
331-050-003	5.67	AE-40	N/A	MU	VACANT	4.41du/ac	25
331-050-004	11.69	AE-40	N/A	MU	VACANT	4.41du/ac	52
331-050-005	0.6	AE-40	N/A	MU	VACANT	4.41du/ac	3
331-050-006	0.17	AE-40	N/A	MU	VACANT	4.41du/ac	1
331-050-007	0.17	AE-40	N/A	MU	VACANT	4.41du/ac	1
331-050-008	0.17	AE-40	N/A	MU	VACANT	4.41du/ac	1
331-050-009	0.17	AE-40	N/A	MU	VACANT	4.41du/ac	1
331-050-010	0.17	AE-40	N/A	MU	VACANT	4.41du/ac	1
331-050-011	0.17	AE-40	N/A	MU	VACANT	4.41du/ac	1
331-050-012	0.17	AE-40	N/A	MU	VACANT	4.41du/ac	1
331-050-013	0.17	AE-40	N/A	MU	VACANT	4.41du/ac	1
331-050-014	0.27	AE-40	N/A	MU	VACANT	4.41du/ac	1
331-100-025	0.15	A-1	1-8du/ac	MU	VACANT	4du/ac	1
331-100-027	1.61	A-1	1-8du/ac	MU	VACANT	4du/ac	6
333-170-028	8.52	AE-40	N/A	MU	VACANT	4.41du/ac	38
333-340-022	4.94	AE-40	N/A	MU	VACANT	4.41du/ac	22
333-340-023	4.97	AE-40	N/A	MU	VACANT	4.41du/ac	22
333-340-038	12.38	AE-40	N/A	MU	VACANT	4.41du/ac	55
333-340-076	5.85	AE-40	N/A	MU	VACANT	4.41du/ac	26
333-340-077	5.87	AE-40	N/A	MU	VACANT	4.41du/ac	26
333-340-080	9.7	AE-40	N/A	MU	VACANT	4.41du/ac	43
333-340-081	4.92	AE-40	N/A	MU	VACANT	4.41du/ac	22
333-350-063	7.19	AE-40	N/A	MU	VACANT	4.41du/ac	32
333-350-064	7.18	AE-40	N/A	MU	VACANT	4.41du/ac	32
333-360-006	1.56	AE-40	N/A	MU	VACANT	4.41du/ac	7
333-360-007	2.13	AE-40	N/A	MU	VACANT	4.41du/ac	9
333-360-008	4.1	AE-40	N/A	MU	VACANT	4.41du/ac	18
333-360-013	4.05	AE-40	N/A	MU	VACANT	4.41du/ac	18
333-360-014	4.01	AE-40	N/A	MU	VACANT	4.41du/ac	18
333-410-006	9.92	AE-40	N/A	MU	VACANT	4.41du/ac	44
333-430-008	9.37	AE-40	N/A	MU	VACANT	4.41du/ac	41
333-430-009	9.75	AE-40	N/A	MU	VACANT	4.41du/ac	43
333-430-010	9.58	AE-40	N/A	MU	VACANT	4.41du/ac	42
333-430-012	9.82	AE-40	N/A	MU	VACANT	4.41du/ac	43

MU=Mixed use

Total: 967

7. Adequate Sites Inventory



0 1,000 2,000 Feet

Proposed Allensworth Development Boundary | Inventory

Delft Colony Site Inventory

Delft Colony Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
Single Family Parcels Residential							
029-181-026	0.45	R-A	1-4du/ac	MU	VACANT	4du/ac	2
029-182-021	0.16	R-A	1-4du/ac	MU	VACANT	4du/ac	1
029-183-019	0.2	R-A	1-4du/ac	MU	VACANT	4du/ac	1
029-183-020	0.2	R-A	1-4du/ac	MU	VACANT	4du/ac	1
029-191-006	0.07	R-A	1-4du/ac	MU	VACANT	4du/ac	0
029-192-011	0.16	R-A	1-4du/ac	MU	VACANT	4du/ac	1
029-194-016	0.19	R-A	1-4du/ac	MU	VACANT	4du/ac	1

MU=Mixed use

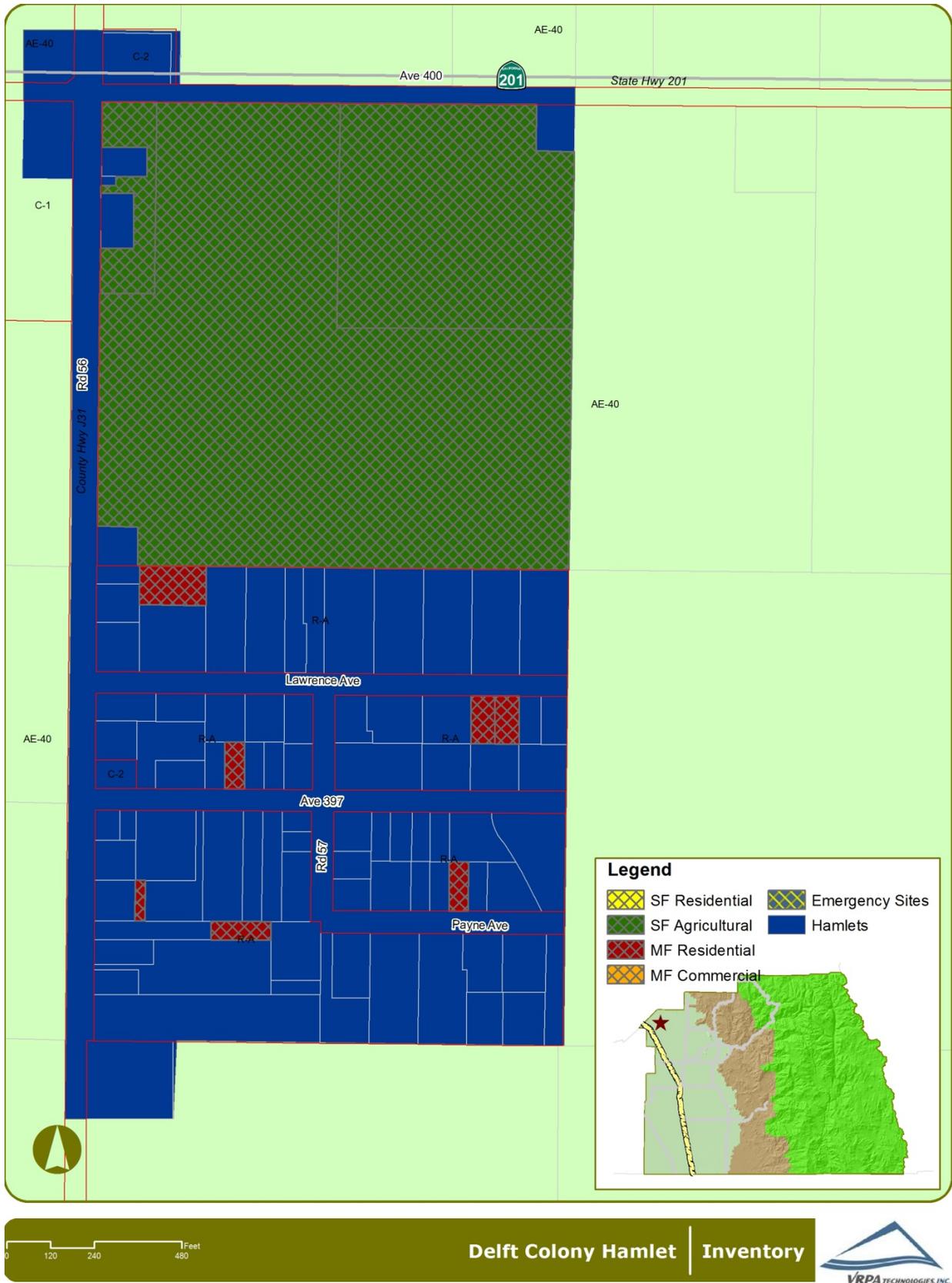
Total: 7

Agricultural							
029-170-026	8.74	AE-40	N/A	MU	VACANT	4.41du/ac	39
029-170-033	26.57	AE-40	N/A	MU	VACANT	4.41du/ac	117
029-170-036	1.24	AE-40	N/A	MU	VACANT	4.41du/ac	5

MU=Mixed use

Total: 161

7. Adequate Sites Inventory

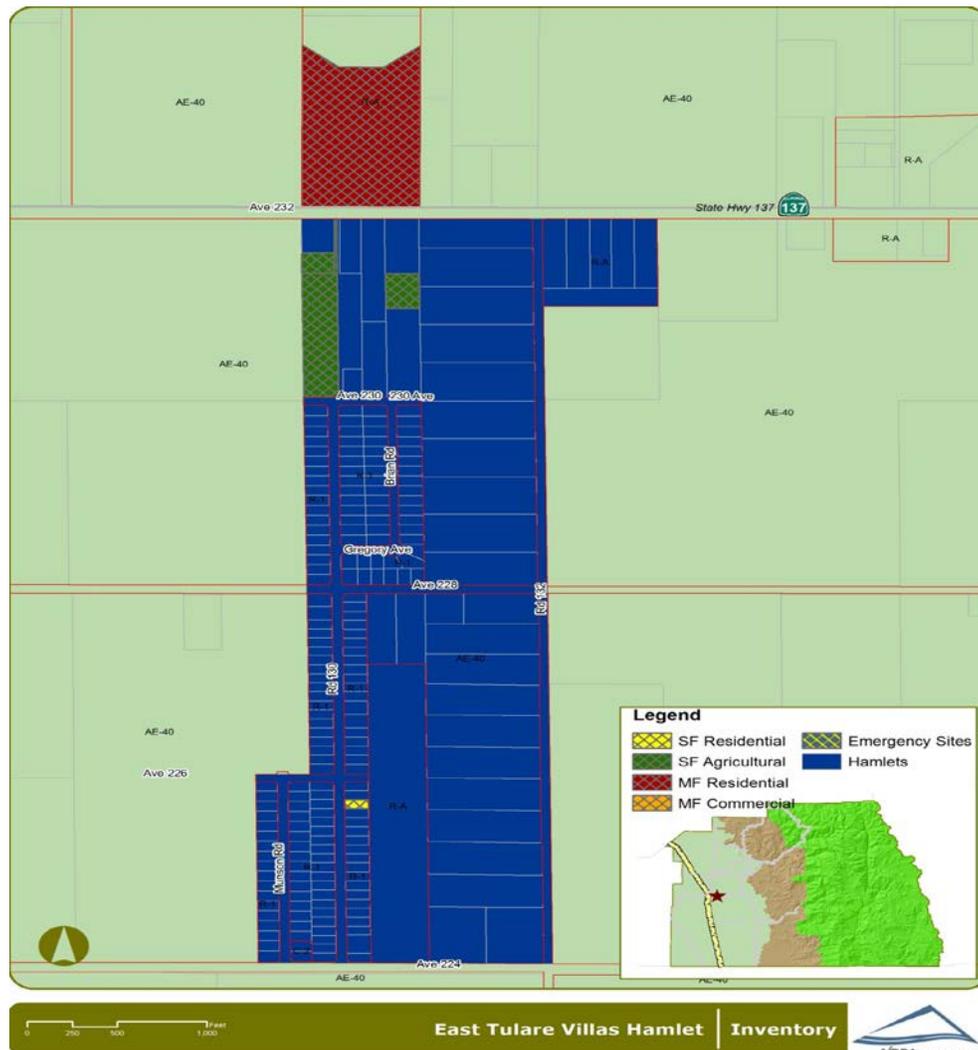


East Tulare Villa Site Inventory

East Tulare Villa Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
Single Family Parcels Residential							
184-071-003	0.19	R-1	1-8du/ac	MU	VACANT	4du/ac	1
184-040-018	0.59	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	3
184-040-041	4	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	18
184-040-046	1.06	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	5

MU=Mixed use

Total: 27



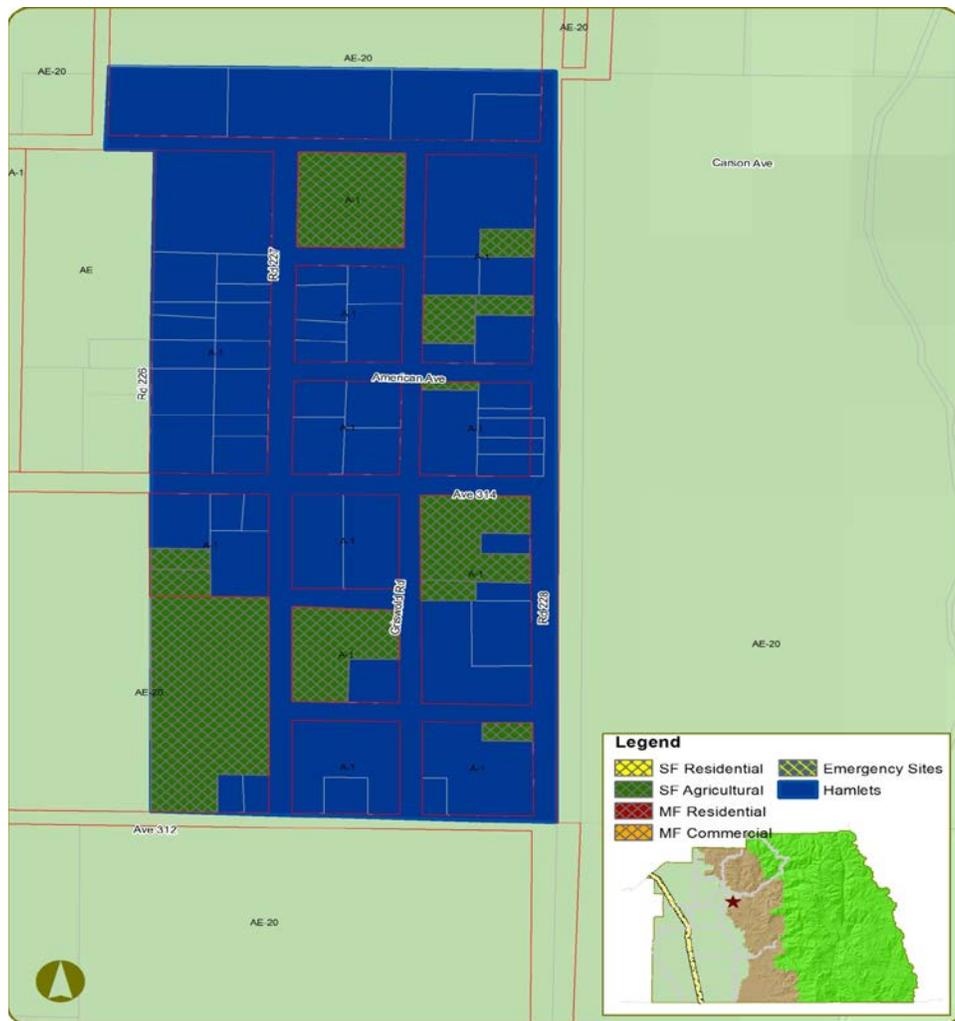
Lindcove Site Inventory

Lindcove Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
Agricultural							
113-310-016	1.83	A-1	1-8du/ac	MU	VACANT	4du/ac	7
113-310-019	1.96	A-1	1-8du/ac	MU	VACANT	4du/ac	8
113-310-021	0.26	A-1	1-8du/ac	MU	VACANT	4du/ac	1
113-310-025	0.21	A-1	1-8du/ac	MU	VACANT	4du/ac	1
113-310-030	5.51	AE-20	1-30du/ac	MU	VACANT	6.99du/ac	39

MU=Mixed use

Total 56

Tulare County Housing Element



0 120 240 480 Feet

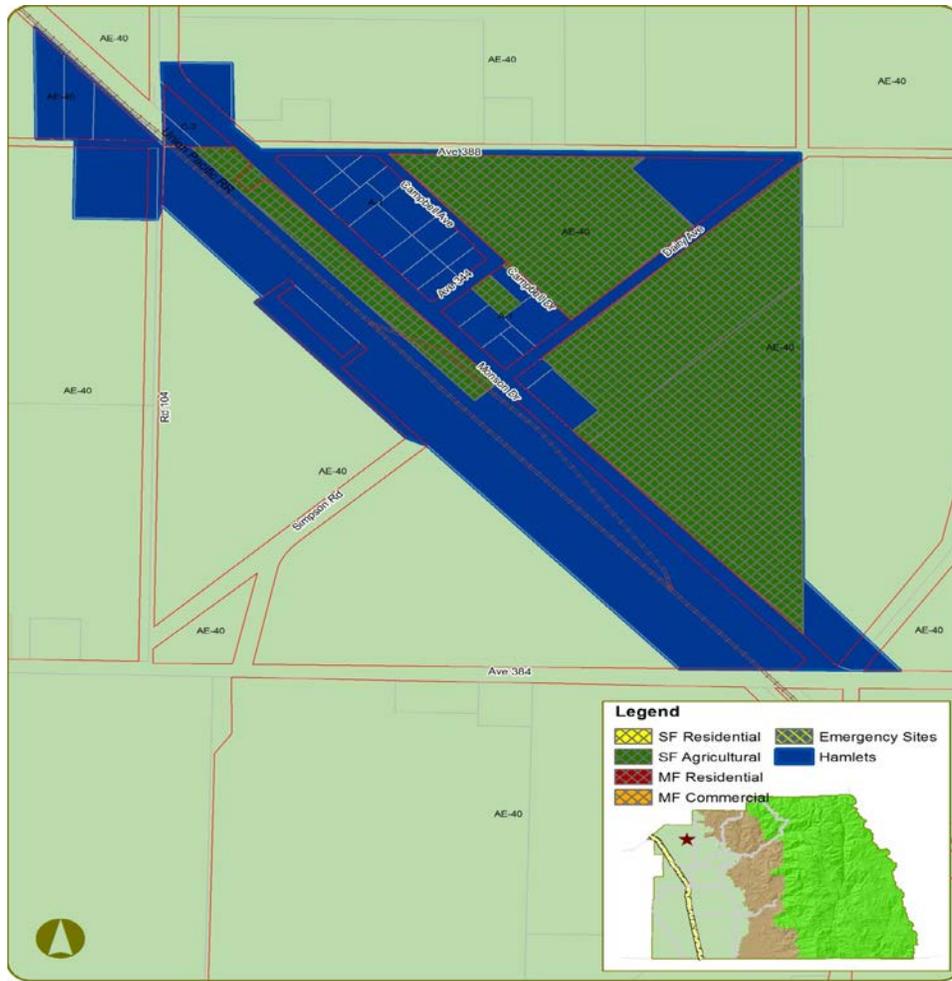
Lindcove Development Boundary | Inventory

Monson Site Inventory

Monson Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
Agricultural							
033-040-025	0.45	A-1	1-8du/ac	MU	VACANT	4du/ac	2
033-040-033	12.8	AE-40	N/A	MU	VACANT	4.41du/ac	56
033-040-035	0.06	A-1	1-8du/ac	MU	VACANT	4du/ac	0
033-050-002	18.2	AE-40	N/A	MU	VACANT	4.41du/ac	80
033-050-008	13	AE-40	N/A	MU	VACANT	4.41du/ac	57

MU=Mixed use

Total 195



Seville Site Inventory

Seville Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
Single Family Parcels Residential							
050-052-002	1.84	R-1	1-8du/ac	MU	VACANT	4du/ac	7
050-053-005	0.29	R-1	1-8du/ac	MU	VACANT	4du/ac	1
050-053-006	0.17	R-1	1-8du/ac	MU	VACANT	4du/ac	1
050-053-007	0.18	R-1	1-8du/ac	MU	VACANT	4du/ac	1
050-053-008	0.16	R-1	1-8du/ac	MU	VACANT	4du/ac	1
050-174-009	0.85	R-1	1-8du/ac	LMDR	VACANT	4du/ac	3
050-174-010	0.17	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
050-174-014	0.17	R-1	1-8du/ac	MU	VACANT	4du/ac	1
050-174-015	0.17	R-1	1-8du/ac	MU	VACANT	4du/ac	1
050-174-020	0.17	R-1	1-8du/ac	MU	VACANT	4du/ac	1
050-182-009	0.16	R-1	1-8du/ac	MU	VACANT	4du/ac	1
050-182-010	0.17	R-1	1-8du/ac	MU	VACANT	4du/ac	1
050-182-011	0.16	R-1	1-8du/ac	MU	VACANT	4du/ac	1
050-182-012	0.16	R-1	1-8du/ac	MU	VACANT	4du/ac	1
050-182-013	0.17	R-1	1-8du/ac	MU	VACANT	4du/ac	1
050-182-019	0.17	R-1	1-8du/ac	MU	VACANT	4du/ac	1
050-182-020	0.16	R-1	1-8du/ac	MU	VACANT	4du/ac	1
050-182-021	0.17	R-1	1-8du/ac	MU	VACANT	4du/ac	1
050-182-022	0.16	R-1	1-8du/ac	MU	VACANT	4du/ac	1
050-182-023	0.16	R-1	1-8du/ac	MU	VACANT	4du/ac	1
050-182-024	0.17	R-1	1-8du/ac	MU	VACANT	4du/ac	1
050-182-027	0.17	R-1	1-8du/ac	MU	VACANT	4du/ac	1
050-183-006	0.16	R-1	1-8du/ac	MU	VACANT	4du/ac	1
050-183-007	0.16	R-1	1-8du/ac	MU	VACANT	4du/ac	1
050-183-013	0.16	R-1	1-8du/ac	MU	VACANT	4du/ac	1
050-183-014	0.16	R-1	1-8du/ac	MU	VACANT	4du/ac	1
050-183-015	0.17	R-1	1-8du/ac	MU	VACANT	4du/ac	1
050-183-016	0.16	R-1	1-8du/ac	MU	VACANT	4du/ac	1
050-183-017	0.17	R-1	1-8du/ac	MU	VACANT	4du/ac	1
050-183-018	0.17	R-1	1-8du/ac	MU	VACANT	4du/ac	1
050-183-019	0.16	R-1	1-8du/ac	MU	VACANT	4du/ac	1
050-183-020	0.17	R-1	1-8du/ac	MU	VACANT	4du/ac	1

7. Adequate Sites Inventory

Seville Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
050-183-021	0.16	R-1	1-8du/ac	MU	VACANT	4du/ac	1
050-183-022	0.17	R-1	1-8du/ac	MU	VACANT	4du/ac	1
050-183-023	0.16	R-1	1-8du/ac	MU	VACANT	4du/ac	1
050-183-024	0.17	R-1	1-8du/ac	MU	VACANT	4du/ac	1
050-183-025	0.17	R-1	1-8du/ac	MU	VACANT	4du/ac	1
050-183-026	0.16	R-1	1-8du/ac	MU	VACANT	4du/ac	1
050-183-027	0.16	R-1	1-8du/ac	MU	VACANT	4du/ac	1
050-183-028	0.17	R-1	1-8du/ac	MU	VACANT	4du/ac	1
050-192-001	0.31	R-1	1-8du/ac	MU	VACANT	4du/ac	1
050-192-004	0.16	R-1	1-8du/ac	MU	VACANT	4du/ac	1
050-192-005	0.16	R-1	1-8du/ac	MU	VACANT	4du/ac	1
050-192-007	0.65	R-1	1-8du/ac	MU	VACANT	4du/ac	3
050-192-010	1.11	R-1	1-8du/ac	MU	VACANT	4du/ac	4
050-193-001	0.09	R-1	1-8du/ac	MU	VACANT	4du/ac	0
050-193-002	1.81	R-1	1-8du/ac	MU	VACANT	4du/ac	7
050-193-004	1.44	R-1	1-8du/ac	MU	VACANT	4du/ac	6

MU=Mixed use

Total: 71

Agricultural							
050-051-001	3.37	AE-40	N/A	MU	VACANT	4.41du/ac	15
050-054-001	4.06	AE-40	N/A	MU	VACANT	4.41du/ac	18
050-080-008	10.31	AE-40	N/A	MU	VACANT	4.41du/ac	45
050-080-010	4.47	AE-40	N/A	MU	VACANT	4.41du/ac	20
050-181-001	4.26	AE-40	N/A	MU	VACANT	4.41du/ac	19
050-184-001	0.16	AE-40	N/A	MU	VACANT	4.41du/ac	1
050-184-002	1.19	AE-40	N/A	MU	VACANT	4.41du/ac	5
050-184-003	0.17	AE-40	N/A	MU	VACANT	4.41du/ac	1
050-184-004	0.81	AE-40	N/A	MU	VACANT	4.41du/ac	4
050-184-005	1.65	AE-40	N/A	MU	VACANT	4.41du/ac	7
050-191-001	1.92	AE-40	N/A	MU	VACANT	4.41du/ac	8
050-191-002	0.79	AE-40	N/A	MU	VACANT	4.41du/ac	4
050-191-003	0.16	AE-40	N/A	MU	VACANT	4.41du/ac	1
050-191-004	0.79	AE-40	N/A	MU	VACANT	4.41du/ac	3
050-191-005	0.19	AE-40	N/A	MU	VACANT	4.41du/ac	1

Seville Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
050-194-001	0.96	AE-40	N/A	MU	VACANT	4.41du/ac	4
050-194-002	0.47	AE-40	N/A	MU	VACANT	4.41du/ac	2
050-194-004	1.94	AE-40	N/A	MU	VACANT	4.41du/ac	9
050-194-005	0.31	AE-40	N/A	MU	VACANT	4.41du/ac	1

MU=Mixed use

Total: 168

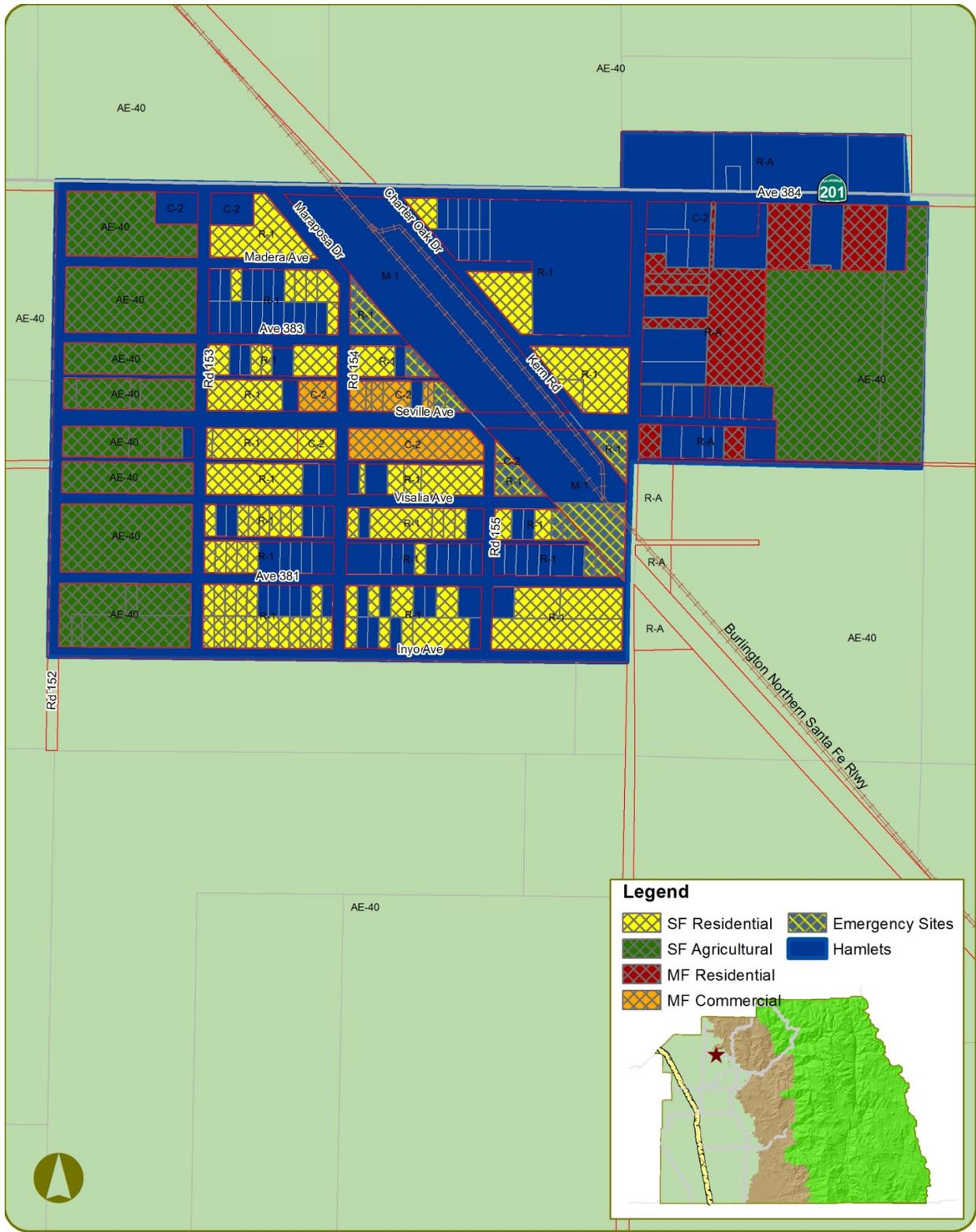
Commercial							
050-161-012	0.08	C-2	14-30du/ac	MU	VACANT	17du/ac	1
050-161-013	0.24	C-2	14-30du/ac	MU	VACANT	17du/ac	4
050-161-016	0.41	C-2	14-30du/ac	MU	VACANT	17du/ac	7
050-165-001	1.94	C-2	14-30du/ac	MU	VACANT	17du/ac	33
050-192-008	0.56	C-2	14-30du/ac	MU	VACANT	17du/ac	10

MU=Mixed use

Total: 55

Emergency Sites							
050-063-003	0.64	M-1	14-30du/ac	MU	VACANT		NA
050-161-003	0.12	M-1	14-30du/ac	MU	VACANT		NA
050-161-004	0.16	M-1	14-30du/ac	MU	VACANT		NA
050-161-005	0.17	M-1	14-30du/ac	MU	VACANT		NA
050-164-001	0.70	M-1	14-30du/ac	MU	VACANT		NA
050-172-007	0.16	M-1	14-30du/ac	MU	VACANT		NA

7. Adequate Sites Inventory



Seville Development Boundary | Inventory



Teviston Site Inventory

Teviston Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
Agricultural							
314-020-013	5.14	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	23
314-020-016	50.62	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	223
314-031-002	0.79	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	3
314-031-013	0.43	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	2
314-031-017	0.26	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	1
316-070-007	1.93	AE-40	1-30du/ac	LDR	VACANT	4.41du/ac	9
316-070-009	4.95	AE-40	1-30du/ac	LDR	VACANT	4.41du/ac	22
316-070-028	4.74	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	21
316-080-001	37.9	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	167
316-080-004	9.06	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	40
316-080-007	1.4	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	6
316-080-011	14.89	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	66
316-100-020	2.97	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	13
316-100-022	0.27	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	1
316-100-030	0.96	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	4
316-100-046	21.26	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	94
316-100-051	7.89	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	35
316-100-056	4.57	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	20
316-110-004	37.18	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	164
316-110-018	9.53	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	42
316-120-001	9.51	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	42
316-120-005	62.03	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	274
316-130-001	4.7	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	21
316-130-003	29.32	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	129
316-130-004	9.06	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	40
316-130-006	9.47	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	42
316-130-007	4.34	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	19
316-130-008	4.77	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	21
316-140-002	4.72	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	21
316-140-003	9.09	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	40
316-140-004	9.13	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	40
316-140-008	4.76	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	21

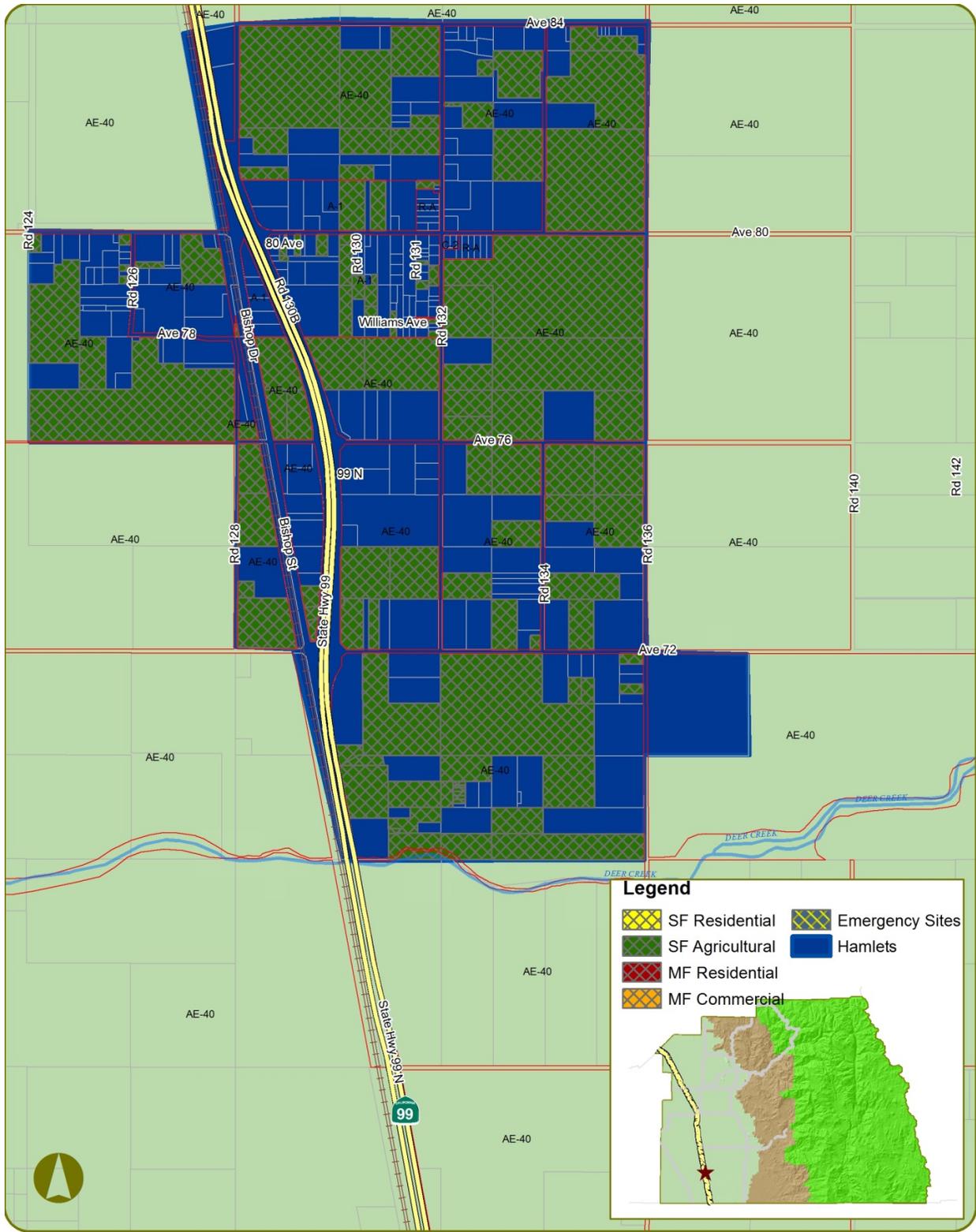
7. Adequate Sites Inventory

Tevison Urban Development Boundary							
APN	Acres	Zone	DJ/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
316-140-010	4.67	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	21
316-140-013	9.18	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	40
316-140-014	9.48	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	42
316-150-001	4.74	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	21
316-150-007	7.27	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	32
316-150-012	0.53	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	2
316-150-016	4.78	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	21
316-150-024	4.69	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	21
316-160-001	48.33	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	213
316-160-005	0.91	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	4
316-160-008	0.83	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	4
316-160-014	1.26	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	6
316-160-015	1.21	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	5
316-170-001	1.18	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	5
316-170-003	0.19	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	1
316-170-004	0.19	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	1
316-170-005	0.19	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	1
316-170-006	0.18	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	1
316-170-007	0.09	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	0
316-170-009	0.18	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	1
316-170-012	4.85	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	21
316-170-019	14.73	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	65
316-170-020	4.92	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	22
316-170-023	4.89	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	22
316-170-026	9.88	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	44
316-190-002	8.57	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	38
316-190-004	5.05	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	22
316-190-006	3.01	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	13
316-190-008	5.05	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	22
316-190-009	0.19	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	1
316-200-006	19.72	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	87
316-200-014	1.4	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	6
316-200-015	1.25	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	5
316-210-001	0.98	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	4
316-210-005	9.44	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	42

Tevison Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
316-210-006	9.41	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	42
316-210-009	1.94	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	9
316-210-011	4.08	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	18
316-210-012	0.10	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	0
316-210-014	10.11	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	45
316-210-015	0.67	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	3
316-210-016	0.64	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	3
316-210-017	1.35	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	6
316-220-006	4.75	A-1	1-30du/ac	MU	VACANT	4du/ac	19
316-220-007	2.81	A-1	1-30du/ac	MU	VACANT	4du/ac	11
316-220-009	0.62	A-1	1-30du/ac	MU	VACANT	4du/ac	2

Total: 2,680

7. Adequate Sites Inventory



0 550 1,100 2,200 Feet

Teviston Development Boundary | Inventory

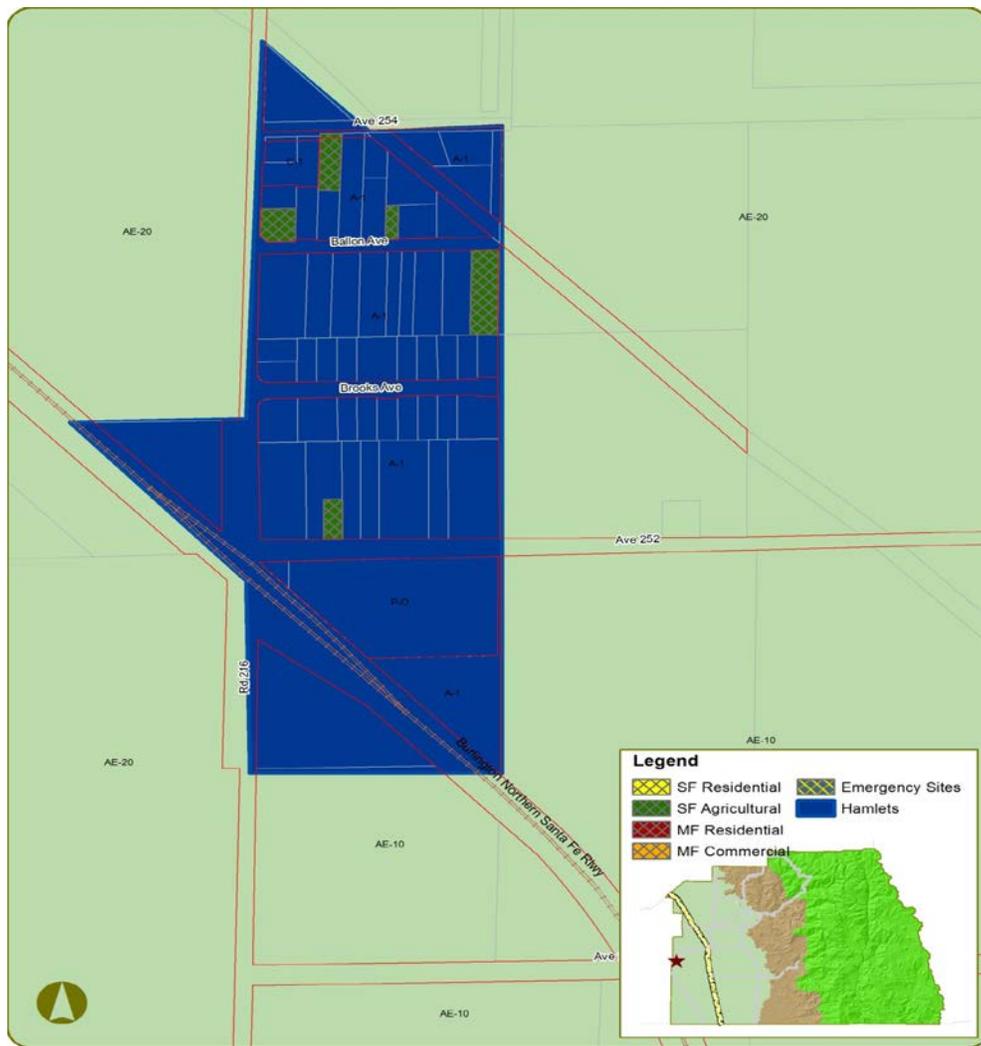


Tonyville Site Inventory

Tonyville Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
Agricultural							
142-150-036	0.49	A-1	1-8du/ac	MU	VACANT	4du/ac	2
142-140-034	0.14	A-1	1-8du/ac	MU	VACANT	4du/ac	1
142-150-001	0.22	A-1	1-8du/ac	MU	VACANT	4du/ac	1
142-150-004	0.23	A-1	1-8du/ac	MU	VACANT	4du/ac	1
142-150-015	0.45	A-1	1-8du/ac	MU	VACANT	4du/ac	2

MU=Mixed Use

Total: 7

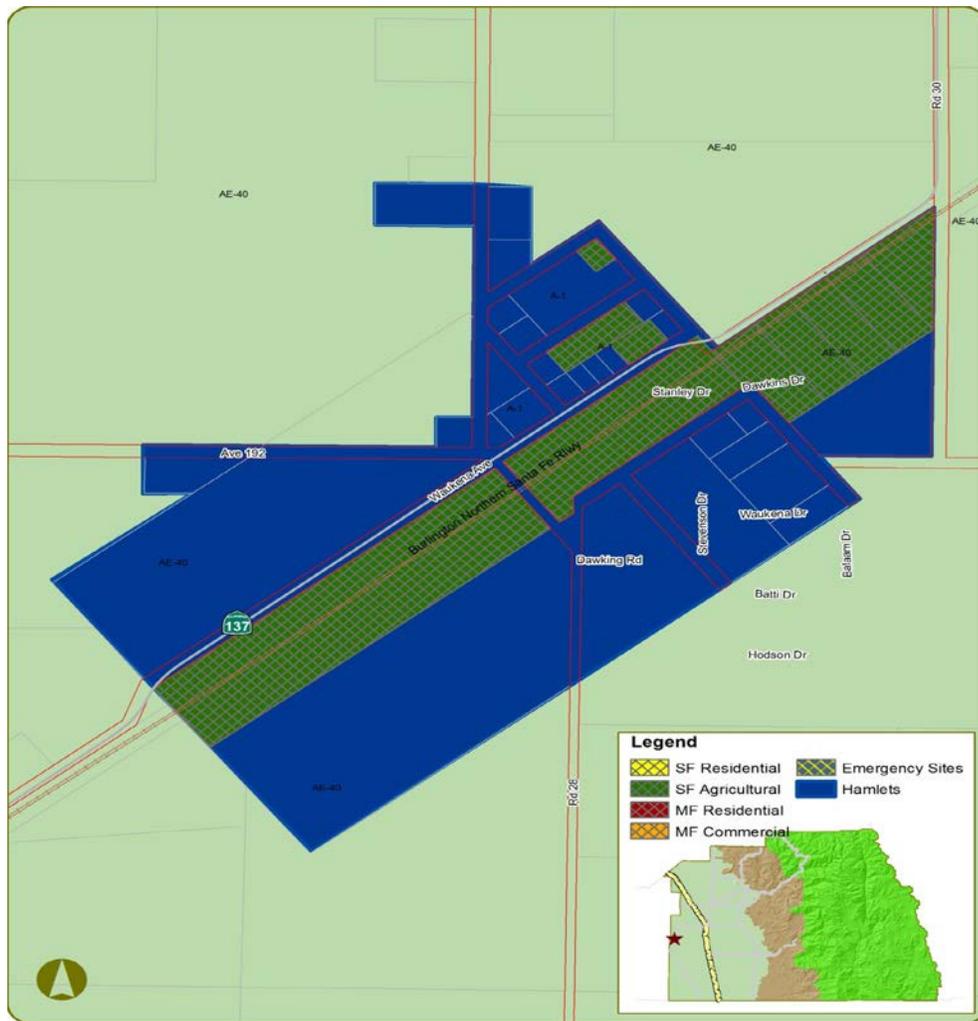


Waukena Site Inventory

Waukena Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
Agricultural							
200-080-028	14.83	AE-40	N/A	MU	VACANT	4.41du/ac	65
225-050-011	7.26	AE-40	N/A	MU	VACANT	4.41du/ac	32
225-050-014	2.15	AE-40	N/A	MU	VACANT	4.41du/ac	9
225-050-015	1.99	AE-40	N/A	MU	VACANT	4.41du/ac	9
225-050-016	1.99	AE-40	N/A	MU	VACANT	4.41du/ac	9

MU=Mixed Use

Total: 124



Waukena Development Boundary | Inventory

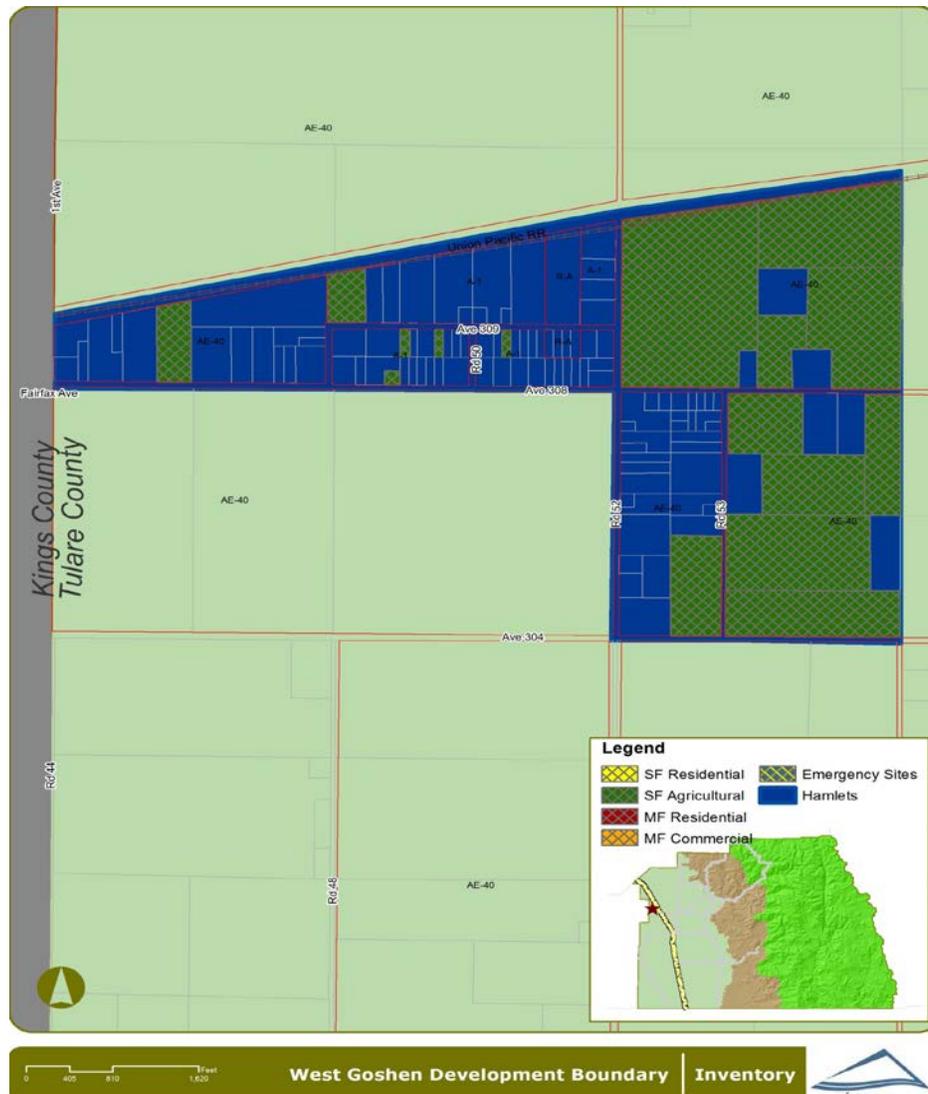


West Goshen Site Inventory

West Goshen Urban Development Boundary								
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity	
Agricultural								
073-021-001	4.53	A-1	1-8du/ac	MU	VACANT	4du/ac	18	
073-023-003	0.57	A-1	1-8du/ac	MU	VACANT	4du/ac	2	
073-024-015	0.51	A-1	1-8du/ac	MU	VACANT	4du/ac	2	
073-024-017	0.55	A-1	1-8du/ac	MU	VACANT	4du/ac	2	
073-024-024	0.63	A-1	1-8du/ac	MU	VACANT	4du/ac	3	

MU=Mixed Use

Total: 27

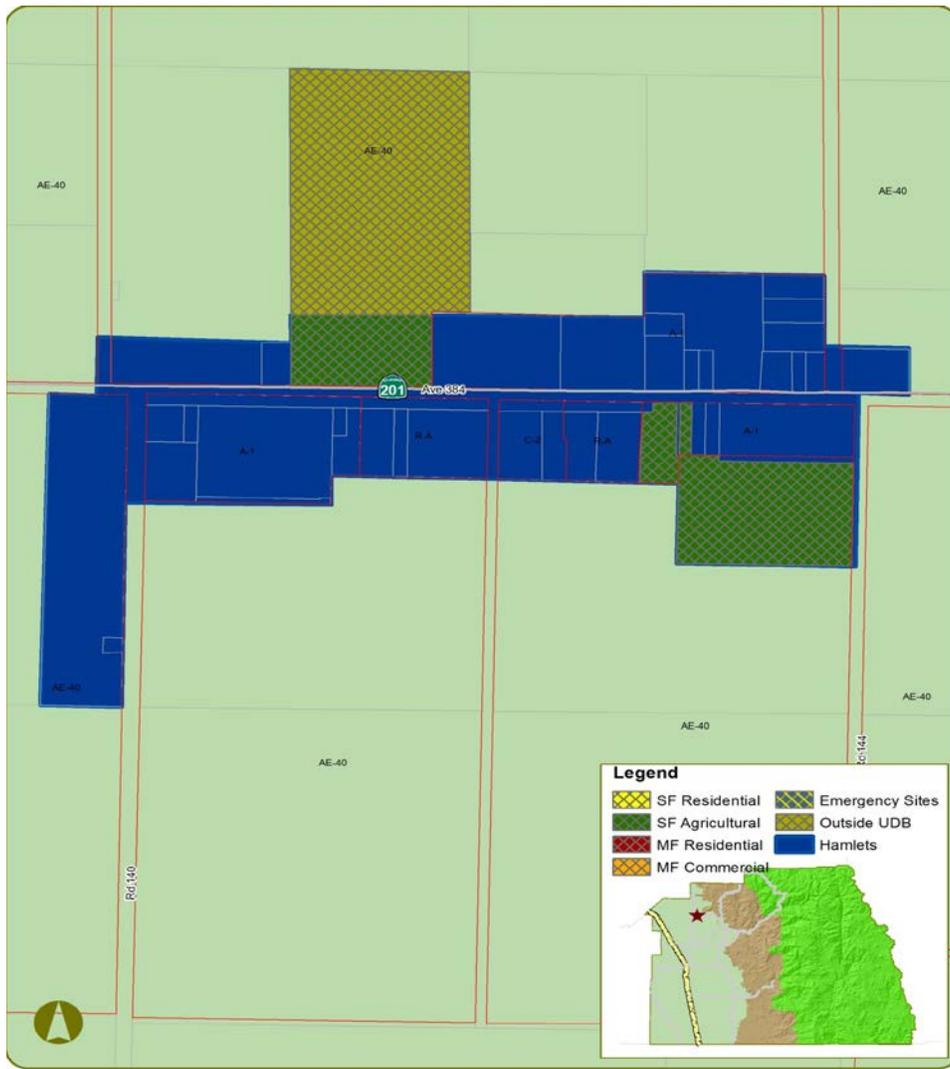


Yettem Site Inventory

Yettem Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
Agricultural							
035-150-018	3.48	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	15
050-020-039	6.48	AE-40	1-30du/ac	MU	VACANT	4.41du/ac	29
050-200-013	0.97	A-1	1-8du/ac	MU	VACANT	4du/ac	4

MU=Mixed Use

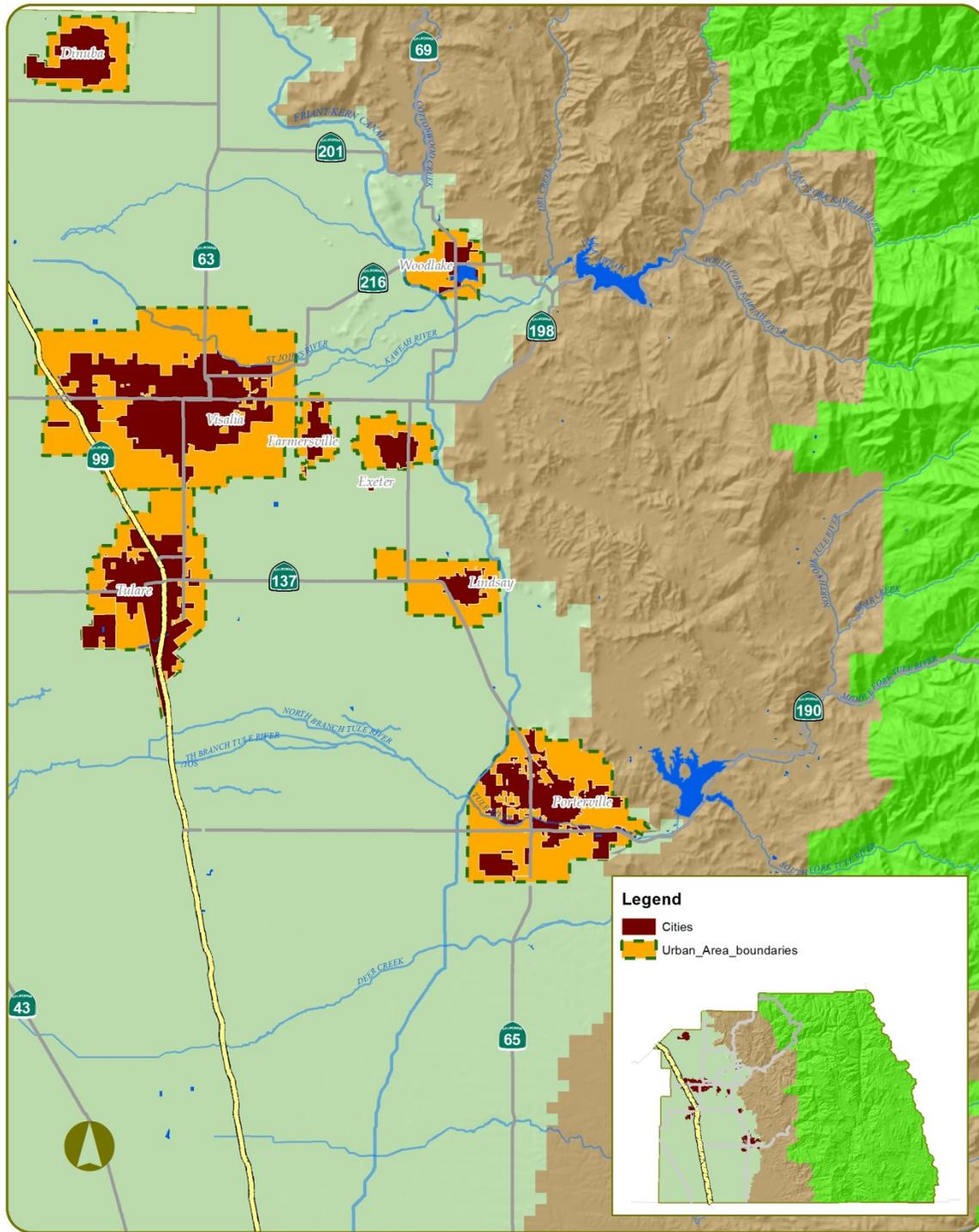
Total: 48



0 100 200 400 Feet

Yettem Development Boundary | Inventory

Tulare County Housing Element



Tulare County Cities

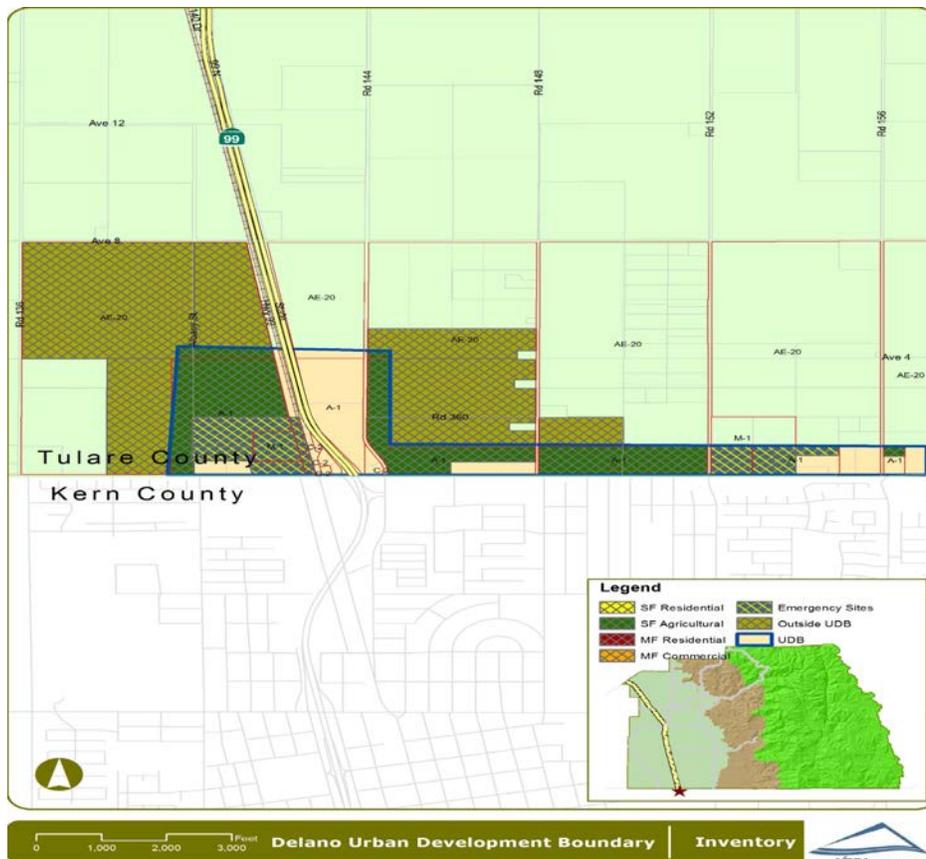


Delano Site Inventory

Delano Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
Agricultural							
336-090-036	1.68	A-1	1-8du/ac	MU	VACANT	4du/ac	7
336-100-005	38.53	A-1	1-8du/ac	MU	VACANT	4du/ac	154
336-100-013	10.72	AE-20	1-30du/ac	MU	VACANT	6.99du/ac	75
336-100-013	10.72	A-1	1-8du/ac	MU	VACANT	4du/ac	43
336-110-006	1.4	AE-20	1-30du/ac	MU	VACANT	6.99du/ac	10
336-120-027	1.57	AE-20	1-30du/ac	MU	VACANT	6.99du/ac	11
336-120-027	1.57	A-1	1-8du/ac	MU	VACANT	4du/ac	6
336-120-036	67.03	A-1	1-8du/ac	MU	VACANT	4du/ac	268
336-210-002	33.27	A-1	1-8du/ac	MU	VACANT	4du/ac	133
336-210-002	33.27	AE-20	1-30du/ac	MU	VACANT	6.99du/ac	233

MU=Mixed Use

Total: 940



Dinuba Site Inventory

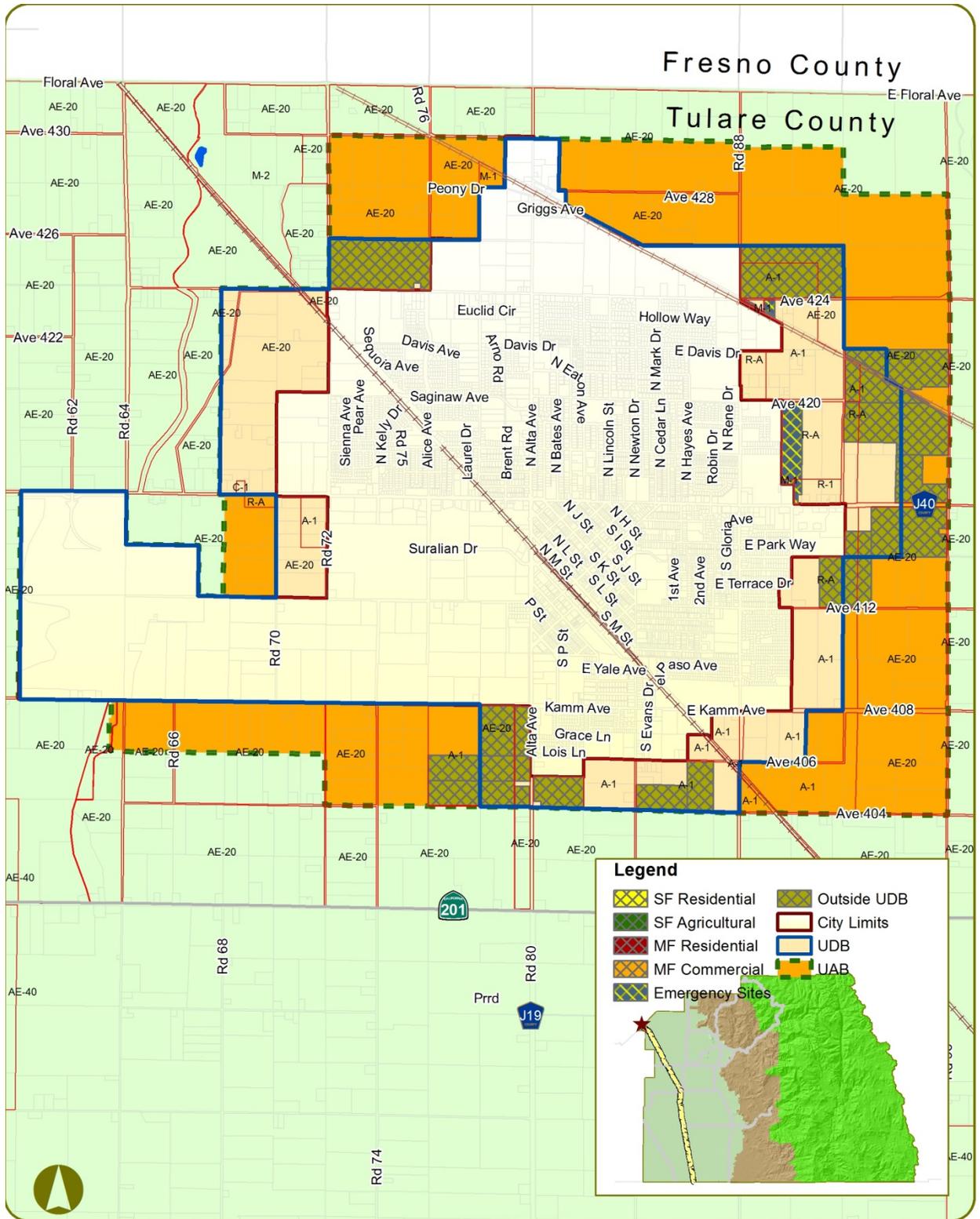
Dinuba Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
Single Family Parcels Residential							
013-080-023	17.38	R-A	1-4du/ac	LDR	VACANT	4du/ac	70
013-080-053	34.02	R-A	1-4du/ac	LDR	VACANT	4du/ac	136
013-090-008	10.11	R-A	1-4du/ac	LDR	VACANT	4du/ac	40
013-090-010	27.98	R-A	1-4du/ac	LDR	VACANT	4du/ac	112
013-090-024	18.95	R-A	1-4du/ac	LDR	VACANT	4du/ac	76
013-090-039	0.94	R-1	1-8du/ac	LMDR	VACANT	4du/ac	4
013-090-055	9.03	R-A	1-4du/ac	LDR	VACANT	4du/ac	36
018-180-009	17.9	R-A	1-4du/ac	LDR	VACANT	4du/ac	72

LDR=Low Density Residential, LMDR=Low Medium Density Residential

Total: 546

Emergency Sites							
013-080-065	0.38	M-1			VACANT		NA
013-080-067	0.36	M-1			VACANT		NA

7. Adequate Sites Inventory



City of Dinuba | Inventory



Exeter Site Inventory

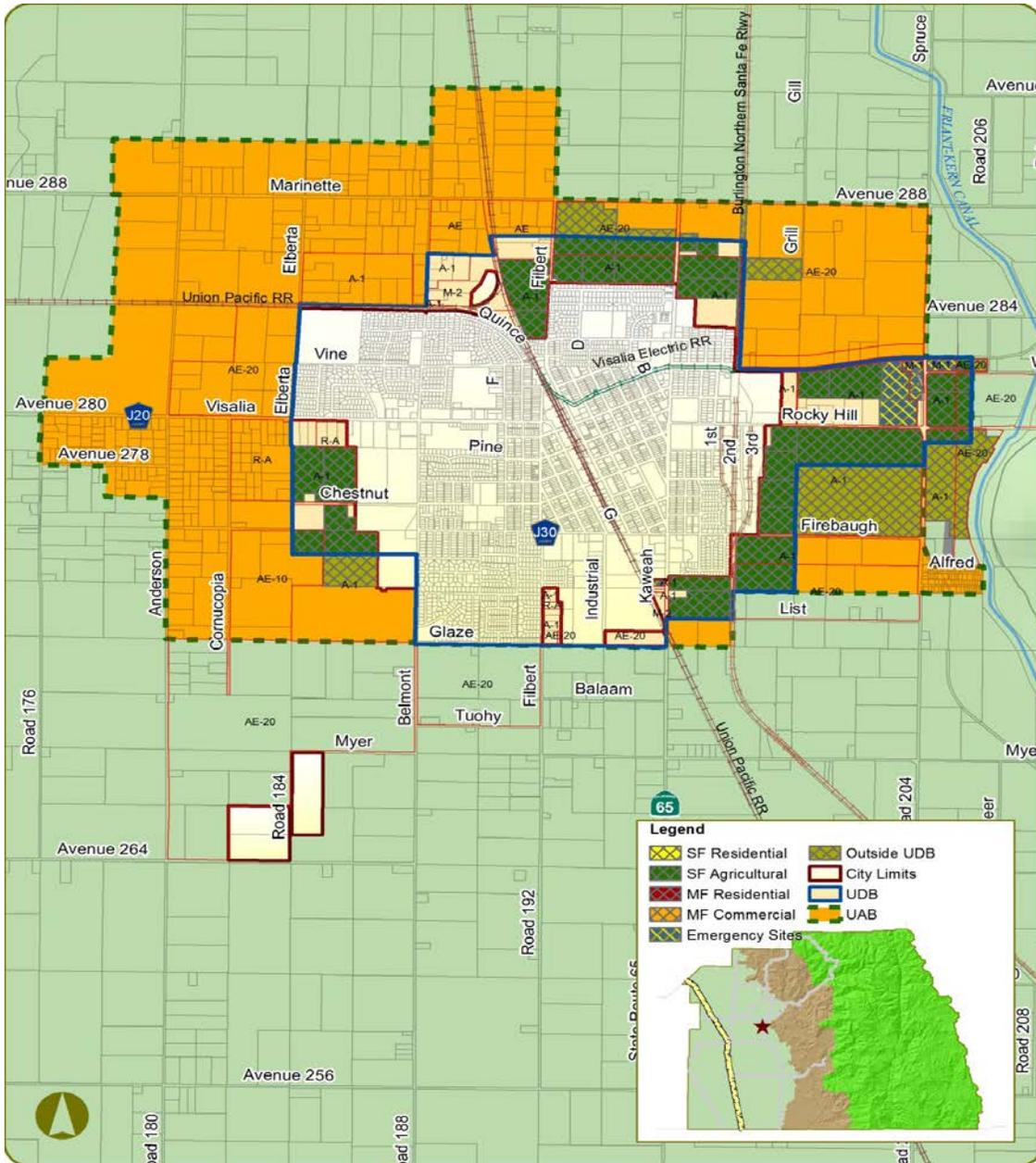
Exeter Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
Agriculture							
133-072-017	7.92	A-1	1-8du/ac	URES	VACANT	4du/ac	32
133-072-020	18.93	A-1	1-8du/ac	URES	VACANT	4du/ac	76
133-072-041	20.5	A-1	1-8du/ac	URES	VACANT	4du/ac	82
133-080-031	0	AE-10	14-30du/ac	URES	VACANT	6.99du/ac	0
133-080-046	14.65	A-1	1-8du/ac	URES	VACANT	4du/ac	59
134-010-002	2.54	AE-20	N/A	URES	VACANT	6.99du/ac	18
134-010-036	14.08	A-1	1-8du/ac	URES	VACANT	4du/ac	56
134-010-042	19.02	A-1	1-8du/ac	URES	VACANT	4du/ac	76
134-010-043	2.15	AE-20	N/A	URES	VACANT	6.99du/ac	15
134-010-044	1.15	A-1	1-8du/ac	URES	VACANT	4du/ac	5
134-030-014	2.15	AE-20	N/A	URES	VACANT	6.99du/ac	15
134-030-042	18.17	A-1	1-8du/ac	URES	VACANT	4du/ac	73
134-030-043	9.63	A-1	1-8du/ac	URES	VACANT	4du/ac	39
134-040-062	0.89	AE-20	N/A	URES	VACANT	6.99du/ac	6
134-040-063	1.05	A-1	1-8du/ac	URES	VACANT	4du/ac	4
134-040-064	1.13	AE-20	N/A	URES	VACANT	6.99du/ac	8
134-040-071	19.99	A-1	1-8du/ac	URES	VACANT	4du/ac	80
134-040-072	9.78	A-1	1-8du/ac	URES	VACANT	4du/ac	39
136-030-011	17.74	A-1	1-8du/ac	URES	VACANT	4du/ac	71
136-040-014	37.73	A-1	1-8du/ac	URES	VACANT	4du/ac	151
136-060-029	11.25	A-1	1-8du/ac	URES	VACANT	4du/ac	45
136-100-047	7.77	A-1	1-8du/ac	URES	VACANT	4du/ac	31
136-110-003	54.45	A-1	1-8du/ac	URES	VACANT	4du/ac	218
136-120-017	7.07	A-1	1-8du/ac	URES	VACANT	4du/ac	28
136-120-017	7.07	AE-20	N/A	URES	VACANT	6.99du/ac	49
136-170-021	9.94	A-1	1-8du/ac	URES	VACANT	4du/ac	40
136-180-009	10.64	A-1	1-8du/ac	URES	VACANT	4du/ac	43
136-190-008	11.54	A-1	1-8du/ac	URES	VACANT	4du/ac	46
138-010-009	12.44	AE-20	N/A	URES	VACANT	6.99du/ac	87
138-010-010	18.93	A-1	1-8du/ac	URES	VACANT	4du/ac	76
138-010-026	25.63	A-1	1-8du/ac	URES	VACANT	4du/ac	103
138-010-081	13.54	AE-20	N/A	URES	VACANT	6.99du/ac	95

7. Adequate Sites Inventory

Exeter Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
138-010-084	10.16	A-1	1-8du/ac	URES	VACANT	4du/ac	41
138-010-096	9.13	A-1	1-8du/ac	URES	VACANT	4du/ac	37
138-200-001	8.26	A-1	1-8du/ac	URES	VACANT	4du/ac	33

URES=Urban Reserve

Total: 1,877



City of Exeter | Inventory



Farmersville Site Inventory

Farmersville Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
Single Family Parcels Residential							
111-190-001	19.16	AE-40	N/A	LDR	VACANT	4.41du/ac	84
111-190-009	1.51	AE-40	N/A	LDR	VACANT	4.41du/ac	7
111-190-014	37.86	AE-40	N/A	LDR	VACANT	4.41du/ac	167
111-190-019	5.9	AE-40	N/A	LDR	VACANT	4.41du/ac	26
111-190-020	0.83	AE-40	N/A	LDR	VACANT	4.41du/ac	4
111-190-022	13.83	AE-40	N/A	LDR	VACANT	4.41du/ac	61
111-201-007	0.48	A-1	1-8du/ac	RRES	VACANT	4du/ac	2
111-202-008	0.22	A-1	1-8du/ac	RRES	VACANT	4du/ac	1

LDR=Low Density Residential, RRES=Residential Reserve

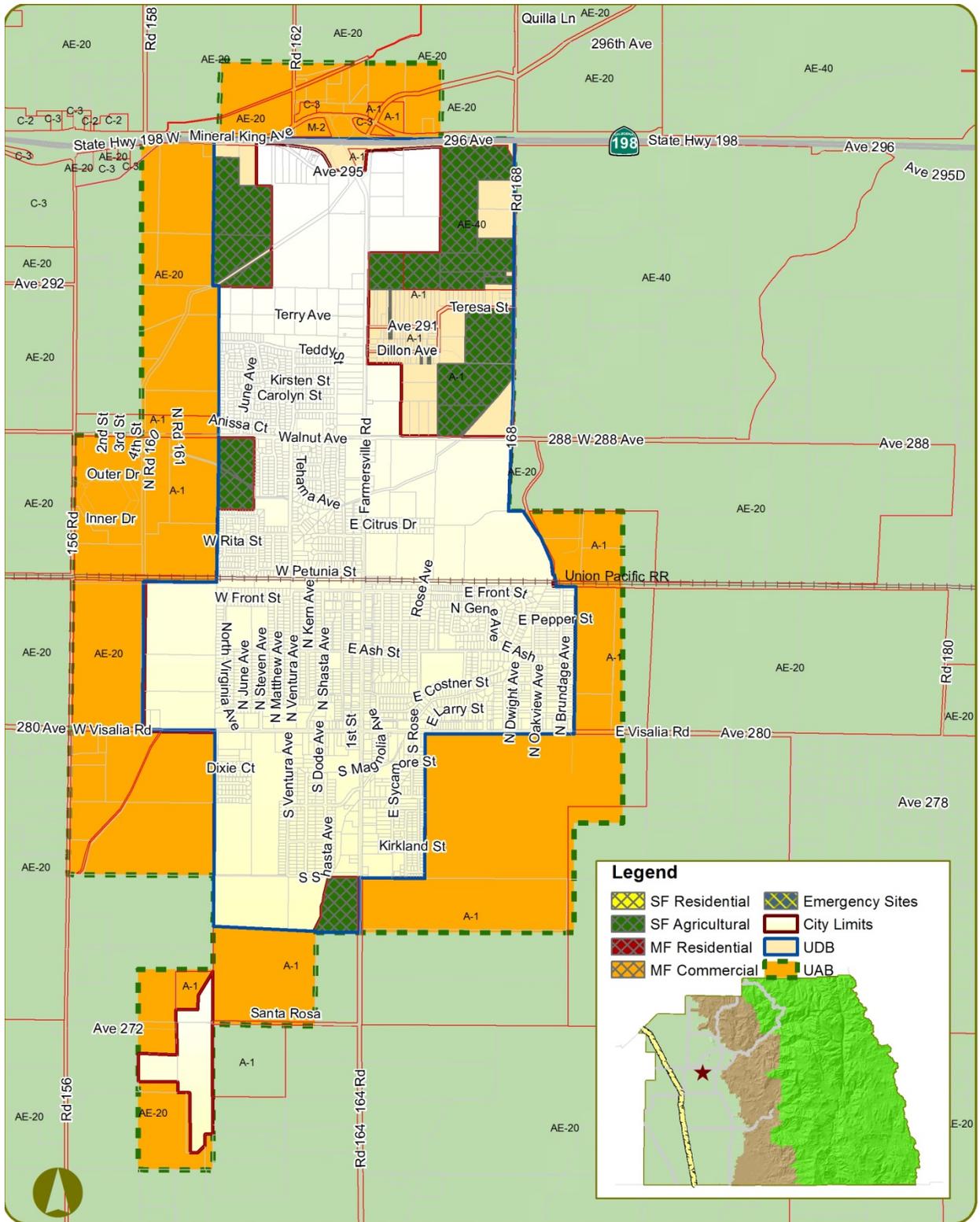
Total: 352

Agricultural							
111-203-016	0.24	A-1	1-8du/ac	RRES	VACANT	4du/ac	1
111-203-021	0.14	A-1	1-8du/ac	RRES	VACANT	4du/ac	1
111-203-024	19.01	A-1	1-8du/ac	RRES	VACANT	4du/ac	76
111-210-031	20.39	A-1	1-8du/ac	RRES	VACANT	4du/ac	82
111-210-032	8.63	A-1	1-8du/ac	RRES	VACANT	4du/ac	35
128-030-036	18.19	A-1	1-8du/ac	RRES	VACANT	4du/ac	73
128-260-009	26.05	AE-20	N/A	RRES	VACANT	6.99du/ac	182
128-260-010	20.5	AE-20	N/A	RRES	VACANT	6.99du/ac	143
130-030-017	14.42	A-1	1-8du/ac	RRES	VACANT	4du/ac	58

RRES=Residential Reserve

Total: 651

7. Adequate Sites Inventory



0 0.25 0.5 0.75 1 Miles

City of Farmersville | Inventory

Kingsburg Site Inventory

Kingsburg Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
Single Family Parcels Residential							
028-310-037	0.38	R-A	1-4du/ac	MU	VACANT	4du/ac	2
028-420-011	2.84	R-A	1-4du/ac	MU	VACANT	4du/ac	11
155-210-003	186.97	R-A	1-4du/ac	MU	VACANT	4du/ac	748

MU=Mixed use

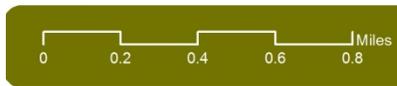
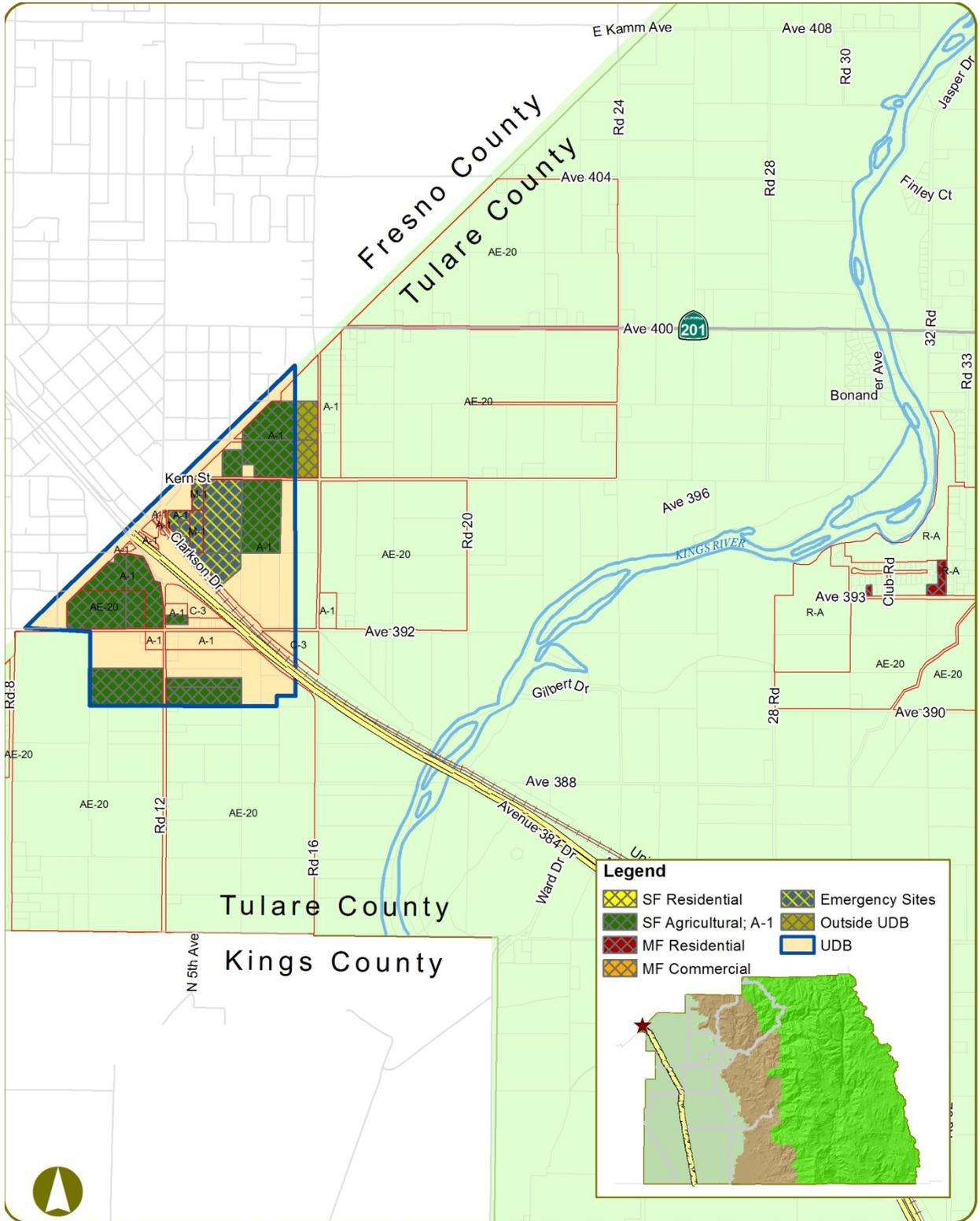
Total: 761

Agricultural							
028-130-004	19.73	A-1	1-8du/ac	MU	VACANT	4du/ac	79
028-140-012	12.63	A-1	1-8du/ac	MU	VACANT	4du/ac	51
028-140-013	11.09	A-1	1-8du/ac	MU	VACANT	4du/ac	44
028-140-018	3.59	A-1	1-8du/ac	MU	VACANT	4du/ac	14
028-150-012	1.41	A-1	1-8du/ac	MU	VACANT	4du/ac	6
028-180-005	9.94	AE-20	N/A	MU	VACANT	6.99du/ac	69
028-180-006	4.77	AE-20	N/A	MU	VACANT	6.99du/ac	33
028-180-040	19.02	AE-20	N/A	MU	VACANT	6.99du/ac	133
028-360-009	16.15	AE-20	N/A	MU	VACANT	6.99du/ac	113
028-360-010	22.2	AE-20	N/A	MU	VACANT	6.99du/ac	155

MU=Mixed use

Total: 697

7. Adequate Sites Inventory



City of Kingsburg | Inventory



Lindsay Site Inventory

Lindsay Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
Single Family Parcels Residential							
199-210-053	8.88	R-A	1-4du/ac	LDR	VACANT	4du/ac	36
202-010-021	9.96	R-O	1du/ac	Rural Res	VACANT	1du/ac	10
202-030-027	1.5	R-1	1-8du/ac	LMDR	VACANT	4du/ac	6

LDR=Low Density Residential, LMDR= Low Medium Density Residential

Total: 52

Agricultural							
199-010-013	3.14	AE-20	N/A	LDR	VACANT	6.99du/ac	22
199-050-029	9.11	A-1	1-8du/ac	LDR	VACANT	4du/ac	36
199-050-071	0	AE-10	14-30du/ac	LDR	VACANT	6.99du/ac	0
199-080-002	15.44	AE-20	N/A	LDR	VACANT	6.99du/ac	108
199-080-003	8.61	A-1	1-8du/ac	LDR	VACANT	4du/ac	34
199-080-006	7.54	A-1	1-8du/ac	LDR	VACANT	4du/ac	30
199-080-008	5.4	A-1	1-8du/ac	LDR	VACANT	4du/ac	22
199-080-009	2.96	AE-20	N/A	LDR	VACANT	6.99du/ac	21
199-080-010	2.07	AE-20	N/A	LDR	VACANT	6.99du/ac	14
199-090-004	8.13	A-1	1-8du/ac	LDR	VACANT	4du/ac	33
199-090-005	5.51	AE-20	N/A	LDR	VACANT	6.99du/ac	38
199-090-006	1.82	AE-20	N/A	LDR	VACANT	6.99du/ac	13
199-090-007	1.08	AE-20	N/A	LDR	VACANT	6.99du/ac	8
199-100-052	1.66	A-1	1-8du/ac	LDR	VACANT	4du/ac	7
199-110-004	0.81	AE-20	N/A	LDR	VACANT	6.99du/ac	6
199-150-040	6.3	A-1	1-8du/ac	LDR	VACANT	4du/ac	25
199-210-052	15.08	A-1	1-8du/ac	LDR	VACANT	4du/ac	60
199-220-003	2.48	A-1	1-8du/ac	LDR	VACANT	4du/ac	10
199-220-005	4.47	AE-20	N/A	LDR	VACANT	6.99du/ac	31
199-220-012	20.77	A-1	1-8du/ac	LDR	VACANT	4du/ac	83
199-220-013	13.97	A-1	1-8du/ac	LDR	VACANT	4du/ac	56
199-220-014	0.7	A-1	1-8du/ac	LDR	VACANT	4du/ac	3
199-260-001	1.55	A-1	1-8du/ac	LDR	VACANT	4du/ac	6
199-260-002	4.74	A-1	1-8du/ac	LDR	VACANT	4du/ac	19

7. Adequate Sites Inventory

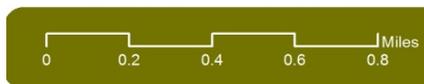
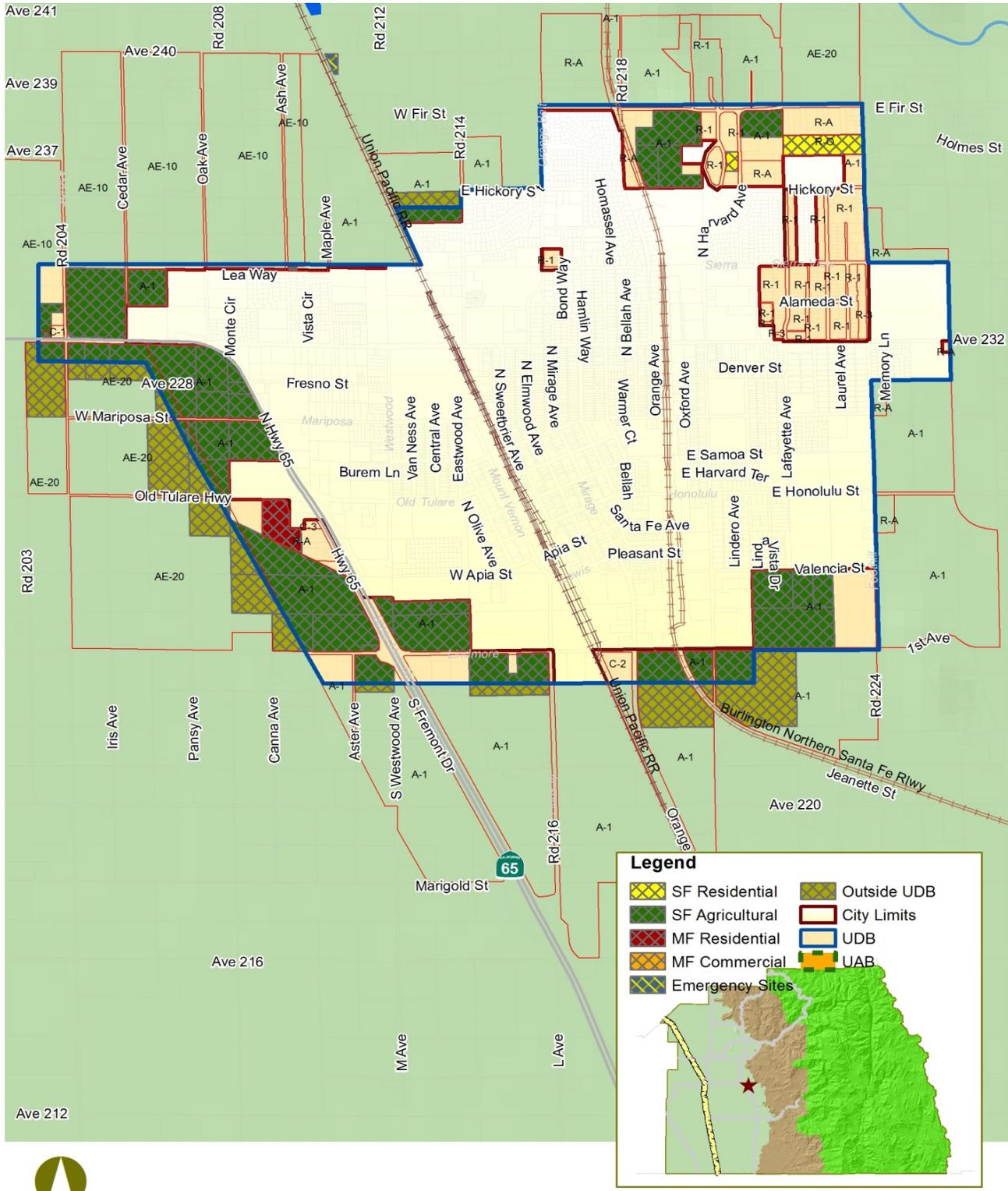
Lindsay Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
199-270-003	11.24	A-1	1-8du/ac	LDR	VACANT	4du/ac	45
199-310-011	0	AE-10	14-30du/ac	LDR	VACANT	6.99du/ac	0
199-320-003	0.18	A-1	1-8du/ac	LDR	VACANT	4du/ac	1
201-050-006	12	A-1	1-8du/ac	LDR	VACANT	4du/ac	48
201-050-007	0.64	A-1	1-8du/ac	LDR	VACANT	4du/ac	3
201-190-002	5.94	A-1	1-8du/ac	LDR	VACANT	4du/ac	24
201-240-002	7.89	A-1	1-8du/ac	LDR	VACANT	4du/ac	32
201-240-003	5.06	A-1	1-8du/ac	LDR	VACANT	4du/ac	20
202-040-010	7.12	A-1	1-8du/ac	LDR	VACANT	4du/ac	28
205-010-002	17.78	A-1	1-8du/ac	LDR	VACANT	4du/ac	71
205-020-002	3.24	A-1	1-8du/ac	LDR	VACANT	4du/ac	13
205-020-003	3.29	A-1	1-8du/ac	LDR	VACANT	4du/ac	13
199-220-005	4.47	AE-20	N/A	LDR	VACANT	6.99du/ac	31
199-220-012	20.77	A-1	1-8du/ac	LDR	VACANT	4du/ac	83
199-220-013	13.97	A-1	1-8du/ac	LDR	VACANT	4du/ac	56
199-220-014	0.7	A-1	1-8du/ac	LDR	VACANT	4du/ac	3
199-260-001	1.55	A-1	1-8du/ac	LDR	VACANT	4du/ac	6
199-260-002	4.74	A-1	1-8du/ac	LDR	VACANT	4du/ac	19
199-270-003	11.24	A-1	1-8du/ac	LDR	VACANT	4du/ac	45
199-310-011	1	AE-10	14-30du/ac	LDR	VACANT	6.99du/ac	7
199-320-003	0.18	A-1	1-8du/ac	LDR	VACANT	4du/ac	1
201-050-006	12	A-1	1-8du/ac	LDR	VACANT	4du/ac	48
201-050-007	0.64	A-1	1-8du/ac	LDR	VACANT	4du/ac	3
201-190-002	5.94	A-1	1-8du/ac	LDR	VACANT	4du/ac	24
201-240-002	7.89	A-1	1-8du/ac	LDR	VACANT	4du/ac	32
201-240-003	5.06	A-1	1-8du/ac	LDR	VACANT	4du/ac	20
202-040-010	7.12	A-1	1-8du/ac	LDR	VACANT	4du/ac	28
205-010-002	17.78	A-1	1-8du/ac	LDR	VACANT	4du/ac	71
205-020-002	3.24	A-1	1-8du/ac	LDR	VACANT	4du/ac	13
205-020-003	3.29	A-1	1-8du/ac	LDR	VACANT	4du/ac	13

LDR=Low Density Residential,

Total: 1,486

Emergency Sites							
206-130-002	4.78	A-1		M	VACANT		NA
206-130-003	4.91	A-1		M	VACANT		NA

Tulare County Housing Element



City of Lindsay | Inventory



Porterville Site Inventory

Porterville Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
Single Family Parcels Residential							
243-160-008	1.01	R-1	1-8du/ac	LMDR	VACANT	4du/ac	4
243-160-012	13.7	R-1	1-8du/ac	LMDR	VACANT	4du/ac	55
243-250-009	2.46	R-1	1-8du/ac	LMDR	VACANT	4du/ac	10
243-250-019	0.88	R-1	1-8du/ac	LMDR	VACANT	4du/ac	4
243-260-006	0.23	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
243-260-030	4.5	R-1	1-8du/ac	LMDR	VACANT	4du/ac	18
243-270-014	0.44	R-1	1-8du/ac	LMDR	VACANT	4du/ac	2
243-270-031	1.55	R-1	1-8du/ac	LMDR	VACANT	4du/ac	6
243-330-045	2.02	R-A	1-4du/ac	LDR	VACANT	4du/ac	8
243-480-048	0.27	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
243-480-049	0.36	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
243-480-050	0.45	R-A	1-4du/ac	LDR	VACANT	4du/ac	2
243-480-051	0.31	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
243-480-052	0.29	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
243-480-053	0.27	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
243-480-054	0.28	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
243-480-056	0.29	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
243-480-057	0.3	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
243-480-058	0.29	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
243-480-059	0.26	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
243-480-060	0.31	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
243-480-061	0.38	R-A	1-4du/ac	LDR	VACANT	4du/ac	2
243-480-063	0.35	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
243-520-001	0.38	R-A	1-4du/ac	LDR	VACANT	4du/ac	2
243-520-002	0.29	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
243-520-003	0.28	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
243-520-005	0.28	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
243-520-006	0.27	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
243-520-007	0.28	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
243-520-008	0.26	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
243-520-009	0.26	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
243-520-010	0.33	R-A	1-4du/ac	LDR	VACANT	4du/ac	1

Porterville Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
243-520-012	0.29	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
243-520-013	0.3	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
243-520-014	0.29	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
243-520-015	0.33	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
243-520-016	0.29	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
243-520-017	0.26	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
243-520-018	0.37	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
243-520-019	0.35	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
243-520-020	0.35	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
243-520-021	0.3	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
243-520-023	0.29	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
243-520-024	0.31	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
243-520-025	0.29	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
270-050-004	4.85	R-A	1-4du/ac	LDR	VACANT	4du/ac	19
270-060-001	0.5	R-A	1-4du/ac	LDR	VACANT	4du/ac	2
270-060-016	0.42	R-A	1-4du/ac	LDR	VACANT	4du/ac	2
270-060-029	3.83	R-A	1-4du/ac	LDR	VACANT	4du/ac	15
270-070-012	5.52	R-A	1-4du/ac	LDR	VACANT	4du/ac	22
270-080-001	0.49	R-A	1-4du/ac	LDR	VACANT	4du/ac	2
270-080-002	4.49	R-A	1-4du/ac	LDR	VACANT	4du/ac	18
270-130-017	4.24	R-1	1-8du/ac	LMDR	VACANT	4du/ac	17
270-130-024	0.18	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
270-150-008	7.23	R-1	1-8du/ac	LMDR	VACANT	4du/ac	29
271-010-012	5.31	R-A	1-4du/ac	LDR	VACANT	4du/ac	21
271-010-014	4.98	R-A	1-4du/ac	LDR	VACANT	4du/ac	20
271-010-015	5.11	R-A	1-4du/ac	LDR	VACANT	4du/ac	20
271-010-016	5.11	R-A	1-4du/ac	LDR	VACANT	4du/ac	20

LDR=Low Density Residential, LMDR=Low Medium Density Residential

Total: 355

Agricultural							
240-060-005	78.1	AE-20	N/A	LDR	VACANT	6.99du/ac	546
243-150-003	2.82	AE-20	N/A	LDR	VACANT	6.99du/ac	20
243-160-003	19.33	AE-20	N/A	LDR	VACANT	6.99du/ac	135
243-170-002	15.92	AE-20	N/A	LDR	VACANT	6.99du/ac	111
243-430-020	7.66	AE-20	N/A	LDR	VACANT	6.99du/ac	54
243-430-021	3.61	AE-20	N/A	LDR	VACANT	6.99du/ac	25

7. Adequate Sites Inventory

Porterville Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
245-020-027	79.14	AE-20	N/A	LDR	VACANT	6.99du/ac	553
247-040-003	6.92	AE-20	N/A	LDR	VACANT	6.99du/ac	48
247-040-026	15.99	AE-20	N/A	LDR	VACANT	6.99du/ac	112
247-040-036	6.73	AE-20	N/A	LDR	VACANT	6.99du/ac	47
247-050-005	6.75	AE-20	N/A	LDR	VACANT	6.99du/ac	47
248-010-017	9.34	AE-20	N/A	LDR	VACANT	6.99du/ac	65
248-060-005	19.47	AE-20	N/A	LDR	VACANT	6.99du/ac	136
248-060-007	9.65	AE-20	N/A	LDR	VACANT	6.99du/ac	67
248-060-019	60.16	AE-20	N/A	LDR	VACANT	6.99du/ac	420
253-080-025	12.75	AE-20	N/A	LDR	VACANT	6.99du/ac	89
255-170-016	0	AE-20	N/A	LDR	VACANT	6.99du/ac	0
255-180-004	19.18	AE-20	N/A	LDR	VACANT	6.99du/ac	134
255-190-013	39.76	AE-20	N/A	LDR	VACANT	6.99du/ac	278
255-190-014	0.13	AE-20	N/A	LDR	VACANT	6.99du/ac	1
255-190-018	0	AE-20	N/A	LDR	VACANT	6.99du/ac	0
255-190-019	43.87	AE-20	N/A	LDR	VACANT	6.99du/ac	307
255-190-021	77.1	AE-20	N/A	LDR	VACANT	6.99du/ac	539
255-210-011	19.37	AE-20	N/A	LDR	VACANT	6.99du/ac	135
255-210-013	18.66	AE-20	N/A	LDR	VACANT	6.99du/ac	130
255-240-003	0.26	AE-20	N/A	LDR	VACANT	6.99du/ac	2
255-240-009	2.79	AE-20	N/A	LDR	VACANT	6.99du/ac	19
255-250-010	4.04	AE-20	N/A	LDR	VACANT	6.99du/ac	28
255-260-005	4.73	AE-20	N/A	LDR	VACANT	6.99du/ac	33
255-260-008	8.43	AE-20	N/A	LDR	VACANT	6.99du/ac	59
259-020-003	38.29	AE-20	N/A	LDR	VACANT	6.99du/ac	268
259-030-011	76	AE-20	N/A	LDR	VACANT	6.99du/ac	531
259-030-031	66.03	AE-20	N/A	LDR	VACANT	6.99du/ac	462
259-040-008	39.1	AE-20	N/A	LDR	VACANT	6.99du/ac	273
259-050-056	87.81	AE-20	N/A	LDR	VACANT	6.99du/ac	614
259-150-001	24.81	AE-20	N/A	LDR	VACANT	6.99du/ac	173
259-270-004	28.95	AE-20	N/A	LDR	VACANT	6.99du/ac	202
259-290-039	2.1	A-1	1-8du/ac	LDR	VACANT	4du/ac	8
261-300-014	0	AE-20	N/A	LDR	VACANT	6.99du/ac	0
263-140-010	2.83	AE-20	N/A	LDR	VACANT	6.99du/ac	20
263-210-002	5.23	AE-20	N/A	LDR	VACANT	6.99du/ac	37
268-110-008	9.69	AE-20	N/A	LDR	VACANT	6.99du/ac	68

Porterville Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
268-110-009	9.71	AE-20	N/A	LDR	VACANT	6.99du/ac	68
268-110-028	10.29	AE-20	N/A	LDR	VACANT	6.99du/ac	72
268-120-026	15.2	AE-20	N/A	LDR	VACANT	6.99du/ac	106
268-120-028	40.8	AE-20	N/A	LDR	VACANT	6.99du/ac	285
268-120-029	66.84	AE-20	N/A	LDR	VACANT	6.99du/ac	467
268-130-002	5.18	AE-20	N/A	LDR	VACANT	6.99du/ac	36
268-130-015	0	AE-20	N/A	LDR	VACANT	6.99du/ac	0
268-130-022	35.88	AE-20	N/A	LDR	VACANT	6.99du/ac	251
268-130-033	0	AE-20	N/A	LDR	VACANT	6.99du/ac	0
269-060-015	0.96	AE-20	N/A	LDR	VACANT	6.99du/ac	7
269-060-034	2.99	AE-20	N/A	LDR	VACANT	6.99du/ac	21
270-010-004	7.78	AE-20	N/A	LDR	VACANT	6.99du/ac	54
270-030-002	38.37	AE-20	N/A	LDR	VACANT	6.99du/ac	268
271-060-025	59.6	AE-20	N/A	LDR	VACANT	6.99du/ac	417
271-090-007	37.63	AE-20	N/A	LDR	VACANT	6.99du/ac	263
302-110-005	76.44	AE-20	N/A	LDR	VACANT	6.99du/ac	534
302-110-032	38.66	AE-20	N/A	LDR	VACANT	6.99du/ac	270

LDR=Low Density Residential

Total: 9,915

Multi-Family Parcels Residential							
240-070-011	1.5	R-3	14-30du/ac	HDR	VACANT	17du/ac	26
240-102-024	0.55	R-3	14-30du/ac	HDR	VACANT	17du/ac	9
240-170-012	0.87	R-2	4-14du/ac	MDR	VACANT	9du/ac	8
247-170-026	0.23	R-2	4-14du/ac	MDR	VACANT	9du/ac	2
247-170-032	1.36	R-2	4-14du/ac	MDR	VACANT	9du/ac	12
247-180-022	0.33	R-2	4-14du/ac	MDR	VACANT	9du/ac	3
247-200-009	0.46	R-2	4-14du/ac	MDR	VACANT	9du/ac	4
262-150-008	0.07	R-2	4-14du/ac	MDR	VACANT	9du/ac	1
262-150-009	0.05	R-2	4-14du/ac	MDR	VACANT	9du/ac	0
262-150-012	0.62	R-2	4-14du/ac	MDR	VACANT	9du/ac	6
262-150-014	0.79	R-2	4-14du/ac	MDR	VACANT	9du/ac	7

MDR=Medium Density Residential

Total: 78

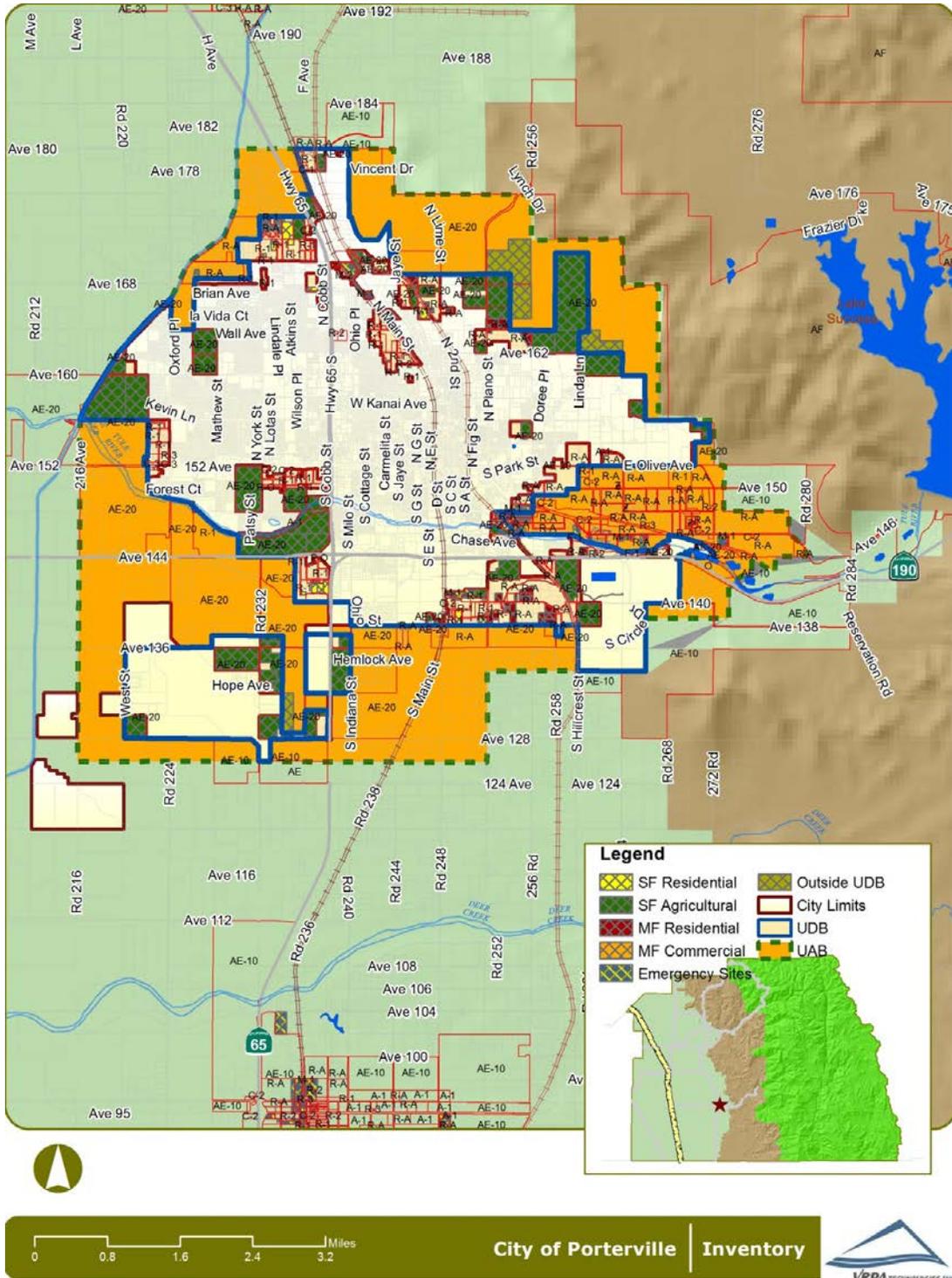
Commercial							
240-320-007	0.14	C-3	14-30du/ac	COM	VACANT	17du/ac	2

COM=Commercial

Total: 2

7. Adequate Sites Inventory

Emergency Sites						
261-012-026	1.26	M-1			VACANT	NA
261-270-003	0.19	M-1			VACANT	NA



Tulare Site Inventory

Tulare Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
Single Family Parcels Residential							
164-150-016	1.74	R-A	1-4du/ac	LDR	VACANT	4du/ac	7
164-150-019	9.65	R-A	1-4du/ac	LDR	VACANT	4du/ac	39
164-150-032	0.87	R-A	1-4du/ac	LDR	VACANT	4du/ac	3
164-210-026	2.38	R-A	1-4du/ac	LDR	VACANT	4du/ac	10
164-210-028	2.47	R-A	1-4du/ac	LDR	VACANT	4du/ac	10
168-101-024	0.14	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
168-102-019	0.43	R-A	1-4du/ac	LDR	VACANT	4du/ac	2
168-102-021	0.43	R-A	1-4du/ac	LDR	VACANT	4du/ac	2
172-030-020	4.94	R-A	1-4du/ac	LDR	VACANT	4du/ac	20
172-030-021	3.01	R-A	1-4du/ac	LDR	VACANT	4du/ac	12
172-030-027	2.61	R-A	1-4du/ac	LDR	VACANT	4du/ac	10
172-040-040	4.67	R-A	1-4du/ac	LDR	VACANT	4du/ac	19

LDR=Low Density Residential

Total: 135

Agricultural							
150-020-015	72.58	AE-40	N/A	LDR	VACANT	4.41du/ac	320
164-180-008	18.59	AE-40	N/A	LDR	VACANT	4.41du/ac	82
164-190-004	4.34	AE-40	N/A	LDR	VACANT	4.41du/ac	19
164-190-005	14.98	AE-40	N/A	LDR	VACANT	4.41du/ac	66
168-010-001	58.23	AE-40	N/A	LDR	VACANT	4.41du/ac	257
168-010-037	25.69	AE-40	N/A	LDR	VACANT	4.41du/ac	113
168-430-012	0.23	AE-40	N/A	LDR	VACANT	4.41du/ac	1
184-100-002	181.22	AE-40	N/A	LDR	VACANT	4.41du/ac	799
184-100-004	38.76	AE-40	N/A	LDR	VACANT	4.41du/ac	171
184-100-005	34.98	AE-40	N/A	LDR	VACANT	4.41du/ac	154
191-130-015	124.1	AE-40	N/A	LDR	VACANT	4.41du/ac	547
191-130-032	123.19	AE-40	N/A	LDR	VACANT	4.41du/ac	543
191-130-035	70.85	AE-40	N/A	LDR	VACANT	4.41du/ac	312
150-020-015	72.58	AE-40	N/A	LDR	VACANT	4.41du/ac	320

LDR=Low Density Residential

Total: 3,704

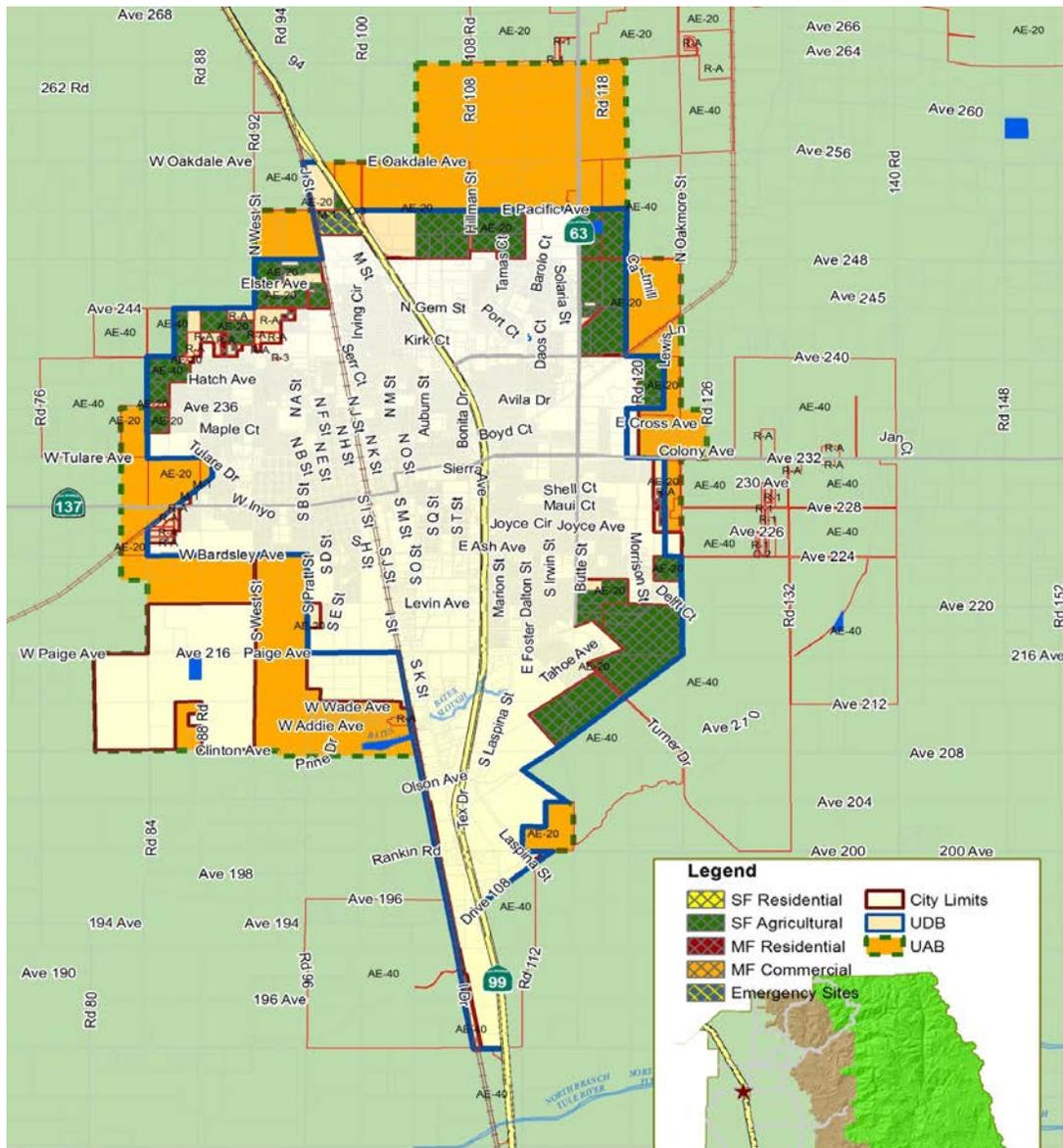
7. Adequate Sites Inventory

Multi-Family Residential							
169-360-002	1.01	R-3	HDR	14-30du/AC	VACANT	17du/ac	17

HDR=High Density Residential

Total: 17

Emergency Site							
150-180-006	61.86	AE-20	N/A	M	VACANT		NA
164-020-001	18.87	AE-20	N/A	M	VACANT		NA



City of Tulare | Inventory



Visalia Site Inventory

Visalia Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
Single Family Parcels Residential							
123-100-027	0.37	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
123-110-007	0.22	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
123-110-025	0.21	R-1	1-8du/ac	LMDR	VACANT	4du/ac	1
123-110-026	0.57	R-1	1-8du/ac	LMDR	VACANT	4du/ac	2
126-062-017	1.13	R-1	1-8du/ac	LMDR	VACANT	4du/ac	5
126-170-005	1.76	R-A	1-4du/ac	LDR	VACANT	4du/ac	7
126-170-013	62.07	R-A	1-4du/ac	LDR	VACANT	4du/ac	248
126-210-007	0.93	R-1	1-8du/ac	LMDR	VACANT	4du/ac	4
126-210-010	1.8	R-1	1-8du/ac	LMDR	VACANT	4du/ac	7
126-210-012	0.5	R-1	1-8du/ac	LMDR	VACANT	4du/ac	2
126-210-025	0.64	R-1	1-8du/ac	LMDR	VACANT	4du/ac	3
126-220-002	2.31	R-1	1-8du/ac	LMDR	VACANT	4du/ac	9
126-220-015	0.76	R-1	1-8du/ac	LMDR	VACANT	4du/ac	3
126-220-019	1.09	R-1	1-8du/ac	LMDR	VACANT	4du/ac	4
126-250-016	0.25	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
126-250-039	0.32	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
126-250-040	0.29	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
126-250-041	0.3	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
126-250-042	0.3	R-A	1-4du/ac	LDR	VACANT	4du/ac	1
150-060-008	47.25	R-A	1-4du/ac	LDR	VACANT	4du/ac	189

LDR= Low Density Residential, LMDR=Low Medium Density Residential

Total: 491

Agriculture							
073-100-003	42.1	AE-20	N/A	LDR	VACANT	6.99du/ac	294
075-360-002	0.75	AE-20	N/A	LDR	VACANT	6.99du/ac	5
075-380-001	11.73	AE-20	N/A	LDR	VACANT	6.99du/ac	82
075-400-002	2.38	AE-20	N/A	LDR	VACANT	6.99du/ac	17
077-050-001	77.59	AE-40	N/A	LDR	VACANT	4.41du/ac	342
077-050-003	38.51	AE-40	N/A	LDR	VACANT	4.41du/ac	170
077-050-004	19.19	AE-40	N/A	LDR	VACANT	4.41du/ac	85
077-050-006	39.28	AE-40	N/A	LDR	VACANT	4.41du/ac	173

7. Adequate Sites Inventory

Visalia Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
077-050-007	39.22	AE-40	N/A	LDR	VACANT	4.41du/ac	173
077-050-008	39.22	AE-40	N/A	LDR	VACANT	4.41du/ac	173
077-050-012	34.67	AE-40	N/A	LDR	VACANT	4.41du/ac	153
077-060-006	29.39	AE-20	N/A	LDR	VACANT	6.99du/ac	205
077-060-007	57.44	AE-20	N/A	LDR	VACANT	6.99du/ac	401
077-060-014	14.74	AE-20	N/A	LDR	VACANT	6.99du/ac	103
077-070-048	24.75	AE-20	N/A	LDR	VACANT	6.99du/ac	173
077-120-015	55.31	AE-40	N/A	LDR	VACANT	4.41du/ac	244
077-180-009	24.74	AE-20	N/A	LDR	VACANT	6.99du/ac	173
077-180-011	8.88	AE-20	N/A	LDR	VACANT	6.99du/ac	62
077-190-007	23.7	AE-20	N/A	LDR	VACANT	6.99du/ac	166
077-190-008	23.27	AE-20	N/A	LDR	VACANT	6.99du/ac	163
077-200-006	78.22	AE-20	N/A	LDR	VACANT	6.99du/ac	547
078-010-005	58.93	AE-40	N/A	LDR	VACANT	4.41du/ac	260
078-010-015	12.18	AE-40	N/A	LDR	VACANT	4.41du/ac	54
078-010-017	14.13	AE-40	N/A	LDR	VACANT	4.41du/ac	62
078-010-018	14.17	AE-40	N/A	LDR	VACANT	4.41du/ac	62
078-010-019	14.17	AE-40	N/A	LDR	VACANT	4.41du/ac	63
078-010-022	54.77	AE-40	N/A	LDR	VACANT	4.41du/ac	242
078-010-024	58.09	AE-40	N/A	LDR	VACANT	4.41du/ac	256
078-010-025	18.51	AE-20	N/A	LDR	VACANT	6.99du/ac	129
078-110-001	17.29	AE-40	N/A	LDR	VACANT	4.41du/ac	76
078-110-002	97.46	AE-20	N/A	LDR	VACANT	6.99du/ac	681
078-330-006	0.35	AE-20	N/A	LDR	VACANT	6.99du/ac	2
079-071-001	10.89	AE-20	N/A	LDR	VACANT	6.99du/ac	76
079-071-016	26.01	AE-20	N/A	LDR	VACANT	6.99du/ac	182
079-071-029	17.45	AE-20	N/A	LDR	VACANT	6.99du/ac	122
079-071-030	18.1	AE-20	N/A	LDR	VACANT	6.99du/ac	127
079-080-045	16.87	AE-20	N/A	LDR	VACANT	6.99du/ac	118
079-080-049	0.03	AE-20	N/A	LDR	VACANT	6.99du/ac	0
079-080-052	0.43	AE-20	N/A	LDR	VACANT	6.99du/ac	3
079-080-053	16.9	AE-20	N/A	LDR	VACANT	6.99du/ac	118
079-080-055	12.01	AE-20	N/A	LDR	VACANT	6.99du/ac	84
126-130-023	27.31	AE-20	N/A	LDR	VACANT	6.99du/ac	191
126-130-024	20.14	AE-20	N/A	LDR	VACANT	6.99du/ac	141

Visalia Urban Development Boundary							
APN	Acres	Zone	DJ/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
126-130-027	55.17	AE-20	N/A	LDR	VACANT	6.99du/ac	386
126-140-003	71.6	AE-20	N/A	LDR	VACANT	6.99du/ac	500
126-140-010	35.5	AE-20	N/A	LDR	VACANT	6.99du/ac	248
126-140-011	70.44	AE-20	N/A	LDR	VACANT	6.99du/ac	492
126-140-012	40.19	AE-20	N/A	LDR	VACANT	6.99du/ac	281
126-140-013	29.93	AE-20	N/A	LDR	VACANT	6.99du/ac	209
126-140-014	38.04	AE-20	N/A	LDR	VACANT	6.99du/ac	266
126-230-022	18.66	AE-20	N/A	LDR	VACANT	6.99du/ac	130
126-230-040	3.02	AE-20	N/A	LDR	VACANT	6.99du/ac	21
127-010-004	19.35	AE-20	N/A	LDR	VACANT	6.99du/ac	135
127-010-015	55.13	AE-20	N/A	LDR	VACANT	6.99du/ac	385
127-010-027	18.57	AE-20	N/A	LDR	VACANT	6.99du/ac	130
127-010-030	9.38	AE-20	N/A	LDR	VACANT	6.99du/ac	66
127-010-035	7.01	AE-20	N/A	LDR	VACANT	6.99du/ac	49
127-010-037	12.73	AE-20	N/A	LDR	VACANT	6.99du/ac	89
127-010-044	18.29	AE-20	N/A	LDR	VACANT	6.99du/ac	128
127-010-045	8.34	AE-20	N/A	LDR	VACANT	6.99du/ac	58
127-010-046	4.28	AE-20	N/A	LDR	VACANT	6.99du/ac	30
127-010-047	4.78	AE-20	N/A	LDR	VACANT	6.99du/ac	33
127-010-048	22.57	AE-20	N/A	LDR	VACANT	6.99du/ac	158
127-010-050	39.29	AE-20	N/A	LDR	VACANT	6.99du/ac	275
127-010-053	39.3	AE-20	N/A	LDR	VACANT	6.99du/ac	275
127-020-013	38.22	AE-20	N/A	LDR	VACANT	6.99du/ac	267
127-020-020	17.19	AE-20	N/A	LDR	VACANT	6.99du/ac	120
127-020-021	57.91	AE-20	N/A	LDR	VACANT	6.99du/ac	405
127-020-022	5.61	AE-20	N/A	LDR	VACANT	6.99du/ac	39
127-020-025	19.82	AE-20	N/A	LDR	VACANT	6.99du/ac	139
127-020-027	49.11	AE-20	N/A	LDR	VACANT	6.99du/ac	343
127-020-028	49.16	AE-20	N/A	LDR	VACANT	6.99du/ac	344
127-020-029	33.02	AE-20	N/A	LDR	VACANT	6.99du/ac	231
127-030-018	32.26	AE-20	N/A	LDR	VACANT	6.99du/ac	226
127-030-029	14.25	AE-20	N/A	LDR	VACANT	6.99du/ac	100
127-030-038	67.97	AE-20	N/A	LDR	VACANT	6.99du/ac	475
127-030-040	28.25	AE-20	N/A	LDR	VACANT	6.99du/ac	197
127-130-002	72.34	AE-20	N/A	LDR	VACANT	6.99du/ac	506

7. Adequate Sites Inventory

Visalia Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
127-130-007	39.45	AE-20	N/A	LDR	VACANT	6.99du/ac	276
127-130-008	38.52	AE-20	N/A	LDR	VACANT	6.99du/ac	269
127-130-035	18.81	AE-20	N/A	LDR	VACANT	6.99du/ac	131
127-130-036	19.17	AE-20	N/A	LDR	VACANT	6.99du/ac	134
127-130-051	36.82	AE-20	N/A	LDR	VACANT	6.99du/ac	257
127-210-002	1.5	AE-20	N/A	LDR	VACANT	6.99du/ac	10
127-210-016	38.8	AE-20	N/A	LDR	VACANT	6.99du/ac	271
127-210-017	2.32	AE-20	N/A	LDR	VACANT	6.99du/ac	16

LDR= Low Density Residential

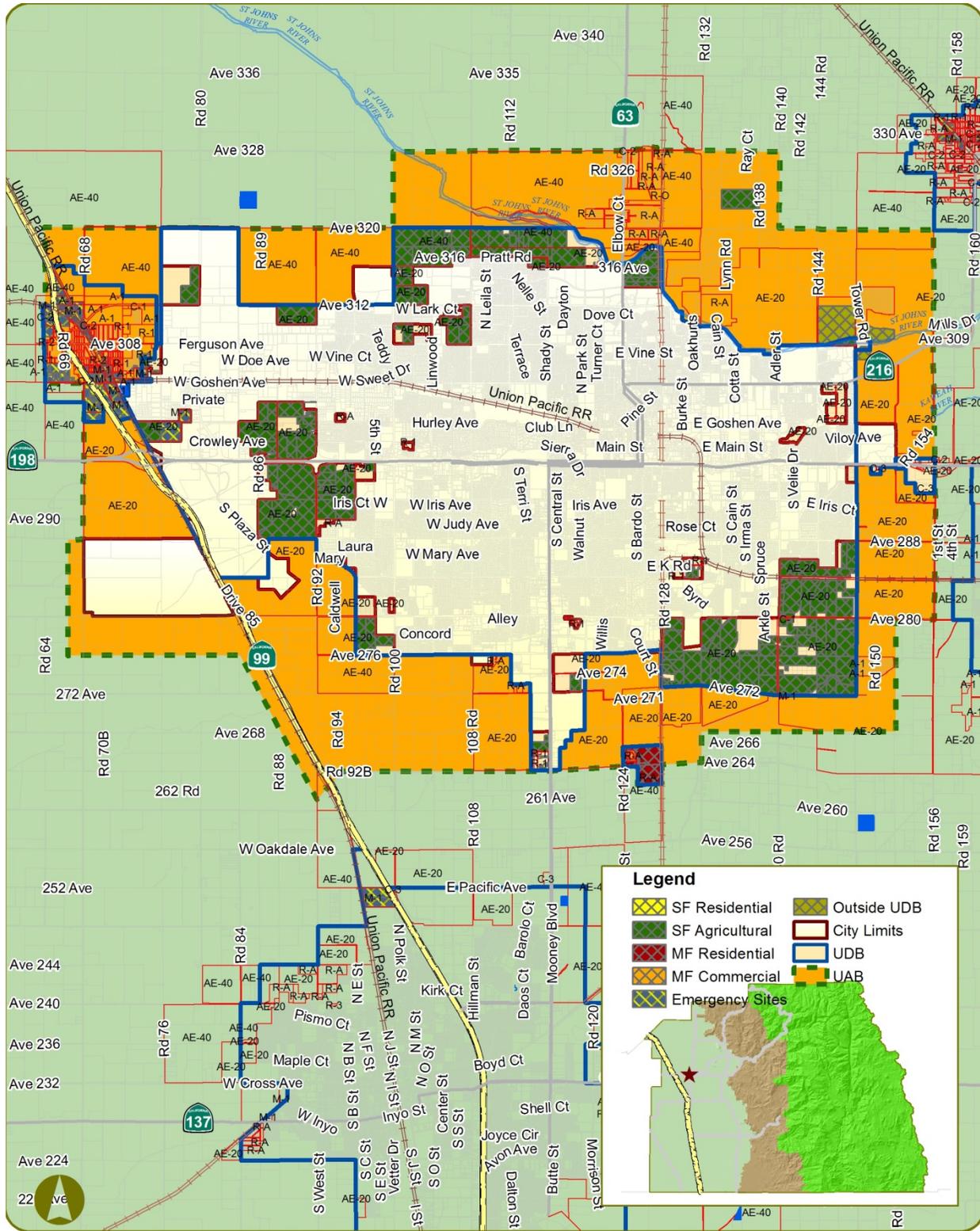
Total: 16,053

Commercial							
103-090-027	0.63	C-2	14-30du/ac	COM	VACANT	17du/ac	11

COM=Commercial

Total: 11

Tulare County Housing Element



City of Visalia | Inventory



Woodlake Site Inventory

Woodlake Urban Development Boundary							
APN	Acres	Zone	DU/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
Single Family Parcels Residential							
061-040-008	0.55	R-A	1-4du/ac	LDR	VACANT	4du/ac	2
061-050-020	0.44	R-A	1-4du/ac	LDR	VACANT	4du/ac	2
061-060-009	0.37	R-A	1-4du/ac	LDR	VACANT	4du/ac	1

REC=Recreation, LDR=Low Density Residential

Total: 5

Agricultural							
060-170-016	28.61	AE-20	N/A	RES	VACANT	6.99du/ac	200
060-180-013	4.68	AE-20	N/A	RES	VACANT	6.99du/ac	33
060-180-017	4.82	AE-20	N/A	RES	VACANT	6.99du/ac	34
060-180-025	4.78	AE-20	N/A	RES	VACANT	6.99du/ac	33
060-180-044	15.33	AE-20	N/A	RES	VACANT	6.99du/ac	107
060-180-045	8.18	AE-20	N/A	RES	VACANT	6.99du/ac	57
060-180-046	14.51	AE-20	N/A	RES	VACANT	6.99du/ac	101
060-180-047	17.71	AE-20	N/A	RES	VACANT	6.99du/ac	124
060-230-001	14.29	AE-20	N/A	RES	VACANT	6.99du/ac	100
060-260-001	0.89	AE-20	N/A	RES	VACANT	6.99du/ac	6
060-260-003	34.72	AE-20	N/A	RES	VACANT	6.99du/ac	243
060-260-004	17.51	AE-20	N/A	RES	VACANT	6.99du/ac	122
061-010-011	1.08	AE-20	N/A	RES	VACANT	6.99du/ac	8
061-020-007	17.92	AE-20	N/A	RES	VACANT	6.99du/ac	125
061-020-024	6.17	AE-20	N/A	RES	VACANT	6.99du/ac	43
061-030-003	20.24	AE-20	N/A	RES	VACANT	6.99du/ac	141
061-030-008	4.95	AE-20	N/A	RES	VACANT	6.99du/ac	35
061-030-010	3.37	AE-20	N/A	RES	VACANT	6.99du/ac	24
061-070-013	14.58	AE-20	N/A	RES	VACANT	6.99du/ac	102
061-070-028	6.97	AE-20	N/A	RES	VACANT	6.99du/ac	49
061-210-022	4.8	AE-20	N/A	RES	VACANT	6.99du/ac	34
061-210-026	8.26	AE-20	N/A	RES	VACANT	6.99du/ac	58
061-210-027	21.93	AE-20	N/A	RES	VACANT	6.99du/ac	153

Woodlake Urban Development Boundary							
APN	Acres	Zone	DJ/Acre	General Plan	Current Use	Realistic Density	Realistic Capacity
061-210-028	9.7	AE-20	N/A	RES	VACANT	6.99du/ac	68
061-210-029	9.64	AE-20	N/A	RES	VACANT	6.99du/ac	67
061-210-030	57.23	AE-20	N/A	RES	VACANT	6.99du/ac	400
113-030-037	30.27	AE-40	N/A	LDR	VACANT	4.41du/ac	133

RES=Residential, LDR=Low Density Residential

Total: 2,600

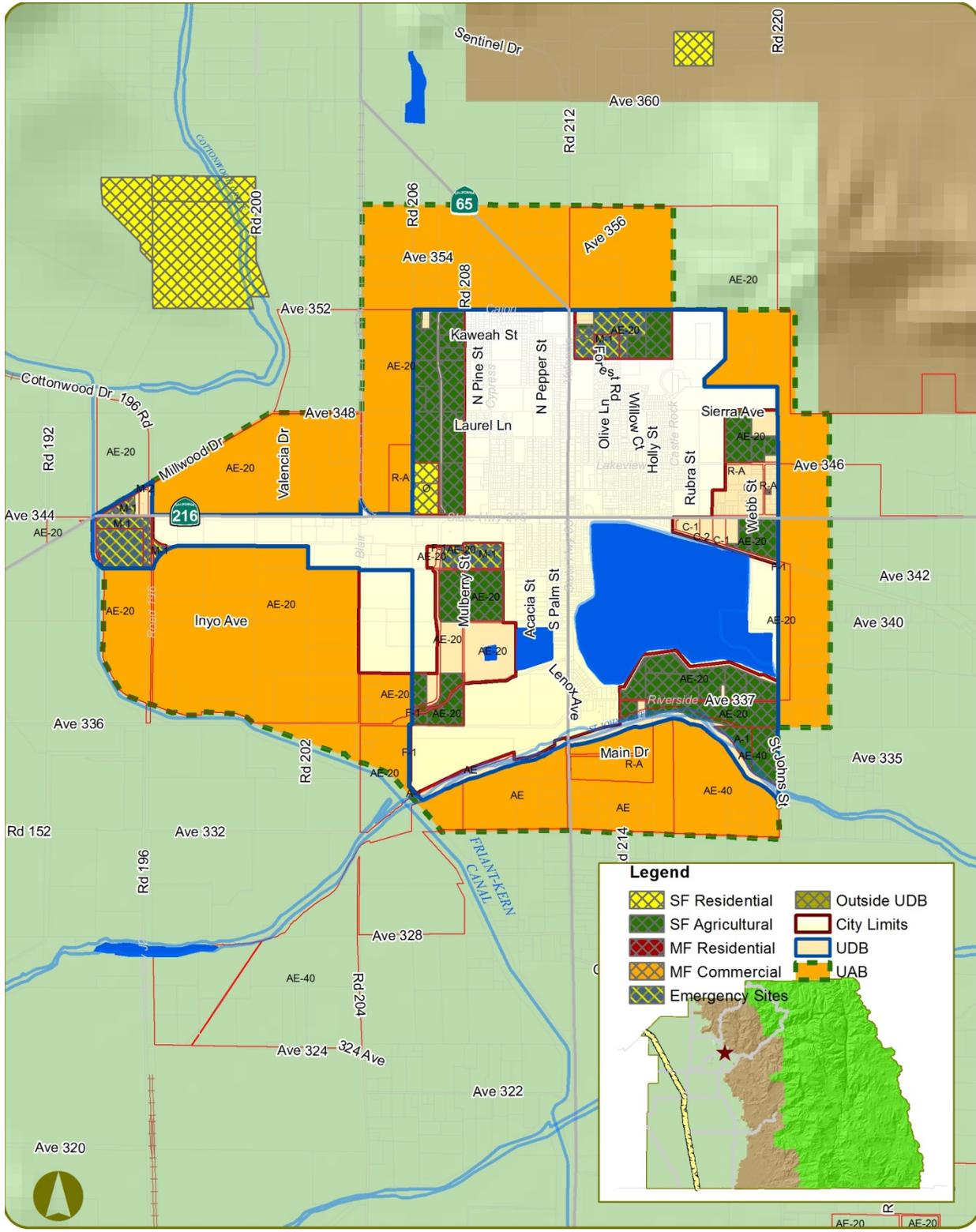
Commercial							
060-260-007	11.88	O	1-30u/ac	REC	VACANT	17du/ac	202
060-260-008	7.64	O	1-30u/ac	REC	VACANT	17du/ac	130
REC=Recreation							Total: 332

Emergency Site							
059-110-007	1.05	M-1			VACANT		NA
061-010-012	1.56	M-1			VACANT		NA

Pending Subdivisions TM 832							
053-110-011	39.79	PD-F			VACANT		176
057-070-012	165.60	PD-F			VACANT		
057-080-022	38.76	PD-F			VACANT		

Total: 176

7. Adequate Sites Inventory



Appendix A
Community Questionnaire



COUNTY OF TULARE 2015 HOUSING ELEMENT UPDATE COMMUNITY QUESTIONNAIRE

Name (optional) _____

(If you provide your name and address it will remain confidential, we will share it with no one. Also, it will allow us to keep you up to date on this project)

Address (optional) _____

1. Please mark all that apply:

I live in the County. I work in Tulare County.

I live in a Tulare County city (circle one) – Dinuba, Exeter, Farmersville, Lindsay, Porterville, Tulare, Visalia, Woodlake.

2. Below is a list of some things that I think is missing in housing (we call them “housing limitations”) in Tulare County. Please let us know what you think how much of a problem housing constraints are in the County by checking the one of the boxes.

Housing Limitations	1 (rarely a problem)	2 (sometimes a problem)	3 (often a problem)
Lack of infrastructure (that is, water, sewer, stormwater drainage, sidewalks, roads)			
Lack of housing located close to transit (bus service), work sites and/or shopping areas.			
Safe neighborhoods			
Lack of affordable housing; housing is too expensive for my income			
Houses are in poor condition (please share your views at the space at No. 3, below)			

3. Are there other housing problems not listed above? If you think there are, please write them below. Also, use this space to comment on any of the problems listed above or if you can think of other problems you would like us to look into.

4. The County of Tulare can address housing needs and constraints in a variety of ways. Please indicate your choice for housing solutions below by checking one of the boxes.

Housing Solutions	1 (strongly support)	2 (neutral)	3 (do not support)
Explore fund source for loans, grants, etc. for housing			
Explore options for housing rehabilitation programs			
Explore funding sources for sewer, water, wastewater, and lighting services			
Explore funding sources for bike, pedestrian, bus and safe routes to schools			
Mixed Uses (Housing and Commercial together)			

5. Are there additional housing solutions not listed above? If you think there are, please write them below so we can explore your suggestions. Also, use this space to comment on any of the solutions listed above or if you have other suggested solutions that you’d like to share with us.

Please mail this questionnaire back to Tulare County RMA (Attn: Housing Element comments), 5961 S Mooney Blvd., Visalia CA 93277 or send comments to housingelementupdate@co.tulare.ca.us. Thank you for your comments and participation! For Spanish translation see reverse side.



CONDADO DE TULARE 2015 ELEMENTO DE VIVENDA COMENTARIO COMMUNITARIO

Nombre (opcional) _____

(Si nos da su nombre y dirección se mantendrá confidencial, no vamos a compartirlo con nadie. Además, nos permitirá mantenerle actualización sobre este proyecto)

Dirección (opcional) _____

1. Por favor de marcar todas las que correspondan:

Yo vivo en el condado. Yo trabajo en el Condado de Tulare

Yo vivo en una ciudad del Condado de Tulare (circule uno) – Dinuba, Exeter, Farmersville, Lindsay, Porterville, Tulare, Visalia, Woodlake.

2. Abajo es una lista de algunas cosas que creemos que falta en la vivienda (los llamamos "limitaciones de vivienda") en el Condado de Tulare. Por favor, háganos saber lo que piensa de la cantidad de el problema de restricción de alojamiento en el Condado. Por favor marque la caja.

Limitaciones de vivienda	1 (raramente es un problema)	2 (aveces es un problema)	3 (frecuentemente es un problema)
Falta de infraestructura (es decir de alcantarillado de agua, drenaje de aguas, banquetas, carreteras)			
La falta de una vivienda ubicada cerca del transporte (servicio de autobús), sitios de trabajo y / o zonas comerciales.			
Vecindarios seguros			
La falta de viviendas a precios razonables; la vivienda es demasiado caro para mis ingresos			
Las casas están en mal estado (por favor comparta sus puntos de vista en el espacio a continuación)			

¿Existen otros problemas de vivienda no enumerados arriba? Si le parece que si, por favor escríbalo abajo. Además, utilice este espacio para comentar sobre alguno de los problemas mencionados anteriormente o si usted puede pensar en otros problemas que le gustaría mencionar.

3. El Condado de Tulare puede atender las necesidades de vivienda y las restricciones en una diversidad de caminos. Por favor, especifique su elección para soluciones de vivienda a continuación marcando las cajas.

Housing Solutions	1 (apoyo fuertemente)	2 (neutral)	3 (no apoyo)
Explorar fondos para préstamos, donaciones, etc. para la vivienda			
Explorar las opciones para los programas de rehabilitación de viviendas			
Explorar financiación de alcantarillado, agua, aguas residuales y servicios de iluminación			
Explorar fuentes de financiamiento para bicicleta, peatonal, autobús y rutas seguras a las escuelas			
Uso de viviendas y negocios comerciales juntos			

4. ¿Existen soluciones de vivienda adicionales no mencionados arriba? Si le parece que son, por favor escríbalo abajo para que podamos explorar sus propuestas. Además, utilice este espacio para comentar cualquiera de las soluciones mencionadas anteriormente o si usted tiene otras propuestas de solución que le gustaría compartir con nosotros.

Por favor envíe este cuestionario a Tulare County RMA (A la atención de: Housing Element comments), 5961 S Mooney Blvd., Visalia CA 93277 o enviar comentarios a housingelementupdate@co.tulare.ca.us. Gracias por sus comentarios y participación! Para ver en Inglés vea el otro lado.

Appendix B
Tulare County Building Permit Fee Schedule

ATTACHMENT B

TULARE COUNTY RESOURCE MANAGEMENT AGENCY - PLANNING & DEVELOPMENT/ENGINEERING FEE SCHEDULE FOR VARIOUS LAND USE A									
CODE	APPLICATION	Total Fees effective 7/19/2015	PLANNING FEES	ENGINEERING FEES	COMP. MAINT. FEES	ENV. HEALTH FEES	FIRE ASSESSOR FEES		
	BUILDING PERMITS								
1.	Permit Issuance per permit	\$86.00	\$86.00						
2.	Computer Maintenance Fee	\$10.00	\$0.00		\$10.00				
	RESIDENTIAL SINGLE FAMILY DWELLINGS								
3.	1-1,700 sq. ft. custom or model Single Family Dwelling								
	Plan Check	\$381.00	\$381.00						
	Inspection	\$543.00	\$543.00						
4.	1-1,700 sq. ft. tract production Single Family Dwelling								
	Plan Check	\$76.00	\$76.00						
	Inspection	\$543.00	\$543.00						
5.	1,700-5,000 sq. ft. custom or model Single Family Dwelling								
	Plan Check	\$435.00	\$435.00						
	Inspection	\$578.00	\$578.00						
6.	1,700-5,000 sq. ft. tract production Single Family Dwelling								
	Plan Check	\$154.00	\$154.00						
	Inspection	\$1,020.00	\$1,020.00						
7.	Over 5,000 sq. ft. custom or model Single Family Dwelling								
	Plan Check	\$800.00	\$800.00						
	Inspection	\$1,360.00	\$1,360.00						
8.	Over 5,000 sq. ft. tract production Single Family Dwelling								
	Plan Check	\$170.00	\$170.00						
	Inspection	\$1,442.00	\$1,442.00						
9.	Residential Remodel up to 5,000 sq. ft.								
	Plan Check	\$256.00	\$256.00						
	Inspection	\$408.00	\$408.00						
10.	Residential Alteration per sq. ft. for each 3,000 sq. ft.								
	Plan Check	\$96.00	\$96.00						
	Inspection	\$510.00	\$510.00						
	MULTIPLE FAMILY DWELLINGS								
11.	Up to 3,500 sq. ft. Multiple Family Dwelling								
	Plan Check	\$381.00	\$381.00						
	Inspection	\$1,357.00	\$1,357.00						
12.	3,500 to 20,000 sq. ft. Multiple Family Dwelling								
	Plan Check	\$1,920.00	\$1,920.00						
	Inspection	\$6,800.00	\$6,800.00						
13.	Over 20,000 sq. ft. Multiple Family Dwelling								
	Plan Check	\$2,688.00	\$2,688.00						
	Inspection	\$9,384.00	\$9,384.00						
14.	COMMERCIAL/INDUSTRIAL								
	1-150,000 sq.ft. concrete building shell only								
	Plan Check	\$2,880.00	\$2,880.00						
	Inspection	\$4,080.00	\$4,080.00						
15.	1-150,000 sq.ft. concrete building fully improved								
	Plan Check	\$3,840.00	\$3,840.00						
	Inspection	\$5,100.00	\$5,100.00						
16.	Over 150,000 sq.ft. concrete building shell only								
	Plan Check	\$3,840.00	\$3,840.00						
	Inspection	\$5,100.00	\$5,100.00						
17.	Over 150,000 sq.ft. concrete building fully improved								
	Plan Check	\$5,376.00	\$5,376.00						
	Inspection	\$7,650.00	\$7,650.00						

CODE	APPLICATION	Total Fees		PLANNING FEES	ENGINEERING FEES	COMP. MAINT. FEES	ENV. HEALTH FEES	FIRE FEES	ASSESSOR FEES
		effective	7/19/2016						
	BUILDING PERMITS - continued								
18.	1-150,000 sq.ft. masonry building shell only								
	Plan Check	\$2,880.00	\$2,880.00						
	Inspection	\$4,080.00	\$4,080.00						
19.	1-150,000 sq.ft. masonry building fully improved								
	Plan Check	\$3,840.00	\$3,840.00						
	Inspection	\$5,100.00	\$5,100.00						
20.	Over 150,000 sq.ft. masonry building shell only								
	Plan Check	\$4,032.00	\$4,032.00						
	Inspection	\$5,712.00	\$5,712.00						
21.	Over 150,000 sq.ft. masonry building fully improved								
	Plan Check	\$4,800.00	\$4,800.00						
	Inspection	\$7,650.00	\$7,650.00						
22.	Improved								
	Plan Check	\$5,760.00	\$5,760.00						
	Inspection	\$8,160.00	\$8,160.00						
23.	1-150,000 sq.ft. wood framed commercial/industrial building shell only								
	Plan Check	\$3,840.00	\$3,840.00						
	Inspection	\$6,120.00	\$6,120.00						
24.	Transmission Tower								
	Plan Check	\$96.00	\$96.00						
	Inspection	\$136.00	\$136.00						
	TENANT IMPROVEMENTS								
25.	Up to 1,500 sq. ft. tenant improvement								
	Plan Check	\$58.00	\$58.00						
	Inspection	\$469.00	\$469.00						
26.	1,500 to 5,000 sq. ft. tenant improvement								
	Plan Check	\$256.00	\$256.00						
	Inspection	\$1,020.00	\$1,020.00						
27.	1,500 to 5,000 sq. ft. tenant improvement								
	Plan Check	\$240.00	\$240.00						
	Inspection	\$1,224.00	\$1,224.00						
	RE-ROOFING								
28.	Residential Re-roof								
	Plan Check	\$16.00	\$16.00						
	Inspection	\$136.00	\$136.00						
29.	Commercial/Industrial Re-roof								
	Plan Check	\$128.00	\$128.00						
	Inspection	\$272.00	\$272.00						
	PLUMBING								
30.	Each Plumbing Fixture								
	Plan Check	\$16.00	\$16.00						
	Inspection	\$17.00	\$17.00						
31.	Plumbing Re-Pipe or Repair Residential								
	Plan Check	\$32.00	\$32.00						
	Inspection	\$66.00	\$66.00						
32.	Plumbing Re-Pipe or Repair Commercial								
	Plan Check	\$64.00	\$64.00						
	Inspection	\$204.00	\$204.00						
33.	Water Service Replacement								
	Inspection	\$102.00	\$102.00						
34.	Water Heater Each								
	Inspection	\$51.00	\$51.00						
35.	Gas Pipe Each 50 ft. or Fraction Thereof								
	Plan Check	\$32.00	\$32.00						
	Inspection	\$66.00	\$66.00						

ATTACHMENT B

CODE	APPLICATION	Total Fees effective 7/19/2015	PLANNING FEES	ENGINEERING FEES	COMP. MAINT. FEES	ENV. HEALTH FEES	FIRE FEES	ASSESSOR FEES
	<u>BUILDING PERMITS - continued</u>							
	MECHANICAL							
36.	Mechanical Appliances Each Residential							
	Inspection	\$34.00	\$34.00					
37.	Mechanical Appliances Each Commercial/Industrial							
	Plan Check	\$48.00	\$48.00					
	Inspection	\$66.00	\$66.00					
38.	Mechanical Ducts Each 50 ft. or Fraction Thereof							
	Plan Check	\$32.00	\$32.00					
	Inspection	\$51.00	\$51.00					
39.	Mechanical Outlets and Inlets Each							
	Plan Check	\$32.00	\$32.00					
	Inspection	\$34.00	\$34.00					
40.	HVAC Replacements Residential							
	Plan Check	\$48.00	\$48.00					
	Inspection	\$66.00	\$66.00					
41.	HVAC Replacements Commercial/Industrial							
	Plan Check	\$64.00	\$64.00					
	Inspection	\$102.00	\$102.00					
	ELECTRICAL							
42.	Electrical Each Plug, Switch or Similar Outlet Each (See Item 63)							
	Plan Check							
	Inspection							
43.	Electrical Appliance Each							
	Inspection	\$17.00	\$17.00					
44.	Motors/Device							
	Plan Check	\$32.00	\$32.00					
	Inspection	\$51.00	\$51.00					
45.	Bus Way Each 50 ft. or Fraction Thereof							
	Plan Check	\$32.00	\$32.00					
	Inspection	\$66.00	\$66.00					
46.	Conduit Each 50 ft. or Fraction Thereof							
	Plan Check	\$32.00	\$32.00					
	Inspection	\$51.00	\$51.00					
47.	Electric Service Up to 200 Amps							
	Plan Check	\$32.00	\$32.00					
	Inspection	\$66.00	\$66.00					
48.	Electric Service 201 to 400 Amps							
	Plan Check	\$48.00	\$48.00					
	Inspection	\$68.00	\$68.00					
49.	Electric Service 401 to 600 Amps							
	Plan Check	\$96.00	\$96.00					
	Inspection	\$136.00	\$136.00					
50.	Electric Service Over 600 Amps							
	Plan Check	\$128.00	\$128.00					
	Inspection	\$272.00	\$272.00					
	OTHER FEES							
51.	Plan Submittal and One Correction							
	Plan Check	\$128.00	\$128.00					
	Inspection After One Inspection	\$68.00	\$68.00					
53.	Building Official Code Variance Consideration							
	Plan Check	\$256.00	\$256.00					
54.	Appeals Board Application							
	Building Official Code Variance Consideration	\$272.00	\$272.00					
55.	Parking Lot Restriping							
	Plan Check	\$128.00	\$128.00					
	Inspection	\$204.00	\$204.00					

CODE	APPLICATION	Total Fees effective 7/19/2015	PLANNING FEES	ENGINEERING FEES	COMP. MAINT. FEES	ENV. HEALTH FEES	FIRE FEES	ASSESSOR FEES
	BUILDING PERMITS - continued							
56.	Non Listed Fees (Per Hour) Determined by Chief Building Official based on time	\$68.00	\$68.00					
57.	Returned Checks	\$60.00	\$60.00					
58.	Challenge to Fees (Per Hour) Determined by CBO based on time	\$68.00	\$68.00					
59.	Inspections W/O Required Permit (Per Hour) Determined by CBO based on time	\$68.00	\$68.00					
60.	Application After Construction Began	Double normal fee	Double normal fee					
61.	Drain Pipe and Connection							
	Plan Check	\$32.00	\$32.00					
	Inspection	\$66.00	\$66.00					
62.	Sewer Pipe and Connection							
	Plan Check	\$32.00	\$32.00					
	Inspection	\$66.00	\$66.00					
63.	Gas Pipe and Connection							
	Plan Check	\$32.00	\$32.00					
	Inspection	\$66.00	\$66.00					
64.	Electrical Each Plug, Switch or Similar Outlet Each (First 20)							
	Plan Check	\$64.00	\$64.00					
	Inspection	\$68.00	\$68.00					
	Add On for Each Increment of 30 or Part Thereof over 20							
	Plan Check	\$96.00	\$96.00					
	Inspection	\$102.00	\$102.00					
65.	Wood Detached Garage or Shop W/O Utilities							
	Plan Check	\$64.00	\$64.00					
	Inspection	\$68.00	\$68.00					
66.	Patio/Porch Not part of Original Construction							
	Plan Check	\$64.00	\$64.00					
	Inspection	\$204.00	\$204.00					
67.	Car Ports							
	Plan Check	\$64.00	\$64.00					
	Inspection	\$136.00	\$136.00					
68.	Pool/Spa/Waterfall							
	Plan Check	\$128.00	\$128.00					
	Inspection	\$272.00	\$272.00					
69.	Wood Frame Accessory Building 1-5,000 sq. ft. (Shell Only)							
	Electrical, Mechanical, Plumbing Additional							
	Plan Check	\$128.00	\$128.00					
	Inspection	\$272.00	\$272.00					
70.	Wood Frame Accessory Building over 5,000 sq. ft. (Shell Only)							
	Electrical, Mechanical, Plumbing Additional							
	Plan Check	\$192.00	\$192.00					
	Inspection	\$408.00	\$408.00					
71.	Steel Building W/O Improvements 1,000 to 5,000 sq. ft.							
	Electrical, Mechanical, Plumbing Additional							
	Plan Check	\$128.00	\$128.00					
	Inspection	\$204.00	\$204.00					
72.	Steel Building W/O Improvements Over 5,000 sq. ft.							
	Electrical, Mechanical, Plumbing Additional							
	Plan Check	\$128.00	\$128.00					
	Inspection	\$272.00	\$272.00					
73.	Seismic Foundation, Mobile Home Piers							
	Plan Check	\$64.00	\$64.00					
	Inspection	\$68.00	\$68.00					
74.	Pole Barn or Shade Structure W/O Utilities							
	Electrical, Mechanical, Plumbing Additional							
	Plan Check	\$64.00	\$64.00					
	Inspection	\$136.00	\$136.00					

ATTACHMENT B

CODE	APPLICATION	Total Fees effective 7/19/2015	PLANNING FEES	ENGINEERING FEES	COMP. MAINT. FEES	ENV. HEALTH FEES	FIRE FEES	ASSESSOR FEES
75.	Relocation Fee (per hour) Required by Chief Building Official Based on Time Plan Check Inspection	\$64.00 \$68.00 \$68.00	\$64.00 \$68.00 \$68.00					
76.	Collection and Processing of School Fees (Per Fee)							
77.	Senate Bill 1473 Building Standards Administration Special Revolving Fund - Based on each \$25,000 in valuation Permit Valuation \$1-25,000 Permit Valuation \$25,001-50,000 Permit Valuation \$50,001-75,000 Permit Valuation \$75,001-100,000 Permit Valuation every \$25,000 or fraction thereof above \$100,000 Inspection Prior to Building Permit Issuance Determined by CBO Based on Time	\$1.00 \$2.00 \$3.00 \$4.00 \$1.00 \$68.00	\$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$68.00					
78.	Solar Energy Systems Residential Rooftop Solar Energy Systems	\$211.00 plus \$15/kW more than 15kW	\$200.00 plus \$15/kW more than 15kW				\$11.00	
80.	Residential Ground Solar Energy Systems	\$341.00 plus \$15/kW more than 15kW	\$330.00 plus \$15/kW more than 15kW				\$11.00	
81.	Commercial Rooftop Solar Energy Systems	\$895.00 plus \$7/kW between 51kW and 250kW plus \$5/kW more than 250kW	\$800.00 plus \$7/kW between 51kW and 250kW plus \$5/kW more than 250kW				\$95.00	
82.	Commercial Ground Solar Energy Systems	\$1,295.00 plus \$7/kW between 51kW and 250kW plus \$5/kW between 251kW and 1,000kW plus \$3/kW more than 1,000kW	\$1,200.00 plus \$7/kW between 51kW and 250kW plus \$5/kW between 251kW and 1,000kW plus \$3/kW more than 1,000kW				\$95.00	
83.	Deposit for the purpose of making payments for building permits	\$1,000.00	\$1,000.00					
84.	Building Relocation: Within County - Inspection Fee (per building) Outside County - Inspection Fee (one building) Outside County - Inspection Fee (each additional building)	\$50.00 \$75.00 \$10.00	\$50.00 \$75.00 \$10.00					
85.	Supplemental Inspection Fee for Issuance of Occupancy	\$70.00	\$70.00					
86.	Mobilehome Installation: Application Filing Fee Permit Fee Reinspection Fee	\$10.00 \$70.00 \$60.00	\$10.00 \$70.00 \$60.00					
87.	Additional Fee for each 30 minutes Inspection or Re-Inspection exceeds 1 hour Evaporative Cooler Plan Check Inspection	\$15.00 \$32.00 \$34.00	\$15.00 \$32.00 \$34.00					
88.	Gas Heater Plan Check Inspection	\$32.00 \$34.00	\$32.00 \$34.00					
89.	Septic System Residential Plan Check Inspection Commercial Plan Check Inspection	\$32.00 \$102.00 \$32.00 \$102.00	\$32.00 \$102.00 \$32.00 \$102.00					

CODE	APPLICATION	Total Fees effective 7/19/2015	PLANNING FEES	ENGINEERING FEES	COMP. MAINT. FEES	ENV. HEALTH FEES	FIRE FEES	ASSESSOR FEES
90.	Leach Line Residential Plan Check Inspection	\$0.00	\$0.00					
	Commercial Plan Check Inspection	\$68.00	\$68.00					
	General Plan Maintenance: Residential (per square foot)	\$0.08	\$0.08	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	General Plan Maintenance: Commercial (per square foot)	\$0.04	\$0.04	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	General Plan Maintenance: Ag Commercial (per square foot)	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	General Plan Maintenance: Minimum Fee	\$80.00	\$80.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	General Plan Maintenance: Maximum Fee	\$200.00	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Zoning & Subdivision Ordinance Maintenance	\$38.00	\$38.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Computer Maintenance Fee	\$10.00	\$0.00	\$0.00	\$10.00	\$0.00	\$0.00	\$0.00
	Applicable to: -Permit for construction of new buildings excluding accessory buildings with less than 1,000 sq. ft. and buildings classified as Group U Occupancy -Permit for relocation of buildings -Permit for mobilehome installations							
BP	Water/Fire Suppression System Plan Check	\$262.00	\$0.00	\$262.00	\$0.00	\$0.00	\$0.00	\$0.00
BP	Grading, Drainage & Erosion Control Plan Check	\$441.00	\$0.00	\$441.00	\$0.00	\$0.00	\$0.00	\$0.00
BP	Additional Charge if within a Urban Area Boundary (UAB), Urban Development Boundary (UDB), Urban Improvement Boundary (UIB) or Hamlet Development Boundary (HDB) for Community Plans	\$150.00	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
BP	Charge when review by Env. Health is required for septic system repairs and sewer connections.	\$49.00	\$0.00	\$0.00	\$0.00	\$49.00	\$0.00	\$0.00
BP	Charge when review by Env. Health is required for all other building permits.	\$68.00	\$0.00	\$0.00	\$0.00	\$68.00	\$0.00	\$0.00
BP	Charge when review by Engineering Branch is required.	\$93.00	\$0.00	\$93.00	\$0.00	\$0.00	\$0.00	\$0.00
BP	Additional Charge for review of Flood Elevation Certificates	\$140.00	\$0.00	\$140.00	\$0.00	\$0.00	\$0.00	\$0.00
BP	Charge when reviewed by Fire Warden is required: Commercial Permit: Residential Permit:	\$300.00 \$150.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$300.00 \$150.00	\$0.00 \$0.00
BP	Fire Pump -including acceptance test	\$700.00	\$0.00	\$0.00	\$0.00	\$0.00	\$700.00	\$0.00
BP	New Hydrant inspection & flow tests - per Hydrant	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00
BP	Tank Inspection - H2O, fuel, LPG	\$300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$0.00
BP	Underground Fire Main	\$375.00	\$0.00	\$0.00	\$0.00	\$0.00	\$375.00	\$0.00

ATTACHMENT B

CODE	APPLICATION	Total Fees effective 7/19/2015	PLANNING FEES	ENGINEERING FEES	COMP. MAINT. FEES	ENV. HEALTH FEES	FIRE FEES	ASSESSOR FEES
BP	BUILDING PERMITS - continued Fire Sprinkler Systems - up to 19 heads	\$350.00	\$0.00	\$0.00	\$0.00	\$0.00	\$350.00	\$0.00
BP	Fire Sprinkler Systems - additional heads	\$5.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5.00	\$0.00
BP	New Residential Sprinkler System - up to 14 heads	\$300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$0.00
BP	New Residential Sprinkler System - additional heads	\$5.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5.00	\$0.00
BP	Halon, CO2 or Foam System	\$400.00	\$0.00	\$0.00	\$0.00	\$0.00	\$400.00	\$0.00
BP	Spray Booth	\$300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$0.00
BP	Hood & Duct Extinguishing System	\$350.00	\$0.00	\$0.00	\$0.00	\$0.00	\$350.00	\$0.00
BP	Fire Alarm System (panel & 10 initiator or detection devices)	\$400.00	\$0.00	\$0.00	\$0.00	\$0.00	\$400.00	\$0.00
BP	Fire Alarm System (additional devices)	\$8.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8.00	\$0.00
BP	Residential Fire Inspections In SRA's	\$600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00	\$0.00
BP	Additional Return Trip Inspections	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00
BP	Site Inspections	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00
BP	Standpipe System - Commercial	\$132.00	\$0.00	\$0.00	\$0.00	\$0.00	\$132.00	\$0.00
PPA	Research Request	\$300.00 deposit \$100/hour	\$300.00 deposit \$100/hour	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PRC	Pre-Application Review (Project Review Committee)	\$601.00	\$400.00	\$0.00	\$10.00	\$116.00	\$75.00	\$0.00
PRF	Recordation Fee for Resolutions/Decisions	\$75.00	\$75.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CRL	RIVER RAFTING LICENSES Commercial Rafting License	\$350.00	\$350.00	\$0.00	\$10.00	\$0.00	\$0.00	\$0.00
GPI	Request to Initiate General Plan Amendment	\$5,321.00 deposit \$100/hour	\$5,000.00 deposit \$100/hour	\$250.00	\$10.00	\$61.00	\$0.00	\$0.00
GPA	General Plan Amendment	\$10,321.00 deposit \$100/hour Includes cost of zone change if processed concurrently	\$10,000.00 deposit \$100/hour Includes cost of zone change if processed concurrently	\$250.00	\$10.00	\$61.00	\$0.00	\$0.00
GPA	Additional Ordinance publication charge if zone filed with General Plan Amendment	\$200.00	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

CODE	DESCRIPTION	Total Fees effective 7/19/2015	PLANNING FEES	ENGINEERING FEES	COMP. MAINT. FEES	ENV. HEALTH FEES	FIRE FEES	ASSESSOR FEES
	APPLICATION							
GPA	GENERAL PLAN AMENDMENTS - continued							
	Appeals of Planning Commission decisions on General Plan Amendments	\$500.00	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
GPA	Specific Plan	\$5,321.00 deposit \$100/hour	\$5,000.00 deposit \$100/hour	\$250.00	\$10.00	\$61.00	\$0.00	\$0.00
	WILLIAMSON ACT - AG PRESERVE PROGRAM							
PAC	Agricultural Preserve Cancellation	\$3,116.00 deposit \$100/hour	\$2,500.00 deposit \$100/hour	\$103.00	\$10.00	\$41.00	\$0.00	\$462.00
	Revised Site Plan for	\$684.00	\$530.00	\$103.00	\$10.00	\$41.00	\$0.00	\$0.00
PAD	Agricultural Preserve Diminishment							
	1 owner	\$476.00	\$340.00	\$0.00	\$10.00	\$0.00	\$0.00	\$126.00
	2-3 owners	\$558.50	\$422.50	\$0.00	\$10.00	\$0.00	\$0.00	\$126.00
	4-5 owners	\$641.00	\$505.00	\$0.00	\$10.00	\$0.00	\$0.00	\$126.00
	6 or more owners	\$723.50	\$587.50	\$0.00	\$10.00	\$0.00	\$0.00	\$126.00
PAP	Agricultural Preserve Formation							
	1 owner	\$476.00	\$340.00	\$0.00	\$10.00	\$0.00	\$0.00	\$126.00
	2-3 owners	\$558.50	\$422.50	\$0.00	\$10.00	\$0.00	\$0.00	\$126.00
	4-5 owners	\$641.00	\$505.00	\$0.00	\$10.00	\$0.00	\$0.00	\$126.00
	6 or more owners	\$723.50	\$587.50	\$0.00	\$10.00	\$0.00	\$0.00	\$126.00
PAP	Agricultural Preserve Contract-New	\$125.00	\$125.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PAP	Agricultural Preserve Contract Reinstatement	\$85.00	\$85.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
FNR	Notice of Full NonRenewal- Applicant initiated	\$293.00	\$220.00	\$0.00	\$10.00	\$0.00	\$0.00	\$63.00
FNR	Notice of Full NonRenewal- To fulfill condition of approval	\$193.00	\$120.00	\$0.00	\$10.00	\$0.00	\$0.00	\$63.00
PNR	Notice of Partial NonRenewal- Applicant initiated	\$403.00	\$330.00	\$0.00	\$10.00	\$0.00	\$0.00	\$63.00
PNR	Notice of Partial NonRenewal- To fulfill condition of approval	\$403.00	\$330.00	\$0.00	\$10.00	\$0.00	\$0.00	\$63.00
PSZ	Farmland Security Zone							
	One owner	\$626.00	\$490.00	\$0.00	\$10.00	\$0.00	\$0.00	\$126.00
	2-3 owners	\$706.00	\$570.00	\$0.00	\$10.00	\$0.00	\$0.00	\$126.00
	4-5 owners	\$786.00	\$650.00	\$0.00	\$10.00	\$0.00	\$0.00	\$126.00
	6 or more owners	\$866.00	\$730.00	\$0.00	\$10.00	\$0.00	\$0.00	\$126.00
	Contract: New							
	Per # of contracts	\$125.00	\$125.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Contract : Reinstatement							
	Per # of contracts	\$85.00	\$85.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PSZ	Farmland Security Zone-Cancellation	\$1,010.00 deposit \$100/hour	\$1,000.00 deposit \$100/hour	\$0.00	\$10.00	\$0.00	\$0.00	\$0.00
PCE	Agricultural Conservation Easement	\$510.00	\$0.00	\$0.00	\$10.00	\$0.00	\$0.00	\$500.00

ATTACHMENT B

CODE	APPLICATION	Total Fees effective 7/19/2015	PLANNING FEES	ENGINEERING FEES	COMP. MAINT. FEES	ENV. HEALTH FEES	FIRE FEES	ASSESSOR FEES
	CERTIFICATES OF COMPLIANCE							
PCC	Certificates of Compliance where (a) the present owner was not the subdivider, the buyer or the person contracting the purchase the property when it was first divided, or (b) not subject to the Subdivision Map Act at the time it was first divided.	\$754.00 plus \$211.00 per lot	\$471.00 plus \$211.00 per lot	\$63.00	\$10.00	\$42.00	\$0.00	\$168.00
	1-4 lots/parcels							
	More than 4 lots/parcels	\$1,903.00 plus \$28 per lot over 4	\$1,620.00 plus \$28 per lot over 4	\$63.00	\$10.00	\$42.00	\$0.00	\$168.00
PCC	Certificate of Compliance which does not qualify under (a) and (b) of the foregoing fee							
	1-4 lots/parcels	\$2,334.00 plus \$843 per lot	\$1,892.00 plus \$843 per lot	\$100.00	\$10.00	\$164.00	\$0.00	\$168.00
	More than 4 lots/parcels	\$6,931.00 plus \$112 per lot over 4	\$6,489.00 plus \$112 per lot over 4	\$100.00	\$10.00	\$164.00	\$0.00	\$168.00
PCC	Appeals on Certificates of Compliance	\$300.00	\$300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	PLANNED DEVELOPMENTS & DEVELOPMENT AGREEMENTS							
PD	Planned Development in PD Zone (SECTION 18.6)	\$8,304.00 deposit \$100/hour	\$7,500.00 deposit \$100/hour	\$250.00	\$10.00	\$244.00	\$300.00	\$0.00
PUD	Amendments to Planned Developments	\$3,368.00	\$2,678.00	\$323.00	\$10.00	\$244.00	\$113.00	\$0.00
PD	Appeals on Planned Developments	\$300.00	\$300.00	\$0.00		\$0.00	\$0.00	\$0.00
PD	Additional charge on Planned Unit Development and Planned Development located in SRA's	\$375.00	\$0.00	\$0.00	\$0.00	\$0.00	\$375.00	\$0.00
PDA	Development Agreements	\$1,303.00 deposit \$100/hour	\$1,000.00 deposit \$100/hour	\$250.00	\$10.00	\$43.00	\$0.00	\$0.00
	FLOOD DAMAGE PREVENTION							
PFV	Variance from Flood Damage Prevention Ordinance	\$3,313.00	\$3,000.00 deposit \$100/hour	\$260.00	\$10.00	\$43.00	\$0.00	\$0.00
	LOT LINE ADJUSTMENTS							
PLA	Lot Line Adjustment	\$1,531.00	\$750.00	\$383.00	\$10.00	\$61.00	\$75.00	\$252.00
PLA	Appeals on Lot Line Adjustments	\$300.00	\$300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PLA	Exception to Lot Line Adjustment	\$249.00	\$249.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

ATTACHMENT D

CODE	APPLICATION	Total Fees effective 7/19/2015	PLANNING FEES	ENGINEERING FEES	COMP. MAINT. FEES	ENV. HEALTH FEES	FIRE FEES	ASSESSOR FEES
	APPLICATION SURFACE MINING & RECLAMATION							
PMR	Surface Mining Permit/ Reclamation Plan	\$3,441.00 deposit \$100/hour	\$2,500.00 deposit \$100/hour	\$492.00	\$10.00	\$326.00	\$113.00	\$0.00
PMR	Mining Permit and/ Reclamation plan processed by the Planning Commission	\$3,023.00 deposit \$100/hour	\$2,500.00 deposit \$100/hour	\$318.00	\$10.00	\$82.00	\$113.00	\$0.00
PMR	Mining Permit and/or Reclamation Plan processed by the PC determined to be Categorical Exempt.	\$2,567.00 deposit \$100/hour	\$2,000.00 deposit \$100/hour	\$318.00	\$10.00	\$126.00	\$113.00	\$0.00
PMR	Application for Amendment to: Mining permit and/or Reclamation Plan processed by Planning Commission	\$2,457.00 deposit \$100/hour	\$1,700.00 deposit \$100/hour	\$390.00	\$10.00	\$244.00	\$113.00	\$0.00
PMR	Mining Permit and/or Reclamation Plan processed by Planning Commission	\$1,309.00 deposit \$100/hour	\$800.00 deposit \$100/hour	\$318.00	\$10.00	\$68.00	\$113.00	\$0.00
PMR	Director's Approval-Minor Modifications to: PC SMARA Permits	\$535.00	\$525.00	\$0.00	\$10.00	\$0.00	\$0.00	\$0.00
PMR	Request for Approvals of Financial Assurance	\$135.00	\$135.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PMR	Appeal on SMARA Decisions	\$450.00	\$450.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PMR	Inspection Fee for release of Financial Assurances.	\$350.00 deposit \$100/hour	\$350.00 deposit \$100/hour	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PMR	Annual Inspection Fees	\$400.00	\$400.00					
PMR	Extension of time for Surface Mining Permits:							
	Planning Commission Permits	\$400.00	\$400.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PMR	Interim Management Plans	\$1,510.00 deposit \$100/hour	\$1,500.00 deposit \$100/hour	\$0.00	\$10.00	\$0.00	\$0.00	\$0.00
	ROAD NAMING							
PRN	Road Name Changes: Public Roads	\$710.00	\$700.00	\$0.00	\$10.00	\$0.00	\$0.00	\$0.00
	Private Roads	\$710.00	\$700.00	\$0.00	\$10.00	\$0.00	\$0.00	\$0.00
PRN	Appeals to Road Name changes	\$100.00	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PPM	Tentative Parcel Map: 1-4 lots	\$2,107.00	\$1,600.00	\$297.00	\$10.00	\$125.00	\$75.00	\$0.00
PPM	Tentative Parcel Map: more than 4 lots	\$3,568.00 plus \$65.00 per lot over 4	\$3,000.00 deposit \$100/hour	\$297.00	\$10.00	\$186.00	\$75.00	\$0.00

ATTACHMENT B

CODE	APPLICATION	Total Fees effective 7/19/2015	PLANNING FEES	ENGINEERING FEES	COMP. MAINT. FEES	ENV. HEALTH FEES	FIRE FEES	ASSESSOR FEES
	PARCEL MAPS - Continued							
PPM	Refiling of expired tentative parcel map within one year of expiration	1/2 of tentative parcel map fee	1/2 of fee	1/2 of fee	\$0.00	1/2 of fee	1/2 of fee	\$0.00
PPM	Additional charges on Tentative Parcel Map located in SRA's	\$113.00	\$0.00	\$0.00	\$0.00	\$0.00	\$113.00	\$0.00
PPM	Additional fee for vesting Tentative Parcel Map	\$274.00	\$253.00	\$0.00	\$0.00	\$21.00	\$0.00	\$0.00
PPM	Waiver of Final Parcel Map	\$168.00	\$168.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PPM	Extension of Time for Parcel Map	\$179.00	\$179.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PPM	Waiver of Preliminary Parcel Map	\$156.00	\$156.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PPM	Minor Revision for Parcel Map	\$1,312.00	\$680.00	\$297.00	\$10.00	\$50.00	\$75.00	\$0.00
PPM	Major Revision for Parcel Map	1/2 of fee for tentative map not less than \$1,354	1/2 of fee for tentative map not less than \$1,354	\$0.00	\$10.00	\$0.00	\$0.00	\$0.00
PPM	Exception of Parcel Map	\$249.00	\$182.00	\$67.00	\$0.00	\$0.00	\$0.00	\$0.00
PPM	After the Fact Exception for Parcel Map Hearing	\$476.00	\$409.00	\$67.00	\$0.00	\$0.00	\$0.00	\$0.00
	No Hearing	\$249.00	\$182.00	\$67.00	\$0.00	\$0.00	\$0.00	\$0.00
PPM	Appeals on Parcel Maps	\$344.00	\$277.00	\$67.00	\$0.00	\$0.00	\$0.00	\$0.00
PPM	Final Parcel Map	\$1,624.00	\$0.00	\$1,278.00	\$10.00	\$0.00	\$0.00	\$336.00
PPM	Compliance Monitoring & Reporting for Parcel Maps	\$130.00 (deposit required for each project based on \$65 per investigation)	\$130.00 (deposit required for each project based on \$65 per investigation)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PPM	Compliance Investigation & Reporting for Parcel Maps	\$100/hour	\$100/hour	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PPM	Improvement Plan Check & Inspection (Includes PVAE)	3% of Est. Imp. Cost \$100.00 minimum	\$0.00	3% of Est. Imp. Cost \$100.00 minimum	\$0.00	\$0.00	\$0.00	\$0.00
PPM	Inspection Only Private Vehicular Access Improvements	2% of Est. Imp. Cost \$67.00 minimum	\$0.00	2% of Est. Imp. Cost \$67.00 minimum	\$0.00	\$0.00	\$0.00	\$0.00
PPM	Recheck Fee	\$140.00	\$0.00	\$140.00	\$0.00	\$0.00	\$0.00	\$0.00
PPM	Review of geological-hydrological reports by Environmental Health for subdivisions and parcel maps.	\$77.00	\$0.00	\$0.00	\$0.00	\$77.00	\$0.00	\$0.00
	PRELIMINARY SITE PLANS & MAPS							
MMID	Minor Modification	\$510.00	\$500.00	\$0.00	\$10.00	\$0.00	\$0.00	\$0.00

ATTACHMENT D

CODE	APPLICATION	Total Fees effective 7/19/2015	PLANNING FEES	ENGINEERING FEES	COMP. MAINT. FEES	ENV. HEALTH FEES	FIRE FEES	ASSESSOR FEES
PSP	Special Use Permit for: 1) Temporary use of one mobilehome or recreation vehicle - other than older or handicapped persons 2) To be processed by Planning Commission which are categorically exempt from CEQA 3) Mobile home older or handicapped persons 4) Additional housing-older or handicapped persons- processed by Planning Commission which are categorically exempt from CEQA	\$5,005.00 deposit \$100/hour no maximum	\$2,500.00 deposit \$100/hour	\$323.00	\$10.00	\$59.00	\$113.00	\$0.00
PSP	Special Use Permit: Expansion alternatives of nonconforming buildings and uses as described in subsection B or Part II of Section 16 of the zoning ordinance, including special uses which have become nonconforming as a result a reclassification of zones or change in zoning regulations	\$5,528.00 deposit \$100/hour no maximum	\$5,000.00 deposit \$100/hour	\$323.00	\$10.00	\$82.00	\$113.00	\$0.00
PSP	Special Use Permits: 1) To be processed by Planning Commission 2) Amendments to Special Use Permits	\$5,750.00 deposit \$100/hour no maximum	\$5,000.00 deposit \$100/hour	\$383.00	\$10.00	\$244.00	\$113.00	\$0.00
PSP	Special Use Permit - Large Day Care	\$2,010.00 deposit \$100/hour	\$2,000.00 deposit \$100/hour	\$0.00	\$10.00	\$0.00	\$0.00	\$0.00
PSP	Administrative Special Use Permit	\$1,069.00	\$1,000.00	\$0.00	\$10.00	\$59.00	\$0.00	\$0.00
PSP	Collage Food Operation: Off-Site Sales Collage Food Operation: On-Site Sales	\$144.00 \$244.00	\$75.00 \$175.00	\$0.00 \$0.00	\$10.00 \$10.00	\$59.00 \$59.00	\$0.00 \$0.00	\$0.00 \$0.00
PSP	Non-Commercial Kennel: 5 animals Non-Commercial Kennel: 6-8 animals Non-Commercial Kennel: 9-12 animals Non-Commercial Kennel: over 12 animals	\$144.00 \$289.00 \$569.00 \$1,069.00	\$75.00 \$200.00 \$500.00 \$1,000.00	\$0.00 \$0.00 \$0.00 \$0.00	\$10.00 \$10.00 \$10.00 \$10.00	\$59.00 \$59.00 \$59.00 \$59.00	\$0.00 \$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00
PSP	Specified Hazardous Waste Facility	\$39,655.00 Plus actual cost over \$39,655 plus 20%	\$38,943.00 Plus actual cost over \$38,943 plus 20%	\$383.00	\$10.00	\$244.00	\$75.00	\$0.00
PSP	Amendments to Use Permit for Specified Hazardous Waste Facility	\$27,473.00 initial fee (plus actual cost over \$27,473.00 plus 20%) \$150.00	\$26,723.00 initial fee (plus actual cost over \$26,723.00 plus 20%) \$0.00	\$383.00	\$10.00	\$244.00	\$113.00	\$0.00
PSP	Additional charge on Special Use Permit located in State Responsibility Area (SRA's)			\$0.00	\$0.00	\$0.00	\$150.00	\$0.00
PSP	Extension of Time for Special Use Permit	\$370.00	\$370.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PSP	Compliance Monitoring & Reporting for Special Use Permits	\$130.00 (deposit required for each project based on \$65 per investigation)	\$130.00 (deposit required for each project based on \$65 per investigation)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

ATTACHMENT B

CODE	APPLICATION	Total Fees effective 7/19/2015	PLANNING FEES	ENGINEERING FEES	COMP. MAINT. FEES	ENV. HEALTH FEES	FIRE FEES	ASSESSOR FEES
PSP	SPECIAL USE PERMITS - Continued Compliance Investigation & Reporting for Special Use Permits	\$100/hour	\$100/hour	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PSP	Director's Approval - Minor modifications to Special Use Permits	\$510.00	\$500.00	\$0.00	\$10.00	\$0.00	\$0.00	\$0.00
PSP	Appeals on Special Use Permits	\$300.00	\$300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PSP	Double application fees required for uses commenced without approval under the Zoning Ordinance and for which a citation has been issued or if the application is submitted 30 or more days after a notice of violation, order to correct or show cause and notice of assessment of civil fines and penalties is issued for: Special Use Permits Variances Use Permits Amendments	Double Fee	Double Fee	Double Fee	Double Fee	Double Fee	Double Fee	Double Fee
PSP	Temporary Use Permit - one event per year	\$278.00	\$100.00	\$0.00	\$10.00	\$68.00	\$100.00	\$0.00
PSP	Temporary Use Permit - two events per year	\$546.00	\$368.00	\$0.00	\$10.00	\$68.00	\$100.00	\$0.00
PSP	Temporary Use Permit - three to four events per year	\$578.00	\$400.00	\$0.00	\$10.00	\$68.00	\$100.00	\$0.00
PSP	Special Use Permit (SRA's) Site Inspection	\$150.00	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
FINAL SITE PLANS								
PSR	Appeals on Site Plans	\$300.00	\$300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PSR	Final Site Plan	\$3,415.00 deposit \$100/hour no maximum	\$3,000.00 deposit \$100/hour	\$323.00	\$10.00	\$82.00	\$0.00	\$0.00
PSR	Extension for Final Site Review	\$179.00	\$179.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
MMD	Minor Modification	\$510.00	\$500.00	\$0.00	\$10.00	\$0.00	\$0.00	\$0.00
PLANNED UNIT DEVELOPMENTS								
PUD	Planned Development (Section 18.5)	\$8,203.00 (plus any applicable subdivision fees and less any fees paid for preliminary development plan)	\$6,943.00	\$323.00	\$10.00	\$527.00	\$400.00	\$0.00
PUD	Extension of Time for PUDs	\$370.00	\$370.00	\$0.00		\$0.00	\$0.00	\$0.00
PUD	Compliance Monitoring & Reporting for PUD's	\$130.00 Deposit required for each program based on \$65/investigation	\$130.00 Deposit required for each program based on \$65/investigation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PUD	Compliance Investigation & Reporting for PUD's	\$100/hour	\$100/hour	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PUD	Amendments to Planned Development and PUD's	\$3,368.00	\$2,678.00	\$323.00	\$10.00	\$244.00	\$113.00	\$0.00
PUD	Director's Approval - Minor modifications to PUDs/PD Permits	\$1,010.00 deposit \$100/hour	\$1,000.00 deposit \$100/hour	\$0.00	\$10.00	\$0.00	\$0.00	\$0.00

ATTACHMENT D

CODE	APPLICATION	Total Fees effective 7/19/2015	PLANNING FEES	ENGINEERING FEES	COMP. MAINT. FEES	ENV. HEALTH FEES	FIRE FEES	ASSESSOR FEES
	PLANNED UNIT DEVELOPMENTS - continued							
PUD	Additional charge on Planned Unit Development and Planned Dev. located in SRA's	\$375.00	\$0.00	\$0.00	\$0.00	\$0.00	\$375.00	\$0.00
	ZONE CHANGE							
PZI	Request to Authorize Zone Change Application - deduct fee from PZ application fee (interim policy until GP2025 update is adopted).	\$3,333.00 deposit \$100/hour	\$3,000.00 deposit \$100/hour	\$323.00	\$10.00	\$0.00	\$0.00	\$0.00
PZ	Zone Change	\$6,451.00 deposit \$100/hour no maximum	\$6,000.00 deposit \$100/hour	\$323.00	\$10.00	\$43.00	\$75.00	\$0.00
PZ	Appeals on Zone Changes	\$300.00	\$300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PZ	Text Amendments	\$1,010.00 deposit \$100/hour no maximum	\$1,000.00 deposit \$100/hour	\$0.00	\$10.00	\$0.00	\$0.00	\$0.00
	ZONE AND SETBACK VARIANCE							
PZV	Variance from Zoning Ordinance	\$3,490.00 deposit \$100/hour	\$3,000.00 deposit \$100/hour	\$323.00	\$10.00	\$82.00	\$75.00	\$0.00
PZV	Minor Deviation Variance	\$910.00	\$900.00	\$0.00	\$10.00	\$0.00	\$0.00	\$0.00
PZV	Amendments to Zone Variances	\$5,750.00 deposit \$100/hour no maximum	\$5,000.00 deposit \$100/hour	\$383.00	\$10.00	\$244.00	\$113.00	\$0.00
PZV	Compliance Monitoring & Reporting for Variances	\$130.00 Deposit required for each program based on \$65/investigation	\$130.00 Deposit required for each program based on \$65/investigation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PZV	Compliance Investigation & Reporting for Variances	\$100/hour	\$100/hour	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PZV	Appeals on Variances and Minor Deviations	\$300.00	\$300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PZV	Double application fees required for uses commenced without approval under the Zoning Ordinance and for which a citation has been issued or if the application is submitted 30 or more days after a notice of violation, order to correct or show cause and notice of assessment of civil fines and penalties is issued.	Double Fee	Double Fee	Double Fee	Double Fee	Double Fee	Double Fee	Double Fee
PSV	Variance from Building Line Setback Ord.	\$1,351.00	\$900.00	\$323.00	\$10.00	\$43.00	\$75.00	\$0.00

ATTACHMENT B

CODE	APPLICATION	Total Fees effective 7/19/2015	PLANNING FEES	ENGINEERING FEES	COMP. MAINT. FEES	ENV. HEALTH FEES	FIRE FEES	ASSESSOR. FEES
	SUBDIVISION MAPS							
TM	Tentative Subdivision Map: 1-12 lots	\$3,798.00 deposit \$100/hour	\$3,000.00 deposit \$100/hour	\$344.00	\$10.00	\$244.00	\$200.00	\$0.00
	13-25 lots	\$4,035.00 deposit \$100/hour plus \$124 per lot over 12 lots	\$3,000.00 deposit \$100/hour	\$420.00	\$10.00	\$405.00	\$200.00	\$0.00
	26-50 lots	\$6,126.00 deposit \$100/hour plus \$105 per lot over 25 lots	\$5,000.00 deposit \$100/hour	\$430.00	\$10.00	\$486.00	\$200.00	\$0.00
	51-100	\$6,281.00 deposit \$100/hour plus \$53 per lot over 50 lots	\$5,000.00 deposit \$100/hour	\$506.00	\$10.00	\$565.00	\$200.00	\$0.00
	more than 100 lots	\$11,422.00 deposit \$100/hour plus \$17 per lot over 100 lots	\$10,000.00 deposit \$100/hour	\$563.00	\$10.00	\$649.00	\$200.00	\$0.00
TM	Additional charge on Tentative Subdivision Map located in SRA's	\$225.00	\$0.00	\$0.00	\$0.00	\$0.00	\$225.00	\$0.00
TM	Additional fee for Vesting Tentative Subdivision Map	\$669.00	\$669.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TM	Extension of Time for Subdivision Map	\$469.00	\$469.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TM	Minor Revisions for Subdivision Map	\$1,976.00	\$1,387.00	\$445.00	\$10.00	\$59.00	\$75.00	\$0.00
TM	Major Revisions for Subdivision Maps	\$612.00 Plus 1/2 of fee for tentative map but not less than \$2,140	1/2 of fee for tentative map but not less than \$2,140	\$445.00	\$10.00	\$82.00	\$75.00	\$0.00
TM	Exception for Subdivision Map	\$1,085.00	\$997.00	\$67.00	\$0.00	\$21.00	\$0.00	\$0.00
TM	After the Fact Exception for Subdivision Map Hearing: No Hearing:	\$1,438.00 \$1,085.00	\$1,329.00 \$997.00	\$67.00 \$67.00	\$0.00 \$0.00	\$42.00 \$21.00	\$0.00 \$0.00	\$0.00 \$0.00
TM	Appeals on Subdivision Maps	\$502.00	\$435.00	\$67.00	\$0.00	\$0.00	\$0.00	\$0.00
TM	Waiver of Preliminary Subdivision Map	\$245.00	\$245.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TM	Final Subdivision Map	\$2,482.00 Plus \$26.00/lot	\$0.00	\$1,128.00 Plus \$26.00/lot	\$10.00	\$0.00	\$0.00	\$1,344.00

CODE	APPLICATION	Total Fees effective 7/19/2015	PLANNING FEES	ENGINEERING FEES	COMP. MAINT. FEES	ENV. HEALTH FEES	FIRE FEES	ASSESSOR FEES
	APPLICATION SUBDIVISION MAPS - continued							
TM	Improvement Plan Check and Inspection: Less than \$200,000 Improvement Cost	3% of Est. Imp. Cost	\$0.00	3% of Est. Imp. Cost	\$0.00	\$0.00	\$0.00	\$0.00
	\$200,001-\$500,000 Improvement Cost	\$6,000.00 Plus 2% of Est. Imp. Cost Over \$200,000	\$0.00	\$6,000.00 Plus 2% of Est. Imp. Cost Over \$200,000	\$0.00	\$0.00	\$0.00	\$0.00
	More than \$500,000 Improvement Cost	\$12,000.00 Plus 1.5% of Est. Imp. Cost Over \$500,000	\$0.00	\$12,000.00 Plus 1.5% of Est. Imp. Cost Over \$500,000	\$0.00	\$0.00	\$0.00	\$0.00
	Improvement Plan, Recheck Fee	\$140.00	\$0.00	\$140.00	\$0.00	\$0.00	\$0.00	\$0.00
TM	Review of geological-hydrological reports by Environmental Health for subdivisions and parcel maps.	\$77.00	\$0.00	\$0.00	\$0.00	\$77.00	\$0.00	\$0.00
TM	Compliance Monitoring & Reporting for Tentative Subdivision Maps	\$130.00 Deposit required for each program based on \$65/investigation	\$130.00 Deposit required for each program based on \$65/investigation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TM	Compliance Investigation & Reporting for Tentative Subdivision Maps	\$100/hour	\$100/hour	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	ENV. REVIEW (GEGA)							
	EIR prepared by County Department	\$5,286.00 deposit \$100/hour Plus costs for technical studies	\$5,000.00 deposit \$100/hour Plus costs for technical studies	\$0.00	\$0.00	\$286.00	\$0.00	\$0.00
	Draft EIR, Final EIR or Initial Assessment of Archaeological Resources Prepared by Consultant	\$165.00 Plus total amount of estimated cost of the DEIR or environmental work as provided in the Contract plus \$5,000.00 deposit \$100/hour	Total amount of estimated cost of the DEIR or environmental work as provided in the Contract plus \$5,000.00 deposit \$100/hour	\$0.00	\$0.00	\$165.00	\$0.00	\$0.00
	Mitigated Negative Declaration prepared by County	\$43.00 Plus total amount of estimated cost as provided in the contract plus \$3,000.00 deposit \$100/hour	Total amount of estimated cost as provided in the contract plus \$3,000.00 deposit \$100/hour	\$0.00	\$0.00	\$43.00	\$0.00	\$0.00
	Mitigated Negative Declaration prepared by Consultant	\$43.00 Plus total amount of estimated cost as provided in the contract plus \$2,700.00 deposit \$100/hour	Total amount of estimated cost as provided in the contract plus \$2,700.00 deposit \$100/hour	\$0.00	\$0.00	\$43.00	\$0.00	\$0.00

ATTACHMENT B

CODE	APPLICATION	Total Fees effective 7/19/2015	PLANNING FEES	ENGINEERING FEES	COMP. MAINT. FEES	ENV. HEALTH FEES	FIRE FEES	ASSESSOR FEES
	ENV. REVIEW (CEQA) - Continued							
	Initial Environmental Assessment work performed by private consultant	Total Amount of estimated cost as provided in the contract plus \$1,500.00 deposit \$100/hour	Total Amount of estimated cost as provided in the contract plus \$1,500.00 deposit \$100/hour	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Mitigation Monitoring and Reporting performed by County Dept.	Deposit required for each program based on total cost	\$100/hour	Total Cost of service	\$0.00	\$82.00/hr	\$50.00/hr	\$0.00
	Review of developer-submitted EIRs	Total Cost of review \$2,700.00 deposit \$100/hour	\$2,700.00 deposit \$100/hour	Total Cost	\$0.00	Total Cost	Total Cost	\$0.00
	*Deposit agreements may be required-see section 110.3 of the County CEQA Guidelines; Policy 300.							
	Administration of Mitigation Monitoring & Reporting Agreements by consultants	\$100/hour	\$100/hour	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Appeals on EAO determinations and determinations by a County Department official or decision making body on the adequacy of environmental documents	\$300.00	\$300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	a) The project is subject to CEQA							
	b) An existing EIR or Neg. Dec can be used, and							
	c) No subsequent or supplemental EIR or Neg. Dec. is required							
	ALUC FEES							
	Additional Charge on ALL development project application fees to offset ALUC review costs - C, H, LT, AT, AA and L Zones - Information Items	\$200.00	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Additional Charge on ALL development project application fees to offset ALUC review costs - C, H, LT, AT, AA and L Zones - Action Items	\$1,500.00 deposit \$100/hour	\$1,500.00 deposit \$100/hour	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	ALUC Consistency Determinations	\$1,510.00 deposit \$100/hour	\$1,500.00 deposit \$100/hour	\$0.00	\$10.00	\$0.00	\$0.00	\$0.00
	WATER EFFICIENT LANDSCAPING							
	Water Efficient Landscaping Plan Check	\$90.00	\$90.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

CODE	APPLICATION	Total Fees effective 7/19/2015	PLANNING FEES	ENGINEERING FEES	COMP. MAINT. FEES	ENV. HEALTH FEES	FIRE FEES	ASSESSOR FEES
	PUBLIC NOTICE / AGENDA REQUESTS							
	Annual Fees for Notices Requests:							
	Request within a particular geographic area or community for:							
	Notices of Public hearings	\$30.00	\$30.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Notices of availability of EIRs and Negative Declarations	\$20.00	\$20.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Notices concerning selected projects or Projects Types	\$1.00	\$1.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		per notice as determined by the Planning/Develop. Director	per notice as determined by the Planning/Develop. Director					
	All other requests for:							
	Notices of all hearings	\$430.00	\$430.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Notices of availability of EIRs and \ Negative Declarations	\$350.00	\$350.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Notices concerning selected projects or Projects types	\$1.00	\$1.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		per notice as determined by the Planning Director	per notice as determined by the Planning Director					
	The foregoing annual fee shall not be required for requesting notices for a specific project, request pursuant to Government Code Section 65945, or where the total number of notices will not exceed two. Further, the fee shall not be charged for requests by public agencies.							
	Annual Fees for Mailing Agendas:							
	Planning Commission Agendas	\$25.00	\$25.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	The foregoing annual fee shall not be charged any individual or group (excluding public agencies or representatives of the media) who request mailing of the foregoing agendas on a regular basis.							
	SURVEYOR							
	Record of Survey Map Check	\$536.00	\$0.00	\$536.00	\$0.00	\$0.00	\$0.00	\$0.00
	Correctory/Amended Record of Survey Map Check	\$266.00	\$0.00	\$266.00	\$0.00	\$0.00	\$0.00	\$0.00
	Survey Corner Record Check	\$11.00	\$0.00	\$11.00	\$0.00	\$0.00	\$0.00	\$0.00
	Assessment District Formation	\$2,090.00	\$0.00	\$2,090.00	\$0.00	\$0.00	\$0.00	\$0.00
	Road Abandonment	\$2,148.00	\$1,000.00	\$1,148.00	\$0.00	\$0.00	\$0.00	\$0.00
SVM	Voluntary Merging of Parcels	\$675.00	\$166.00	\$383.00	\$0.00	\$0.00	\$0.00	\$126.00
	EMPLOYEE HOUSING							
	Issuance Fee	\$200.00	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Permit to Operate - Per Employee Housing Capacity	\$27.00	\$27.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Amended Permit Fee - transfers/increases	\$20.00	\$20.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Exemption Issuance Fee	\$35.00	\$35.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Amended Exemption Fee - transfers/increases	\$20.00	\$20.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Exemption Fee - Per Housing Unit	\$20.00	\$20.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Reinspection Fee - Per Hour	\$100.00	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Appeal Fee	\$150.00	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

ATTACHMENT B

CODE	APPLICATION	Total Fees effective 7/19/2015	PLANNING FEES	ENGINEERING FEES	COMP. MAINT. FEES	ENV. HEALTH FEES	FIRE FEES	ASSESSOR FEES
	CODE COMPLIANCE							
	The following additional charges are applicable to uses commenced prior to approval and a notice of violation has been issued							
	Planning Commission Use Permit	\$200.00	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Zoning Administrator Use Permit	\$130.00	\$130.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Variance	\$130.00	\$130.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Site Plan Review	\$130.00	\$130.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Technical Service Fee - Per Hour	\$60.00	\$60.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Permit to Operate - facilities established without a permit	\$0.00	Double Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Additional penalties for second or subsequent occurrence within 5 years.	\$0.00	10 X Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	30-Day Notice to Abate Violation Fee (Compliance after 2nd Notice)	\$270.00	\$270.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Notice of Violation and Order to Correct (Compliance after 3rd notice, but before Administrative Hearing occurs)	\$765.00	\$765.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Administrative Hearing Fee (Compliance after hearing, but before abatement occurs)	\$1,050.00	\$1,050.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Violation Abatement Fee (Compliance through abatement by the County)	\$1,050.00 plus \$68hr	\$1,050.00 plus \$68hr	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Daily fine assessed for every day the property is in violation. (Started on the date that the Notice of Violation and order to correct is mailed)	\$100.00 per day per violation	\$100.00 per day per violation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	DAIRY COMPLIANCE							
	Annual Compliance Inspection & Monitoring Reports for Each Bovine Confined Animal Feeding Operation (CAFO)	\$0.00 Per Animal Unit; But Not Less than \$50.00 per CAFO	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
			\$100 flat fee Per CAFO with 800 animal units or more \$50 flat fee Less than 800 animal units	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Reinspection of CAFOs for Violations of Zoning Ordinance Section 22.1	\$60.00	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	First Hour	\$30.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Each Additional Half Hour							

Appendix C
Housing Element Action Program 9, April 2014
Please See Attached Document

Appendix D
Summary of CBDG, Home, CALHOME, EDA and other Grants

**RESOURCE MANAGEMENT AGENCY
ECONOMIC DEVELOPMENT DIVISION
CDBG, HOME, CALHOME & EDA GRANTS & CAPITAL PROJECTS**

Grant Number	Activity Description	Homebuyer Assistance		Housing Rehab		Connections / Assistance		Grant Amount	
		Goal	Actual	Goal	Actual	Goal	Actual	Allocation	Expended
3014-631	SGC Disadvantage Communities Analysis							\$390,750.00	
14-631-550	Schools and Daycares Bottled Water Program							\$ 1,000,000	
14-627-550	Countywide Bottled Water Program							\$ 500,000	
14-626-550	Seville Bottled Water Program							\$ 45,000	
14-HRPP-9247	New Construction and Rehabilitation of Parks							\$ 527,800	
14-CDBG-9892	Traver Sewer, Housing Rehabilitation, Matherly Tract			5				\$ 2,000,000	
Caltrans EJ Grant								\$ 114,300	
CWSRF	Plainview Wastewater Feasibility Study							\$ 453,000	
CWSRF	Matherly Tract Wastewater Feasibility Study							\$ 223,621	
12-CDBG-8419	Nueva Sierra Vista Rehab and FoodLink							\$ 1,100,000	
SGC-3012-588	Hwy 99 Corridor Plan							\$ 383,853	
SGC-3012-589	Alpaugh, Allensworth, Angiolia and Matherly Tract							\$ 939,861	
619 OSW-54-004	Statewide Parks Program Earlimart							\$ 2,153,900	
11-AFFG	Assistance To Firefighters Grant							\$ 878,688	
11-Caltrans	Goshen Transportation Community Plan							\$ 189,000	
11-PTEC-7642	Tract 92 Well Remediation Feasibility Study, Goshen Community Study & Harmon Field Industrial Development Study							\$ 140,000	
11-NSP3-B-11-JUN-06-0007	Dealing with Foreclosure Issues and Demolition			12	9			\$ 2,845,529	
10-HOME-6795 Program	FTHB Mortgage Assistance and Housing Rehabilitation, Goshen & C/O match		4	3				\$ 800,000	
10-HOME-6344 Project	Multifamily Housing, Ivanhoe 76 Affordable Rental Units - New Construction							\$ 5,100,000	\$ 1,500,000
CalFire 8CA10911	Urban Forest - Community Greening Grant - Pixley					400 Trees		\$ 95,415	
09-NSP1-6270	acquisition, rehab, disposition, & mortgage assistance for foreclosed upon properties				9			\$ 4,097,846	\$ 3,814,846
09-Caltrans-74A0522	Earlimart South East Neighborhood							\$ 170,000	\$ 170,000
09-STBG-6419 General/Project	Ivanhoe Well, Multifamily Housing Rehab -Energy Efficiency 34 units			34		80		\$ 800,000	
09-STAR-6387	Richgrove Green Alley							\$ 862,942	\$ 762,942
09-EDEF-6541	Microenterprise, Business Loans, Façade							\$ 300,000	
08-EDEF-5894	Microenterprise, Business Loans, Façade							\$ 300,000	\$ 56,000
08-CalHome-4913	Emergency Repairs& FTHB /TCRA Project Areas		7	17	8	-	-	\$ 900,000	\$ 766,706
08-PTAG-5366	Housing Conditions Survey		-	-	-	-	-	\$ 35,000	\$ 35,000
08-PTAE-5420	Blight Analysis							\$ 35,000	\$ 35,000
07-25-03812	EDA Planning Grant		-	-	-	-	-	\$ 170,000	\$ 170,000
07-EDEF-3721	Microenterprise Assistance& Loan Program		-	-	-	Training & Loans		\$ 300,000	\$ 250,000

Grant Number	Activity Description	Homebuyer Assistance		Housing Rehab		Connections / Assistance		Grant Amount	
		Goal	Actual	Goal	Actual	Goal	Actual	Allocation	Expended
07-FREZ-2980 Special Funding	Job Training Assistance and Program Income for Food Services for Freez Victims	-	-	-	-	34 Jobs	-	\$ 300,000	\$ 300,000
07-HOME-3083	Housing Rehab County Wide	-	-	7	-	-	-	\$ 800,000	\$ 800,000
07-WFH-246	Workforce Housing Rewards Program Ivanhoe Community Center Building Purchased	-	-	-	-	-	-	\$ 390,865	\$ 390,865
06-CalHome-242	Emergency Repairs /TCRA Project Areas	-	-	15	-	-	-	\$ 600,000	\$ 474,000
06-HOME-2634	Housing Rehab County Wide	-	-	7	6	-	10	\$ 800,000	\$ 800,000
06-STBG-2559	Traver Park Revitalization Study & Tooleville Water System Improvement	-	-	-	-	-	-	\$ 70,000	\$ 70,000
06-STBG-2598	Richgrove Well Rehabilitation	-	-	-	-	2,723	-	-	-
	Plainview Water Connections	-	-	-	-	195	-	\$ 546,250	\$ 546,250
	Tooleville Water Distribution System	-	-	-	-	66	-	-	-
05-CalHome-0164	Emergency Repairs /TCRA Project Areas	-	-	14	9	-	-	\$ 500,000	\$ 500,000
05-EDBG-1976	Microenterprise Assistance & Loan Program	-	-	-	-	-	224 Trained	\$ 300,000	\$ 300,000
05-HOME-1691	Housing Rehab Cutler-Orosi, Earlimart & Ivanhoe	-	-	10	10	-	-	\$ 800,000	\$ 800,000
05-PTAA-1472	TA - Regional Wastewater System Feasibility	-	-	-	-	-	-	\$ 35,000	\$ 35,000
05-PTAA-1472	TA - Sequoia Field Revitalization Study	-	-	-	-	-	-	\$ 35,000	\$ 35,000
05-STBG-1563	Housing Rehab Cutler-Orosi, Earlimart, East Orosi, Goshen, and Traver; Richgrove Stormwater Project and Infill Housing/Construction Trades Program	-	-	9	7	-	-	\$ 1,443,019	\$ 1,443,019
05-WFH-160	Workforce Housing Rewards Program	-	-	-	-	-	-	\$ 560,946	\$ 560,946
04-CalHome-076	Emergency Repair Program/TCRA Project Areas	-	-	14	15	-	-	\$ 500,000	\$ 500,000
04-EDBG-638	Microenterprise Assistance	-	-	-	-	-	26 Trained	\$ 300,000	\$ 300,000
04-HOME-0762	FTHB Project (\$1,200,000), Infill Program (\$0) - Cutler-Orosi, Goshen, Traver, Mathney Tract	15	18	-	3	-	-	\$ 1,526,154	\$ 1,526,154
	FTHB Program (\$326,154)	19	11	-	-	-	-	-	-
04-PTAA-0822	TA - Goshen Trade School	-	-	-	-	-	-	\$ 35,000	\$ 35,000
04-PTAA-0822	TA - Tipton Blight Analysis	-	-	-	-	-	-	\$ 35,000	\$ 35,000
04-STBG-1936	Housing Rehab Cutler-Orosi, Earlimart, Goshen and Western Sky Mobil Home Water Connections	-	-	7	5	-	49	\$ 500,000	\$ 500,000
04-WFH-084	Workforce Housing Rewards Program	-	-	-	-	-	-	\$ 58,233	\$ 58,233
03-CalHome-008	Emergency Repair Program/TCRA Project Areas	-	-	14	14	-	-	\$ 500,000	\$ 500,000
03-CEGP-028	Code Enforcement Grant Program	-	-	-	-	-	-	\$ 258,624	\$ 258,624
03-EDBG-909	Microenterprise Assistance	-	-	-	-	-	53 Trained	\$ 300,000	\$ 264,481
03-HOME-0647	Housing Rehab/County Wide	-	-	5	12	-	-	\$ 500,000	\$ 500,000
03-PTAA-0052	TA - Richgrove Water Analysis	-	-	-	-	-	-	\$ 35,000	\$ 35,000
03-PTAA-0052	TA - Goshen Sewer & Water Study	-	-	-	-	-	-	\$ 35,000	\$ 35,000
03-STBG-1853	Housing Rehab/Cutler-Orosi, Pixley, Poplar-Cotton	-	-	8	9	-	-	\$ 35,000	\$ 35,000

Grant Number	Activity Description	Homebuyer Assistance		Housing Rehab		Connections / Assistance		Grant Amount	
		Goal	Actual	Goal	Actual	Goal	Actual	Allocation	Expended
02-HOME-0622	Housing Rehab/County Wide	-	-	7	20	-	-	\$ 800,000	\$ 800,000
02-STBG-1727	Housing Rehab/Cutler-Orosi, Goshen, E. Porterville, Strathmore	-	-	12	15	-	-	\$ 500,000	\$ 500,000
02-STBG-1794	TA - Goshen Infill Housing Study	-	-	-	-	-	-	\$ 24,728	\$ 24,728
01-HOME-0556	Housing Rehab (\$310,244) County Wide & FTHB (\$189,756)	14	14	4	4	-	-	\$ 500,000	\$ 500,000
01-STBG-1615	Housing Rehab/Cutler-Orosi, Goshen	-	-	10	12	-	-	\$ 500,000	\$ 500,000
01-STBG-1669	TA - Housing Condition Survey	-	-	-	-	-	-	\$ 35,000	\$ 35,000
00-CalHome-059	Emergency Repair Program/TCRA Project Areas	-	-	20	23	-	-	\$ 500,000	\$ 500,000
00-EDBG-739	Microenterprise Assistance	-	-	-	-	-	272 Trained	\$ 300,000	\$ 300,000
00-HOME-0491	Housing Rehab/ County Wide	-	-	9	9	-	-	\$ 500,000	\$ 500,000
00-STBG-1447	Housing Rehab - Cutler, Earlimart, Goshen, Poplar-Cotton Center & Poplar Community Center	-	-	7	12	-	-	\$ 500,000	\$ 500,000
00-STBG-1560	TA - Plainview Test Well	-	-	-	-	-	-	\$ 35,000	\$ 35,000
99-EDBG-682	TA - Cutler-Orosi Engineering Study for Sewer & Water Capacity	-	-	-	-	-	-	\$ 35,000	\$ 35,000
99-STBG-1389	Housing Rehab-Cutler Orosi, Earlimart, Goshen, Ivanhoe/Lone Oak Water System Improvements	-	-	9	9	-	42	\$ 500,000	\$ 500,000
99-STBG-1407	TA - Richgrove Storm Water/ Recreation Improvement Plan & Design	-	-	-	-	-	-	\$ 35,000	\$ 35,000
98-HOME-0337	Housing Rehab w/TCRA Match	-	-	14	14	-	-	\$ 500,000	\$ 500,000
98-STBG-1273	Housing Rehab-Goshen, Patterson Tract, Ivanhoe, Tipton, E Porterville, Allensworth; Set-Aside - Water System - Allensworth	-	-	10	10	-	-	\$ 500,000	\$ 500,000
98-STBG-1300	TA-Earlimart Master Storm Water Plan	-	-	-	-	-	-	\$ 35,000	\$ 35,000
97-HOME-0283	Housing Rehab (\$550,515) w/TCRA & FTHB (\$315,735)	15	17	17	14	-	-	\$ 866,250	\$ 866,250
97-STBG-1174	TA - Madonna Test Well, Connect w/Delano	-	-	-	1	-	1	\$ 35,000	\$ 35,000
96-EDBG-470	Business Revolving Loan/Goshen, Lindsay	-	-	-	-	-	3	\$ 300,000	\$ 300,000
96-HOME-0227	Housing Rehab w/TCRA Match	-	-	12	12	-	-	\$ 525,000	\$ 525,000
96-STBG-1037	Housing Rehab - Earlimart, El Rancho, Pixley, Teviston, Tonyville & Yettem; Lindsay Water, Goshen Sewer	-	-	3	2	-	366	\$ 500,000	\$ 500,000
96-STBG-1167	TA -Allensworth Test Well	-	-	-	-	-	-	\$ 35,000	\$ 35,000
95-EDBG-355	TA - Interactive Industrial Inventory	-	-	-	-	-	-	\$ 35,000	\$ 35,000
95 HPG	Housing Rehab w/TCRA Match	-	-	14	17	-	-	\$ 336,875	\$ 336,875
95-STBG-929	Housing Rehab-Earlimart, Pixley, Teviston, El Rancho, Tonyville, Yettem & Public Works Set-Aside for Infrastructure Improvements	-	-	20	11	-	-	\$ 500,000	\$ 500,000
95-STBG-946	TA - Alpaugh Feasibility Study, App Prep	-	-	-	-	-	-	\$ 35,000	\$ 35,000
94-EDBG-306	TA(ED) - Target Industries/Focused Marketing Study	-	-	-	-	-	-	\$ 30,000	\$ 30,000
94-STBG-819	Doyle Colony Fire Station	-	-	-	-	-	-	\$ 500,000	\$ 500,000
94-STBG-841	TA(Gen'l) - Housing Condition Surveys, Land Use Study, App Prep	-	-	-	-	-	-	\$ 30,000	\$ 30,000

Grant Number	Activity Description	Homebuyer Assistance		Housing Rehab		Connections / Assistance		Grant Amount	
		Goal	Actual	Goal	Actual	Goal	Actual	Allocation	Expended
93-HOME-0039	Housing Rehab County Wide & Richgrove Rental Housing Nueva Sierra Vista	-	-	10	10	-	-	\$ 1,000,000	\$ 1,000,000
93-STBG-681	Housing Rehab Poplar (2), Terra Bella (9) & Sewer Connections Tonyville (72) and Water Connections Yettem (52)	-	-	10	11	135	124	\$ 500,000	\$ 500,000
93-STBG-732	TA - Doyle Colony Fire Station Studies	-	-	-	-	-	-	\$ 30,000	\$ 30,000
92-STBG-575	Housing Rehab-Poplar/Cotton Center (4) Terra Bella (5), Porterville (1)	-	-	9	10	400	405	\$ 500,000	\$ 500,000
92-STBG-628	TA - Richgrove Housing Development Study & Application Preparation	-	-	-	-	-	-	\$ 30,000	\$ 30,000
91 CDBG	Housing Rehabilitation - East Orosi	-	-	-	27	-	-	\$ 300,000	\$ 300,000
91-STBG-516	Housing Rehab - Delft Colony (5) and Cutler (9), Water Connections - Delft Colony (87), Griggs Avenue (20); & Sewer Connections Yettem/Traver (12)	-	-	11	15	-	119	\$ 500,000	\$ 500,000
91-STBG-544	TA - Housing Condition Survey Poplar/Cotton Center/Terra Bella; App Prep	-	-	-	-	-	-	\$ 30,000	\$ 30,000
90-STBG-435	Housing Rehab - Alpaugh (9), Allensworth (6)	-	-	14	14	-	-	\$ 433,000	\$ 433,000
90-STBG-453	TA - Richgrove Water System	-	-	-	-	-	-	\$ 26,000	\$ 26,000
89-EDBG-843	TA(ED)- Goshen Marketing Study	-	-	-	-	-	-	\$ 30,000	\$ 30,000
89-STBG-349	Sewer Connections - Delft Colony (\$65,040), Seville (\$47,670), Tooleville (\$44,360), Tonyville (\$59,460), Traver (\$110,610), Yettem (\$43,620) & Wells Tract (\$42,280) Administration (\$38,201)	-	-	-	-	-	464	\$ 451,241	\$ 451,241
87-STBG-225	Goshen Housing Rehab	-	-	-	27	-	-	\$ 470,000	\$ 470,000
86-STBG-198	Ivanhoe Housing Rehab & N.E. Orosi and El Rancho Sewer	-	-	10	13	-	-	\$ 600,000	\$ 600,000
85-STBG-183	Richgrove Housing Rehab & Water System	-	-	-	32	-	17	\$ 600,000	\$ 600,000
83-STBG-109	Tipton Housing Rehab & Water System	-	-	-	11	-	-	\$ 500,000	\$ 500,000
82-STBG-019	Strathmore Housing Rehab; East Orosi Sewer, Water and Storm Drainage	-	-	-	21	-	-	\$ 700,000	\$ 700,000
B-82-DN-06-0024	East Orosi Administration/Audit (\$12,000)	-	-	-	-	-	-	-	-
	East Orosi Housing Rehab (\$411,000)	-	-	-	7	-	-	-	-
	East Orosi Solar Water Heaters (\$50,000)	-	-	-	-	65	-	-	-
	East Orosi Wastewater Collection System (\$26,000)	-	-	-	-	75	-	\$ 700,000	\$ 700,000
	East Orosi Sanitary Sewer Hookups (\$44,000)	-	-	-	-	55	-	-	-
	East Orosi Water Hookups (\$7,500)	-	-	-	-	75	-	-	-
	East Orosi Storm Drainage System (\$149,500)	-	-	-	-	75	-	-	-
81 Teviston CDBG	Housing Rehabilitation	-	-	-	18	-	-	\$ 45,000	\$ 45,000
B-81-DN-06-0024	Sultana (Water \$100,500; Sewer \$81,600; Housing Rehab \$405,900) Administration (\$12,000)	-	-	74	27	138	-	\$ 600,000	\$ 600,000
B-80-DN-06-0024	Earlmarl Housing Rehab & Water System	-	-	-	27	-	-	\$ 500,000	\$ 500,000
B-79-DN-06-0083	Storm Sewer	-	-	-	-	-	-	\$ 268,000	\$ 268,000
B-79-DN-06-0024	Woodville Housing Rehab & Water System	-	-	-	-	-	-	\$ 500,000	\$ 500,000
B-78-DN-06-0024	Cutler Water & Springville Sewer	-	-	-	-	-	-	\$ 153,500	\$ 153,500
TOTALS		74	77	478	563	4,082	1,600	\$ 58,645,190	\$ 38,192,660

Grant Number	Activity Description	Homebuyer Assistance		Housing Rehab		Connections / Assistance		Grant Amount	
		Goal	Actual	Goal	Actual	Goal	Actual	Allocation	Expended

Appendix E
Alphabetical Listing of Tulare County Cities and Special Districts

**ALPHABETICAL LISTING OF TULARE COUNTY
CITIES AND SPECIAL DISTRICTS**

Allensworth Community Services District	Lemon Cove Sanitary District
Alpaugh Community Services District	Levee District No. One
Alpaugh Irrigation District	Levee District No. Two
Alpine Village-Sequoia Crest Community Services District	Lewis Creek Water District
Alta Hospital District	Lindmore Irrigation District
Alta Irrigation District	Lindsay Local Hospital District
Alta Public Cemetery District	Lindsay-Strathmore Irrigation District
Angiola Water District	Lindsay-Strathmore Memorial District
Atwell Island Water District	Lindsay-Strathmore Public Cemetery District
Consolidated Irrigation District	London Community Services District
Corcoran Irrigation District	Lower Tule River Irrigation District
City of Dinuba	North Kern-South Tulare Hospital District
City of Exeter	Orange Cove Fire Protection District
City of Farmersville	Orange Cove Irrigation District
City of Lindsay	Orosi Memorial District
City of Porterville	Orosi Public Utility District
City of Tulare	Patterson Tract Community Services District
City of Visalia	Pixley Irrigation District
City of Woodlake	Pixley Public Utility District
County Service Area #1	Ponderosa Community Services District
County Service Area #2	Poplar Community Services District
Cutler Public Utility District	Porter Vista Public Utility District
Deer Creek Storm Water District	Porterville Irrigation District
Delano Mosquito Abatement District	Porterville Memorial District
Delano-Earlimart Irrigation District	Porterville Public Cemetery District
Delta Vector Control District	Reedley Public Cemetery District
Dinuba Memorial District	Richgrove Community Services District
Ducor Community Services District	Saucelito Irrigation District
Ducor Irrigation District	Selma-Kingsburg-Fowler County Sanitation District
Earlimart Public Utility District	Sequoia Memorial District
East Orosi Community Services District	Sierra Resource Conservation District
Eshom Valley Public Cemetery District	Sierra View Local Hospital District
Excelsior/Kings River Resource Conservation District	South Tulare County Citrus Pest Control District
Exeter Hospital District	South Tulare County Memorial District
Exeter Irrigation District	Springville Memorial District
Exeter Public Cemetery District	Springville Public Utility District
Exeter Veterans Memorial District	St. Johns Water District
Goshen Community Services District	Stone Corral Irrigation District
Hills Valley Irrigation District	Strathmore Fire Protection District
Homeland Reclamation District No. 780	Strathmore Public Utility District
Hope Water District	Sultana Community Services District
Ivanhoe Irrigation District	Tea Pot Dome Water District
Ivanhoe Memorial District	Terra Bella Irrigation District
Ivanhoe Public Utility District	Terra Bella Memorial District
Kaweah Delta Health Care District	Terra Bella Sewer Maintenance District
Kaweah Delta Water Conservation District	Teviston Community Services District
Kern-Tulare Water District	Three Rivers Community Services District
Kings Mosquito Abatement District	Three Rivers Memorial District
Kings River Conservation District	Three Rivers Public Cemetery District
Kingsburg District Hospital	Tipton Community Services District
Kingsburg Public Cemetery District	Tipton-Pixley Public Cemetery District

Tract 92 Community Services District
Tulare County Flood Control District
Tulare County Natural Resource Conservation District
Tulare County Olive Pest Control District
Tulare County Pest Control/Red Scale Protective District
Tulare Irrigation District
Tulare Lake Basin Water Storage District
Tulare Lake Drainage District
Tulare Lake Resource Conservation District
Tulare Local Hospital District
Tulare Memorial District
Tulare Mosquito Abatement District
Tulare Public Cemetery District
Vandalia Water District
Visalia Memorial District
Visalia Public Cemetery District
Woodlake Fire Protection District
Woodlake Public Cemetery District
Woodlake Veterans Memorial District
Woodville Public Cemetery District
Woodville Public Utility District