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## SECTION 7 - HOUSING

### INTRODUCTION

This Housing Element Revision has been prepared pursuant to AB 2853 and Housing Element Guidelines adopted by the Department of Housing and Community Development on November 17, 1977, specified in Government Code Sections 65302(c) and 65580 et seq. It contains standards and plans for the improvement of housing and for the provision of adequate sites in addition to making adequate provisions for the housing needs of all economic segments of the unincorporated area of Tulare County. It identifies both immediate and prospective needs for market-rate and non market-rate households and sets forth a program to meet identified needs. This Housing Element supersedes, except for informational material, the 1971, 1975, 1981, 1984 (including 1990 Extension of Time) and 1992 Housing Elements, which were adopted by the Board of Supervisors February 13, 1973, March 23, 1976, July 7, 1981, July 31, 1984 (November 6, 1990), and June 23, 1992, respectively.

AB 2853, which was signed into law on September 26, 1980, requires localities to update their Housing Elements at least every five (5) years, and incorporate the regional allocation of housing needs by income group. Subsequent legislation has been enacted which requires local housing elements to also incorporate an analysis of subsidized units at-risk of losing their subsidies, and to identify adequate sites suitable for all income levels, including multiple-family and factory built housing, mobile homes, emergency shelters, and transitional housing in order to meet the community's housing goals. Finally, recent legislation requires housing elements to contain an estimate of "quantified objectives" which establishes the maximum number of housing units by income category that can be constructed, rehabilitated, and conserved over a five-year time period.

Most of the data used in this document was obtained from the 1980 and 1990 U.S. Census and data which has become available subsequent to the adoption of the 1984 Housing Element. This newly available data has provided a more accurate picture of the housing situation in Tulare County.

**Goal 7.A.     Attainment of a suitable and sound home, within a reasonable distance of the individual's place of employment.**

#### **Policies:**

- 7.A.1.        Encourage the construction of new housing units for "special needs" groups, including senior citizens, large families, single heads of household, handicapped households, Refugees and the homeless.
- 7.A.2.        Encourage the construction of 404 year-round housing units for permanent farmworkers in the unincorporated area by 1997.
- 7.A.3.        Encourage Federal and State governments to expand and adequately fund housing programs for very low, low and moderate income households, to stimulate mortgage

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- financing for such programs, and to revise program requirements that preclude certain programs from being utilized.
- 7.A.4. Encourage cooperation between private housing providers and the public sector to direct private resources to areas where housing needs are not being met.
- 7.A.5. Encourage the fair geographic distribution of new housing units to meet the needs of the “special needs” groups.
- 7.A.6. Continue to encourage, as part of the total new construction effort, the utilization by developers of modular units, prefabricated units and mobilehomes.
- 7.A.7. Annually review governmental procedures and fees for processing applications, inspections, environmental review, building” permits and developmental services so that such procedures and fees will not inhibit housing development.
- 7.A.8. Encourage the construction of a broad range of housing types to provide an opportunity of choice in the local housing market.
- 7.A.9. Develop incentives to encourage the rehabilitation of substandard housing.
- 7.A.10. Continue to seek funding for the rehabilitation of substandard housing.
- 7.A.11. Continue to use Community Development Block Grant funds for housing rehabilitation, in conjunction with improvements to public facilities.
- 7.A.12. Seek the assistance of nonprofit housing agencies in undertaking housing rehabilitation programs.
- 7.A.13. Investigate incentives to encourage owners of mobilehome parks to upgrade their facilities.
- 7.A.14. Establish incentives to maintain the existing housing stock in good condition.
- 7.A.15. Promote tenant responsibility toward conservation of the existing housing stock.
- 7.A.16. When occupied housing units are demolished due to public action, encourage the development of suitable replacement housing.
- 7.A.17. Develop incentives for the demolition of dilapidated housing units.
- 7.A.18. Develop a systematic approach for identifying and eliminating concentrations of dilapidated housing.
- 7.A.19. Promote development of “skipped-over” vacant lands within cities and within urban boundaries of unincorporated communities.
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- 7.A.20. Implement adopted community plans which designate adequate sites for residential development.
  - 7.A.21. Assure a proper balance between the needs of housing and agriculture.
  - 7.A.22. Prepare and continue to update community plans to provide adequate sites for all types of housing within urban boundaries of unincorporated communities, and zone such sites consistent with community plans.
  - 7.A.23. Streamline regulations in areas designated for development.
  - 7.A.24. Encourage the construction and rehabilitation of senior citizen group quarters housing, convalescent homes and other continuous care facilities.
  - 7.A.25. Determine the needs for group quarters (farm labor housing) and place an emphasis on meeting that need, if warranted.
  - 7.A.26. Identify, remove and replace 150 substandard farmworker housing units by 1997 and assist in the relocation of the occupants.
  - 7.A.27. Address unique group quarters housing needs of refugees (Southeast Asians and others) and develop a liaison with the local task force.
  - 7.A.28. When locating agricultural industry in rural areas, a determination should be made that a source of employees exists within a reasonable distance of the site.
  - 7.A.29. Continue to support and coordinate closely with local economic development programs.
  - 7.A.30. Assure the provision of housing opportunities for farm-related employment within agricultural areas.
  - 7.A.31. Conduct a housing condition survey of the unincorporated area at least once every five years, in coordination with the decennial and mid-decade censuses.
  - 7.A.32. Improve record-keeping with regard to tabulation of mobilehomes on individual lots.
  - 7.A.33. Improve record-keeping with regard to rehabilitation of housing units.
  - 7.A.34. Improve record-keeping with regard to demolition of housing units.
  - 7.A.35. Coordinate building permit records with incorporated cities in Tulare County.
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7.A.36. Streamline access to building records to permit an accurate tabulation of housing unit change through which housing, household and population estimates can be made for any given date.

7.A.37. Assure that County codes and ordinances promote residential energy conservation.

**Implementation Programs:**

7.AI.1. Coordinate with the Housing Authority to pursue development of rental housing for large families, as well as providing for other housing needs and types.

Responsible Agency: Planning and Development Department,  
Community Development Division

Time Frame: Immediate and ongoing

7.AI.2. Develop criteria for sites appropriate for large family rental housing and identify such sites; develop incentives for this type of development such as density bonuses, other tradeoffs (such as revised improvement requirements), and development agreements. Amend the Zoning Ordinance to incorporate these criteria.

Responsible Agency: Planning and Development Department

Time Frame: Immediate and ongoing

7.AI.3. Formulate site development standards for multiple family dwellings to assure that there is an accessible pathway between the property line and the primary entrance to the building.

Responsible Agency: Planning and Development Department

Time Frame: Immediate and ongoing

7.AI.4. Request the Housing Authority and Self Help Enterprises, Inc. to make application for farmworker housing grants for sites in the Tulare County unincorporated area.

Responsible Agencies: Board of Supervisors  
Housing Authority  
Self-Help Enterprises, Inc.

Time Frame: Ongoing

7.AI.5. Assign the responsibility to the Community Development Division to serve as a housing advocate and liaison with State and Federal housing agencies.

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	Responsible Agencies:	Board of Supervisors Planning and Development Department, Community Development Division
	Time Frame:	Ongoing
7.AI.6.	On behalf of the Board of Supervisors, advocate housing opportunities in Tulare County with State and Federal elected officials and housing agencies.	
	Responsible Agencies:	Board of Supervisors Planning and Development Department, Community Development Division
	Time Frame:	Ongoing
7.AI.7.	Work with State and Federal elected officials and housing agencies to promote the ease of use of State and Federal programs.	
	Responsible Agency:	Planning and Development Department, Community Development Division
	Time Frame	Ongoing
7.AI.8.	Provide information to local builders and developers regarding available housing programs.	
	Responsible Agency:	Planning and Development Department, Community Development Division
	Time Frame	Ongoing
7.AI.9.	Authorize the Planning and Development Director to utilize an informal public/private sector committee to meet periodically to review housing needs and opportunities.	
	Responsible Agency:	Planning and Development Department
	Time Frame:	At the discretion of the Planning Director
7.AI.10.	Monitor the location of new housing units and include information regarding geographic distribution in periodic housing reports.	
	Responsible Agency:	Planning and Development Department, Building and Information Systems Divisions
	Time Frame:	Ongoing

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7.AI.11. Adopt the findings of the 1996 Regional Housing Needs Plan prepared by the Tulare County Association of Governments.

Responsible Agency: Tulare County Association of Governments and member jurisdictions

Time Frame: 1996

7.AI.12. Continue present practices which do not discourage the use of modular units, prefabricated units and mobilehomes.

Responsible Agency: Planning and Development Department

Time Frame: Ongoing

7.AI.13. At the discretion of the Planning Director, form a task force of private sector advisors to review County permit processing and make suggestions for streamlining. In performing this task, the task force should:

- Compare County permit processing with other Counties and the cities in the County;
- Seek technical assistance from the State Office of Permit Assistance; and
- Review the list of ministerial and discretionary projects to determine whether more residential projects could be handled at an administrative level.

Responsible Agency: Board of Supervisors  
Planning and Development Department

Time Frame: To meet as needed at the discretion of the Planning Director

7.AI.14. Reduce application and plan checking fees for any housing project developed by public or private nonprofit agencies that includes a percentage of total units for lower income households.

Responsible Agencies: Board of Supervisors  
Planning and Development Department  
Public Works Department  
County Counsel

Time Frame: Propose development of an ordinance for review by Board of Supervisors during Fiscal Year 1996-97

7.AI.15. Continue the present practice of seeking public input whenever proposals are made to establish new fees or increase existing fees.

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|  | Responsible Agencies: | Planning and Development Department<br>Public Works Department |
|  | Time Frame:           | Ongoing  |
- 7.AI.16. Evaluate a “fast-track” option to process applications for low- and moderate-income housing projects.
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|  | Responsible Agency: | Planning and Development Department |
|  | Time Frame:         | 1996-1997                           |
- 7.AI.17. Continue to issue home mortgage revenue bonds when feasible, and investigate the feasibility of issuing bonds for multiple-family rental housing.
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|  | Responsible Agencies: | Board of Supervisors<br>Planning and Development Department, Community<br>Development Division<br>Private Developers |
|  | Time Frame:           | Annual assessment of needs and feasibility of issuing<br>bonds   |
- 7.AI.18. Make greater use of the State law which eliminates State tax deductions for depreciation for landlords with substandard rentals.
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|  | Responsible Agencies: | Board of Supervisors<br>Planning and Development Department,<br>Community Development Division<br>County Counsel |
|  | Time Frame:           | Ongoing  |
- 7.AI.19. Continue the practice of reducing building permit fees for the rehabilitation of deteriorated housing units located in CDBG project areas.
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|  | Responsible Agencies: | Board of Supervisors<br>Planning and Development Department,<br>Community Development Division<br>County Counsel |
|  | Time Frame:           | Prepare an Ordinance for consideration by the<br>Board of Supervisors during Fiscal Year 1996-97                 |
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- 7.AI.20. Continue to address strategies addressing substandard housing through designation of target areas for concentration of code enforcement, housing rehabilitation and community facility improvement efforts.

Responsible Agency: Planning and Development Department,  
Community Development and Building Divisions

Time Frame: Ongoing

- 7.AI.21. Determine whether additional grants can be sought, and coordinate with the County's Community Development Block Grant program.

Responsible Agency: Planning and Development Department,  
Community Development Division

Time Frame: Ongoing

- 7.AI.22. Rehabilitate 714 renter housing units receiving low-rent public housing subsidies through a Comprehensive Grant program (HUD). Grant will be received by the County Housing Authority.

Responsible Agency: Tulare County Housing Authority

Time Frame: Fiscal Years 1992-93 through 1996-97

- 7.AI.23. Continue to leverage Community Development Block Grant funds to obtain additional grant funding.

Responsible Agency: Planning and Development Department,  
Community Development Division

Time Frame: Ongoing

- 7.AI.24. Continue a close liaison between the County of Tulare, Self-Help Enterprises, Inc., and any other housing organizations able to assist the goals of Tulare County.

Responsible Agencies: Board of Supervisors  
Planning and Development Department,  
Community Development Division

Time Frame: Ongoing

- 7.AI.25. Continue a liaison with the Rural Community Assistance Corporation in cooperation with Self-Help Enterprises, Inc., and any other housing organizations able to assist the goals of Tulare County.



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	Responsible Agencies:	Board of Supervisors Planning and Development Department, Community Development Division Self-Help Enterprises, Inc.
	Time Frame:	Ongoing
7.AI.26.	Review available State and Federal grant and loan programs for upgrading mobilehome facilities and make park owners aware of these programs.	
	Responsible Agencies:	Planning and Development Department, Community Development Division
	Time Frame:	Ongoing
7.AI.27.	Establish local community awards programs to recognize property maintenance in order to enhance private efforts at housing conservation.	
	Responsible Agency:	Town Councils
	Time Frame:	Ongoing
7.AI.28.	Continue to use Community Development Block Grant funds and other appropriate funding sources to upgrade community facilities to assure conservation of the existing housing stock.	
	Responsible Agency:	Planning and Development Department, Community Development Division
	Time Frame:	Annually
7.AI.29.	Actively seek all grants and low interest loans to maintain and upgrade the housing stock in the Tulare County unincorporated area.	
	Responsible Agencies:	Housing Authority Planning and Development Department, Community Development Division Self-Help Enterprises, Inc.
	Time Frame:	Ongoing
7.AI.30.	Continue existing education and training programs for tenants of federally-assisted housing and low-income homeowners.	
	Responsible Agencies:	Housing Authority Self-Help Enterprises, Inc.

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Time Frame: Ongoing

- 7.AI.31. Assure that the Housing Authority gives displaced individuals priority placement in public housing.

Responsible Agencies: Board of Supervisors  
Housing Authority

Time Frame: Ongoing

- 7.AI.32. Target demolition efforts in areas where new affordable housing is scheduled to be constructed.

Responsible Agencies: Planning and Development Department,  
Community Development and Building  
Divisions, in coordination with Self  
Enterprises, Inc. and Housing Authority

Time Frame: Ongoing

- 7.AI.33. Reduce the demolition permit fees for demolition of dilapidated housing units.

Responsible Agencies: Board of Supervisors  
Planning and Development Department,  
Building Division  
County Counsel

Time Frame: Prepare an ordinance for consideration by Board of  
Supervisors during Fiscal Year 1996-97

- 7.AI.34. Review existing residential zoning to determine whether higher density zoning would serve as an incentive for the removal and replacement of dilapidated housing.

Responsible Agency: Planning and Development Department,  
Countywide Planning Division

Time Frame: Evaluate in conjunction with community plans and  
rezoning studies

- 7.AI.35. Make greater use of the State law which eliminates State tax deductions for depreciation for landlords with substandard rentals.

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|  | Responsible Agencies: | Board of Supervisors<br>Planning and Development Department,<br>Community Development Division<br>County Counsel |
|  | Time Frame:           | Ongoing  |
- 7.AI.36. Encourage State and Federal funding for farmworker housing, and actively seek funding for projects of this type.
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|  | Responsible Agencies: | Housing Authority<br>Self Help Enterprises, Inc.<br>Planning and Development Department,<br>Community Development Division |
|  | Time Frame:           | Ongoing  |
- 7.AI.37. Continue to address substandard housing, through designation of target areas for the concentration of code enforcement, housing rehabilitation and community facility improvements.
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|  | Responsible Agency: | Planning and Development Department,<br>Community Development, and Building<br>Divisions |
|  | Time Frame:         | Ongoing  |
- 7.AI.38. Review the zoning of “skipped-over” vacant lands in unincorporated communities to insure that present zoning is not impeding their development.
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|  | Responsible Agency: | Planning and Development Department                                 |
|  | Time Frame:         | Prepare in conjunction with community plans and<br>rezoning studies |
- 7.AI.39. Approve subdivisions and divisions of land for housing development when such proposals are consistent with adopted plans.
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|  | Responsible Agencies: | Board of Supervisors<br>Planning Commission |
|  | Time Frame:           | Ongoing                                     |
- 7.AI.40. Amend the Zoning Ordinance or develop policies to prohibit potentially incompatible agricultural uses (e.g., feedlots or dairies) within close proximity to concentrations of dwelling units.
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Responsible Agencies: Board of Supervisors  
Planning and Development Department  
County Counsel

Time Frame: Prepare an ordinance or policy for consideration by  
Board of Supervisors During Fiscal Year 1992-93

- 7.AI.41. Systematically review existing community plans and zoning to assure that new community plans provide adequate residentially-designated sites.

Responsible Agency: Planning and Development Department

Time Frame: Include such information in annual reports required  
by Government Code Section 65400

- 7.AI.42. Continue to prepare master environmental assessments for specific community plans in order to streamline environmental assessments on individual projects.

Responsible Agency: Planning and Development Department

Time Frame: Ongoing

- 7.AI.43. Review and revise, where appropriate, the urban boundaries of unincorporated communities.

Responsible Agencies: Tulare County Association of Governments  
Planning and Development Department,  
Countywide Planning Division

Time Frame: Schedule completion of a report in Fiscal Year  
1992-93, following completion of the Urban  
Boundaries Plan review for unincorporated cities

- 7.AI.44. Streamline the Site Plan review process by making the following revisions:

- reduce the amount of information which must be submitted for minor projects; and
- incorporate a final site plan waiver procedure

Responsible Agencies: Planning and Development Department  
County Counsel

Time Frame: Fiscal Year 1996-97

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- 7.AI.45. Work with the Housing Authority, Self-Help Enterprises, Inc., and other groups as possible, to expand new housing opportunities.

Responsible Agencies: County Executive  
Planning and Development Department  
Housing Authority  
Self-Help Enterprises, Inc.

Time Frame: Ongoing

- 7.AI.46. Review the Zoning Ordinance to determine whether existing regulations place unnecessary constraints on the development of convalescent homes and other continuous care facilities.

Responsible Agencies: Planning and Development Department

Time Frame: Ongoing

- 7.AI.47. Review the Zoning Ordinance to evaluate farm labor camps as a permitted use in appropriate zones, and adopt standards for approval.

Responsible Agencies: Board of Supervisors  
Planning and Development Department

Time Frame: Prepare a report for consideration by the Board of Supervisors during Fiscal Year 1996-97

- 7.AI.48. Identify and quantify the need for group quarters housing for farmworkers.

Responsible Agencies: Planning and Development Department  
Housing Authority

Time Frame: Evaluate as part of the 1996 Regional Housing Needs Plan

- 7.AI.49. Continue to address substandard housing, through designation of target areas for the concentration of code enforcement, housing rehabilitation and community facility improvements.

Responsible Agency: Planning and Development Department,  
Community Development and Building Divisions

Time Frame: Ongoing

- 7.AI.50. Encourage State and Federal funding for farmworker housing, and actively seek funding for projects of this type:

Responsible Agencies: Housing Authority  
Planning and Development Department,  
Community Development Division  
Self-Help Enterprises, Inc.

Time Frame: Immediate and ongoing

- 7.AI.51. Request the Housing Authority and Self-Help Enterprises, Inc. to investigate any grant and loan programs not currently utilized, as well as private syndication, to increase efforts for development of farm labor housing.

Responsible Agencies: Board of Supervisors  
Housing Authority  
Self-Help Enterprises, Inc.

Time Frame: Immediate and ongoing

- 7.AI.52. Work with farmers to encourage more private development of farm labor housing.

Responsible Agency: Public/Private Sector Committee  
(Refer to Program 1.41)

Time Frame: Ongoing

- 7.AI.53. Continue to identify and quantify the need for group quarters housing for refugees.

Responsible Agency: Public/Private Sector Committee  
(Refer to Program 1.41)

Time Frame: Include the need in 1996 Regional Housing Needs  
Plan and 1997 Housing Element

- 7.AI.54. Incorporate information regarding trip generation into staff reports or environmental assessments for new or expanded industrial development.

Responsible Agency: Planning and Development Department

Time Frame: Ongoing

- 7.AI.55. Encourage the Tulare County Economic Development Corporation to promote housing opportunities in Tulare County with State and Federal elected officials and housing agencies.

Responsible Agencies: Board of Supervisors  
Economic Development Corporation

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|  | Time Frame: | Ongoing |
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- 7.AI.56. Continue to provide financial support to the Tulare County Economic Development Corporation.
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|  | Responsible Agency: | Board of Supervisors |
|  | Time Frame:         | Annually             |
- 7.AI.57. Continue to review the Zoning Ordinance and existing zoning and amend if necessary to assure that adequate provision is made for housing opportunities in agricultural areas.
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|  | Responsible Agency: | Planning and Development Department |
|  | Time Frame:         | Ongoing                             |
- 7.AI.58. Conduct a housing condition survey of the unincorporated area during Fiscal Year 1995-96.
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|  | Responsible Agencies: | Tulare County Association of Governments<br>Planning and Development Department,<br>Community Development and Building Divisions |
|  | Time Frame:           | Fiscal Year 1995-96  |
- 7.AI.59. Amend the Ordinance Code to allow removal of a mobilehome from any site outside mobilehome parks only by a permit issued by the Building Division to enable tabulation of mobilehomes on individual lots by date and location.
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|  | Responsible Agencies: | Board of Supervisors<br>Planning and Development Department,<br>Building Division<br>County Counsel |
|  | Time Frame:           | Fiscal Year 1996-97   |
- 7.AI.60. Include mobilehome removals as part of the Building Division's "Weekly Summary of Building Permits."
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|  | Responsible Agency: | Planning and Development Department,<br>Building Division |
|  | Time Frame:         | Fiscal Year 1996-97                                       |
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- 7.AI.61. Establish a procedure to make a distinction between permits for alterations and permits for the rehabilitation of housing units to enable a more accurate assessment of housing condition.

Responsible Agencies: Planning and Development Department,  
Building Division

Time Frame: Fiscal Year 1996-97

- 7.AI.62. Direct the County Fire Department to notify the Building Division of (1) housing units not completely destroyed by fire, but which will be removed from the site, and (2) removal of debris from a housing unit completely destroyed by fire so that the Building Division can notify the owners of such property that permits are required, then issue the permits to enable tabulation of housing unit changes due to fire.

Responsible Agencies: Planning and Development Department,  
Building Division  
Fire Warden

Time Frame: Fiscal Year 1996-97

- 7.AI.63. Enter into agreements with incorporated cities in Tulare County to obtain, on a regular basis, either weekly or monthly summaries of the following types of building permits, by date, street address and census tract to enable tabulation of the change in housing units on a countywide basis.

- housing unit construction;
- housing unit demolition or removal;
- housing unit relocation, including address of previous location; and
- housing units lost by fire.

Responsible Agencies: Tulare County Association of Governments  
Planning and Development Department,  
Building and Information Systems Divisions

Time Frame: Fiscal Year 1996-97

- 7.AI.64. Continue to prepare a monthly summary of residential building permits which would include, by street address, census tract, nearest community, and, where multiple units are concerned, both the number of structures and the number of units in each structure, the following types of permits:

- new construction of single-family units;
- new construction of multiple-family units;
- mobilehome installations;
- mobilehome removals;



- demolition of single-family units;
- demolition of multiple-family units;
- relocated units, including address of previous location; and
- rehabilitation of single- and multiple-family units.

Responsible Agency: Planning and Development Department,  
Building and Information Systems Divisions

Time Frame: Ongoing

7.AI.65. Produce periodic housing reports which identify community needs and provide information on housing starts, sales prices and other housing activity.

Responsible Agencies: Planning and Development Department,  
Community Development and Building Divisions  
Boards of Realtors

Time Frame: Ongoing

7.AI.66. Continue to enforce and streamline implementation of the State Residential Energy Standards.

Responsible Agency: Planning and Development Department, Building  
Division

Time Frame: Ongoing

7.AI.67. Review existing and proposed codes and ordinances to assure that they do not deter construction of innovative, energy-efficient housing.

Responsible Agency: Planning and Development Department, Building  
Division

Time Frame: Ongoing

7.AI.68. Continue to enforce the provisions of the Subdivision Map Act regulating efficient subdivision design.

Responsible Agency: Planning and Development Department

Time Frame: Ongoing

**Goal 7.B. The early attainment of an affordable home which meets the economic and social needs of every present future resident of the Tulare County unincorporated area.**

**Policies:**

- 7.B.1. Encourage Federal and State governments to maintain and increase housing assistance to lower income households.
- 7.B.2. Work with public and private nonprofit agencies to encourage purchase of appropriate undeveloped sites (land banking) for future sale, at less than market cost, to developers who would agree to build a percentage of the total units for lower income households, and to assure the availability of affordable sites for public housing.
- 7.B.3. Improve housing affordability by utilizing density bonuses, zero lot lines, special units, smaller lot sizes, or cluster development, in return for construction of a percentage of total units for lower-income households.
- 7.B.4. Improve the understanding of housing issues at both staff and decision-making levels.
- 7.B.5. Study the impact of school fees on housing affordability.
- 7.B.6. Continue present efforts to standardize County development requirements.
- 7.B.7. Support the use of Community Development Block Grants and other grant funds for rehabilitation and site development for lower income housing.

**Implementation Programs:**

- 7.BI.1. Identify target areas for public housing assistance, based on a countywide needs assessment, housing condition surveys, and other relevant information.
- Responsible Agency: Planning and Development Department,  
Community Development Division
- Time Frame: Ongoing
- 7.BI.2. When land is purchased by the County in conjunction with installation of new public facilities, consideration should be given to making any excess land available for sale to accommodate affordable housing.
- Responsible Agency: Planning and Development Department,  
Community Development Division
- Time Frame: Ongoing
- 7.BI.3. Continue to implement Government Code Section 54220, which requires the County to make surplus lands available for purchase by housing agencies.

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|  | Responsible Agencies: | County Counsel<br>Building Services and Parks Department |
|  | Time Frame:           | Ongoing  |
- 7.BI.4. Continue efforts to amend the Zoning and Subdivision Ordinances to allow higher densities, zero lot line development and other, more flexible, zoning provisions.
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|  | Responsible Agencies: | Planning and Development Department<br>County Counsel |
|  | Time Frame:           | Fiscal Year 1996-97                                   |
- 7.BI.5. Prepare and adopt a Density Bonus Ordinance consistent with State Density Bonus Law.
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|  | Responsible Agencies: | Planning and Development Department<br>County Counsel |
|  | Time Frame:           | By June 31, 1993                                      |
- 7.BI.6. Make developers, builders and the public aware of changes which have been made or are under consideration and increase the County's public relations efforts.
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|  | Responsible Agency: | Planning and Development Department |
|  | Time Frame:         | Ongoing                             |
- 7.BI.7. Preparation of annual reports which enumerate new ordinances; policy and standard revisions undertaken during the previous year and review of accomplishments.
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|  | Responsible Agency: | Planning and Development Department |
|  | Time Frame:         | Ongoing                             |
- 7.BI.8. Include a more detailed analysis of pros and cons and likely results of ordinance amendments in Planning and Development Department staff reports.
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|  | Responsible Agencies: | Planning and Development Department<br>County Counsel   |
|  | Time Frame:           | To be agreed upon between school districts and the Board of Supervisors at the time the districts request approval of additional school fees. |
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- 7.BI.9. A complete study is now in progress to evaluate the impact of additional school fees and develop recommendations to the Board of Supervisors to reduce the impact on low income households, encourage greater uniformity of fees, and correct existing inequities (e.g., charging fees for rebuilding units destroyed by fire, for senior citizen housing projects, etc.).

Responsible Agencies: Planning and Development Department  
County Counsel

Time Frame: To be agreed upon between school districts and the Board of Supervisors at the time school districts request approval of additional school fees.

- 7.BI.10. Encourage school districts to pursue financial measures such as the one approved by the City of Tulare, which balances costs between new and existing residents, and all other alternatives prior to requesting the Board of Supervisors to impose additional school impact fees.

Responsible Agencies: Board of Supervisors  
School Districts  
County Counsel

Time Frame: To be agreed upon between school districts and the Board of Supervisors at the time school districts request approval of additional school fees.

- 7.BI.11. Investigate methods to reduce, provide for extended payment periods, and/or subsidize school impact fees for households below the poverty level.

Responsible Agencies: County Counsel  
School Districts  
Planning and Development Department,  
Community Development Division

Time Frame: Prepare report for consideration by the Board of Supervisors by 1996.

- 7.BI.12. Continue to amend the Zoning Ordinance as appropriate to include written standards for permits for which no written standards currently exist, in order to reduce the number of discretionary permits.

Responsible Agency: Planning and Development Department

Time Frame: Ongoing

- 7.BI.13. Develop informational brochures with diagrams to promote better understanding of County development standards.

Responsible Agencies: Planning and Development and Public Works Departments

Time Frame: Ongoing

- 7.BI.14. Require the execution of a rental agreement to restrict rental increases to an agreed-upon percentage for all rental units rehabilitated by publicly-funded housing rehabilitation programs.

Responsible Agency: Planning and Development Department, Community Development Division

Time Frame: Ongoing

**Goal 7.C. The early attainment of a satisfying residential environment with adequate public and private services and facilities**

**Policies:**

- 7.C.1. Actively seek to discourage housing discrimination based upon race, religion, sex, marital status, ancestry, national origin or color.
- 7.C.2. Encourage Federal and State governments to increase the level of funding for improvements or expansion of sewer and water facilities serving unincorporated communities.
- 7.C.3. Complete the formation of a County Service Area , encompassing the entire unincorporated area which can provide community services on a demand basis.
- 7.C.4. Develop up-to-date information regarding community sewer and water needs.
- 7.C.5. Assure that all new housing within the urban areas of unincorporated communities is either: (1) served by community water and/or sewer, or (2) that soil conditions permit safe treatment of liquid waste by septic tank systems.
- 7.C.6. Provide technical assistance to public utility districts and community services districts.
- 7.C.7. Continue to use Community Development Block Grants and other available funds to install and upgrade public facilities within existing unincorporated communities.

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- 7.C.8. Coordinate capital improvement programs for street construction, paving, and the replacement of substandard sewer and water lines with programs for housing rehabilitation,
- 7.C.9. With regard to improvement requirements, assure that a balance is achieved between housing needs and public protection, and that requirements are necessary for protection of public health and safety.
- 7.C.10. Assure that improvement fees are applied in an equitable manner.
- 7.C.11. Encourage subdivision and housing unit design which provides for a reasonable level of safety and security.
- 7.C.12. Place greater emphasis upon enforcement of the Health and Safety Code.
- 7.C.13. Continue to ensure the quality and livability of residential neighborhoods.
- 7.C.14. Discourage construction of residential units in areas with high noise levels, or require that adverse noise levels be mitigated.
- 7.C.15. Support locally-initiated programs to provide neighborhood parks and recreational facilities for residential areas within existing unincorporated communities.

**Implementation Programs:**

- 7.CI.1. Disseminate information on fair housing laws and refer inquiries regarding housing discrimination to the Fresno district office of the Department of Fair Employment and Housing and Tulare-Kings Counties Legal Services.
- Responsible Agency: Planning and Development Department
- Time Frame: Ongoing
- 7.CI.2. Meet with Federal and State officials on a regular basis to review grant program status and to advocate higher placement on priority funding lists for Tulare County communities.
- Responsible Agencies: Planning and Development Department,  
Community Development Division  
Health Department
- Time Frame: Annually
- 7.CI.3. Implement the County Service Area as a vehicle for maintaining privately-developed public facilities for new subdivisions in unincorporated communities.

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	Responsible Agency:	Board of Supervisors
	Time Frame:	Ongoing
7.CI.4.	Utilize the County Service Area as a vehicle to maintain new public facilities in unincorporated communities.	
	Responsible Agencies:	Board of Supervisors Planning and Development Department, Community Development Division
	Time Frame:	Ongoing
7.CI.5.	Through the County Service Area, issue 1911 and 1915 Act bonds and utilize 1913 Act assessments for improvements in unincorporated communities.	
	Responsible Agencies:	Board of Supervisors Planning and Development Department, Community Development Division
	Time Frame:	Ongoing
7.CI.6.	Identify target areas for public infrastructure assistance, based on a countywide needs assessment, housing condition surveys, and other relevant information.	
	Responsible Agency:	Planning and Development Department, Community Development Division
	Time Frame:	Ongoing
7.CI.7.	Continue to regulate and monitor installation of septic systems to assure public health and safety.	
	Responsible Agency:	Health Department
	Time Frame:	Ongoing
7.CI.8.	Encourage utilization of the County Service Area for maintenance of new community facilities, and utilization of homeowners associations for appropriate maintenance responsibilities such as security, landscaping, recreation and common area maintenance.	
	Responsible Agency:	Planning and Development Department
	Time Frame:	Ongoing

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- 7.CI.9. Continue existing County efforts whenever feasible to (1) provide data and other information to identify the needs for sewer and water facilities; (2) submit grant applications on behalf of the districts; (3) review and process grant applications; (4) administer grants provided by Federal and State governments; and (5) recover County costs incurred in providing technical assistance.

Responsible Agencies: Planning and Development Department,  
Community Development Division  
Health Department

Time Frame: Ongoing

- 7.CI.10. Identify overlapping or inconsistent public facility standards and seek to eliminate duplication, unless the County determines that more stringent standards are necessary for public health and safety.

Responsible Agencies: Planning and Development Department,  
Countywide Planning and Community Development  
Divisions  
Health Department  
Public Works Department  
Uniform Improvement Standards Committee

Time Frame: Ongoing through the preparation of community plans  
and rezoning studies.

- 7.CI.11. In target communities, use redevelopment authority along with other funds and tools as a means to subsidize public improvements.

Responsible Agencies: Board of Supervisors  
Planning and Development Department,  
Community Development Division

Time Frame: Ongoing

- 7.CI.12. Coordinate community development and capital improvement programs through designation of target areas.

Responsible Agencies: Planning and Development Department,  
Community Development Division  
Public Works Department

Time Frame: Ongoing

- 7.CI.13. Examine and, where appropriate, update improvement standards to distinguish between different types of improvements, based upon purpose and function.



Responsible Agencies: Planning and Development Department  
Public Works Department  
Health Department  
Fire Department

Time Frame: Immediate and Ongoing

- 7.CI.14. For new improvements, which serve both new and existing residents, and over which the County has fee-setting authority, balance new charges and assessments between new and existing residents.

Responsible Agency: Board of Supervisors

Time Frame: To be addressed whenever new impact fees and service charges are under consideration.

- 7.CI.15. Research designs which promote safety and security and incorporate these approaches into County standards and review practices.

Responsible Agency: Planning and Development Department

Time Frame: Ongoing

- 7.CI.16. Investigate the feasibility of inspecting residential lots and citing property owners in violation of health standards on a systematic basis.

Responsible Agency: Health Department

Time Frame: Ongoing

- 7.CI.17. Develop and adopt County mobilehome park standards for site design, including densities, lot area, setbacks, parking, landscaping, fencing, street widths, recreation, and lighting.

Responsible Agency: Planning and Development Department,  
Countywide Planning Division

Time Frame: Prepare report by Fiscal Year 1996-97

- 7.CI.18. Continue to implement the provisions of the California Environmental Quality Act and the Noise Element of the Tulare County General Plan, with regard to new residential development.

Responsible Agencies: Planning and Development Department  
Health Department

Time Frame: Ongoing

7.CI.19. Encourage unincorporated communities and special districts to apply for State Park Bond funds for parks and recreation.

Responsible Agencies: Planning and Development Department,  
Community Development Division  
Building Services and Parks Department

Time Frame: Ongoing