Tulare County

Housing Element

2009 Update

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Tulare County Housing Element

2009 Update

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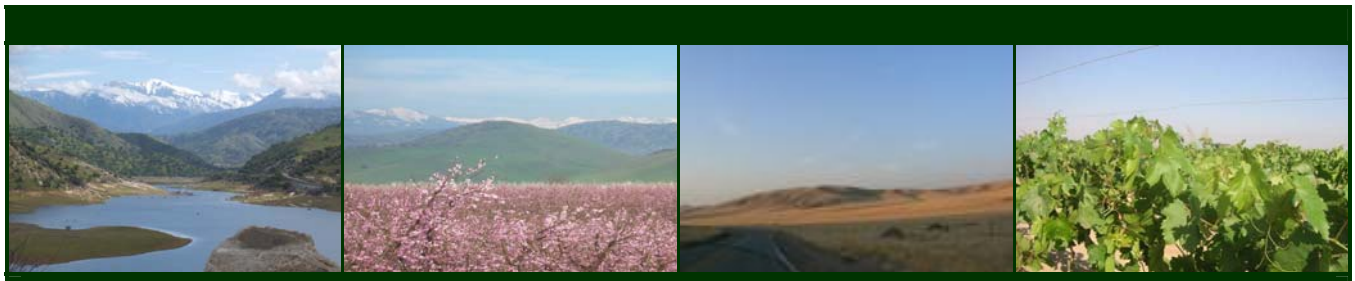


1. Introduction

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 (regional map page 2).

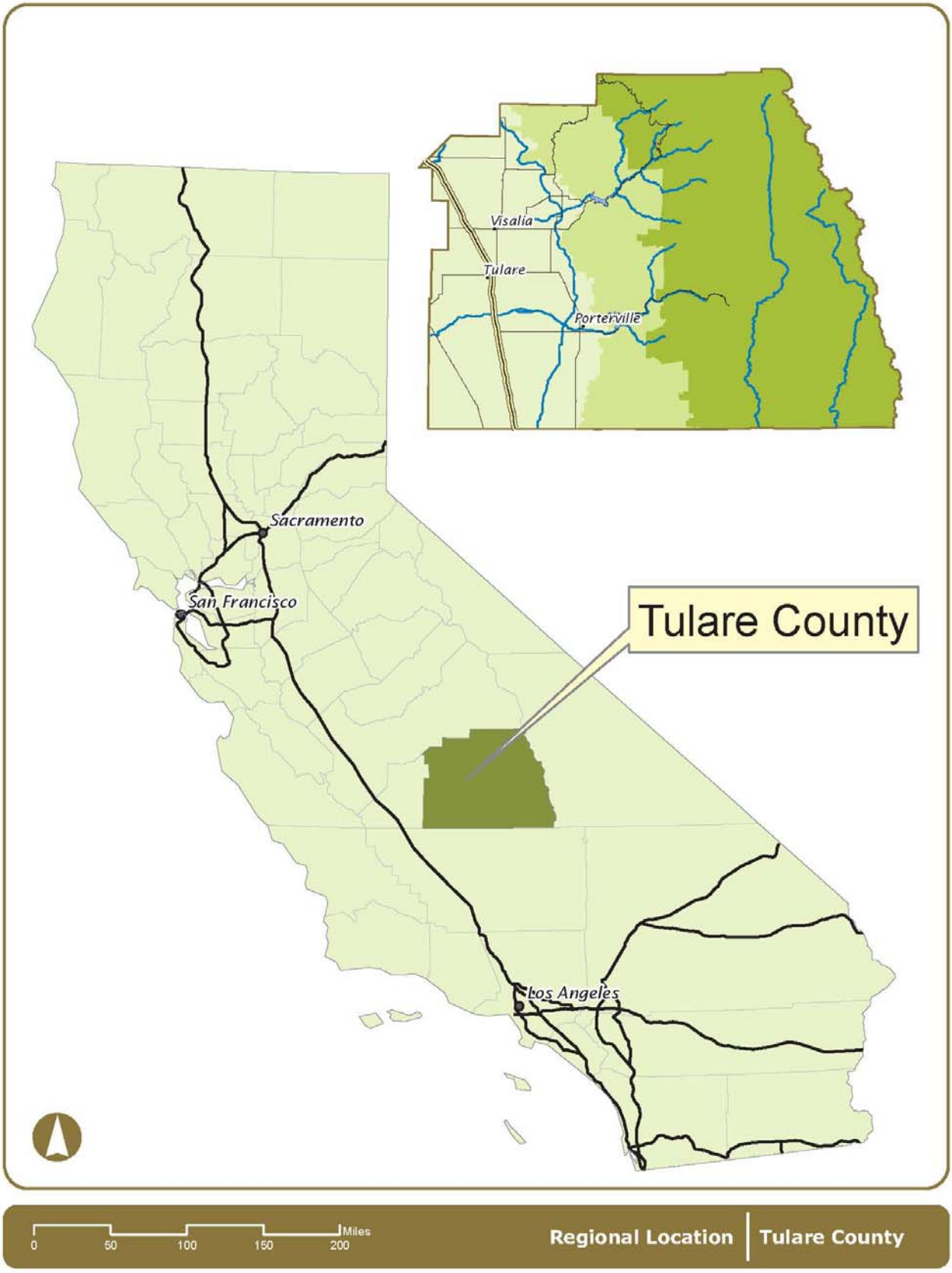
The Housing Element is a comprehensive assessment of current and future housing needs for all segments of the County's population living in unincorporated areas, as well as a program for meeting those needs. In the last decade, significant economic and demographic changes in Tulare County have challenged 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. Recently the housing market has collapsed, reversing the prolonged trend of escalating home prices. At this time, 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 2009 to 2014 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 2009 to 2014 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 and the homeless; as these groups may have more difficulty in finding decent and affordable housing due to their special needs.

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.


Visalia
Tulare
Porterville
Sacramento
San Francisco
Tulare County
Los Angeles
0
50
100
150
200
Miles
Regional Location
Tulare County

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 throughout the County;
- 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;
- Higher density housing and mixed-use developments are needed to balance the shortages of land for development and the increasing needs for housing and commerce.

Summary Goal

Attainment of a suitable, affordable and satisfactory 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 satisfactory environment. A housing unit is suitable if its condition is standard, it is not overcrowded and if it 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.

A satisfactory living environment is one in which residents are beneficially influenced by services such as adequate public facilities, access to employment opportunities, transportation, compatible adjacent land uses and convenient access to commercial uses. All of the housing needs, outlined above, are discussed in detail in the following chapters.

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. Consequently, for many low and moderate-income families, that goal was not fulfilled. 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.

> National Housing Goal:
> "a decent home and a suitable living environment for every American family"

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 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 years.

Recent Housing Element Legislation

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

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 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 COG may request the use of population and household forecast assumptions used in the regional transportation plan.

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 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.

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.

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.

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.

AB 2634 establishes an extremely low income level at 30 % or less of median income.
SB 2 requires at least one zone where shelters are permitted "by right".

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.

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.

1.3 Purpose of This Update

State Housing Element Law requires that Housing Elements throughout the State be updated by the local jurisdiction every five years. This Element must be updated and certified by State HCD for compliance with State Housing Law by August 31, 2009.

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 five-year or 1997 housing need projections were provided from the 1991 Tulare County Housing Needs Determination Plan.

2003 Housing Element

The most recent 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 California Department of Housing and Community Development (HCD) on April 27, 2004 and is considered to be valid until August 31, 2009.

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 is in the final stages of a comprehensive update of its General Plan to reflect growth and development through to the year 2030. General Plan Elements to be updated as part of the 2030 General Plan program include State of California mandated Land Use, Circulation, Open Space, Conservation, Safety and Noise Elements.

> Tulare County is in the final stages of a comprehensive update of its General Plan.

In addition, General Plan 2030 will include five new optional elements; Economic Development, Agriculture, Scenic Landscapes, Air Quality and Water Resources. The update process is the first comprehensive update of the County's General Plan and will be completed in the near future. This Housing Element is consistent with the Goals & Policies Report for the General Plan update. However, if any discrepancies emerge between this Housing Element and the General Plan, it will be resolved during the General Plan Update process.

Consistency with Adopted General Plan

In accordance with State law, The Housing Element is to be consistent and compatible with adopted General Plan elements. Additionally, the Housing Element is to provide clear policy and direction for making decisions pertaining to zoning, subdivision approval, housing allocations and capital improvements. Section 65300.5 of the Government Code 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 following currently adopted elements of the Tulare County General Plan contain goals and policies, which are especially pertinent to the location and standards for housing development and rehabilitation:

Urban Boundaries Element

The Urban Boundaries Element, adopted in 1974 and amended in 1983 and 1988, sets forth the policy that urban development in Tulare County shall occur within the eight incorporated cities, Foothill Development Corridors, Urban Development Boundaries of unincorporated communities, and other areas suitable for non-agricultural development, as determined by the procedures set forth in the Rural Valley Lands Plan. An exception procedure also exists that allows urban development to occur in the unincorporated area adjacent to incorporated cities, if certain criteria are met.

The purpose of an Urban Development Boundary is to define twenty-year planning areas around incorporated cities in which 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. These boundaries provide an official definition of the interface between future urban and agricultural land uses.

Urban Development Boundaries have also been established around the following unincorporated communities to serve as official urban planning areas:

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

At some future date, Urban Development Boundaries are to be adopted around the communities of Lemon Cove, Sultana and Allensworth.

Urban Area Boundaries, which are larger than Urban Development Boundaries, have also been established around the eight incorporated cities. The Urban Area Boundary is defined as the area where land uses are presumed to have an impact upon an adjacent incorporated city, and within which a city's concerns are to be given serious consideration as part of the land use review process. The Urban Area Boundary is considered the next largest area in which urban development may occur and within which Urban Development Boundaries may ultimately be expanded.

Rural Valley Lands Plan

The Rural Valley Lands Plan applies to the Valley floor area outside the Urban Development Boundaries of unincorporated communities. The Plan establishes a basic County policy that such areas should be zoned for agriculture and restricted to minimum parcel sizes consistent with agricultural uses. However, the Plan also contains policies, which determine the suitability of rural lands for nonagricultural uses. This determination is based upon fifteen factors, which include land capability, existing and surrounding parcel size, suitability for cultivation, surrounding land use, proximity to services and agricultural preserve status, etc.

Community Land Use Plans

Land Use Plans have been prepared for the following unincorporated communities and specifically designate areas suitable for residential development:

Exeter Urban Area	Farmersville Urban area
Lindsay Urban Area	Porterville Urban Area
Tulare Urban Area	Visalia Urban Area
Woodlake Urban Are	Goshen
Three Rivers	Springville
Southwest Visalia Land Use Plan	Traver
East Porterville Land Use Plan	Culter-Orosi
Earlimart	Ivanhoe
Kennedy Meadows	Richgrove
Strathmore	West Exeter
Dinuba Urban Area	Kings River Plan
Great Western Divide	

Planned land uses for the remaining unincorporated communities are contained in the 1966 Tulare County General Plan.

Foothill Growth Management Plan

The Foothill Growth Management Plan, adopted in 1981, provides a comprehensive statement of the policies and standards that guide development in the foothill region of Tulare County. The purpose of the Plan is to maintain the viability of foothill agriculture and reduce County expenditures through an efficient service delivery system by directing growth into selected Foothill Development Corridors. Within theses corridors, new development must be able to provide its own domestic water, liquid waste disposal and other necessary community services. Since this Plan was adopted, a small number of amendments have been approved. Revisions were primarily made to revise designated land uses identified in the Plan. During preparation of the 2030 Tulare County General Plan, the Foothill Growth Management Plan will be reviewed to ensure that its policies are still effective and workable.

Water and Liquid Waste Management

The Water and Liquid Waste Management Plan was adopted as part of the Tulare County's General Plan in 1971. The Plan contains a comprehensive analysis of community sewer and water systems, as well as needs countywide, and sets forth recommendations for improvements to existing systems.

County Circulation Element

The County General Plan Circulation Element was last adopted in 1964. Amendments to the Circulation Element have been incorporated into all the Community Plans adopted since 1964. The Circulation Element will be updated during development of the 2030 Tulare County General Plan.

Seismic Safety, Hazardous Waste and Noise Element

Each of these Elements has been adopted as part of the Tulare County General Plan. This Element will be updated during development of the 2030 Tulare County General Plan.

Tulare County Comprehensive Airport Land Use Plan

The Comprehensive Airport Land Use Plan was adopted in 1992. This plan provides for the orderly development of the public use airports in Tulare County. The plan also promotes public health, welfare, and safety through land use planning actions of the Tulare County Airport Land Use Commission.

Tulare County 2008 Regional Housing Needs Assessment Plan

The growth projections applied in the Housing Element Update are based upon growth projections developed by the State of California. The projections were incorporated into the Tulare County 2008 Regional Housing Needs Assessment Plan (Table 1-A) which determines housing needs in Tulare County for the planning period of January 1, 2007 to June 30, 2014 and provides a general measure of each local jurisdiction's responsibility in the provision of housing to meet those needs. The Tulare County Association of Governments (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. Tulare County has no control over the countywide population and housing projections provided to TCAG when it prepared the Regional Housing Needs Assessment Plan.

The RHNA Plan recommends that the County provide land use and zoning for approximately 938 units per year in the unincorporated portions of the County. This augmented number was due to the high allocation of housing given to the incorporated cites mainly as a result of the amount of annexations carried out by incorporated cites. The County administratively agreed to increase its housing share to 7,035 units (938 units per year over the 7 ½ year RHNA planning period) to alleviate member

jurisdictions concerns over high housing numbers within the incorporated cities.[1] The County had anticipated an increase the number of housing permits issued in the next RHNA period, due to large-scale projects on the horizon. However, due to the current economic climate it is unclear as to how these projects will progress.

Table 1-A Regional Housing Needs Assessment Plan
January 1, 2007 – June 30, 2014

Income Category						
Jurisdiction	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Dinuba	89	89	145	179	585	1,086
Exeter	66	66	105	128	416	781
Farmersville	45	45	71	89	306	557
Lindsay	38	38	46	66	206	395
Porterville	612	612	862	979	2,409	5,473
Tulare	560	560	937	1,103	2,483	5,643
Visalia	1,154	1,154	1,848	2,279	7,400	13,835
Woodlake	12	12	27	41	190	282
Unincorporated Area	1,147	1,147	2,132	2,138	471	7,035
Total Tulare County	3,723	3,723	6,173	7,002	14,466	35,087

Source: Tulare County 2008 Regional Housing Assessment Plan; Table II-20, Page II-35 (Adjusted for Extremely Low Income)

[1] 2008 Tulare County Regional Housing Needs Assessment Plan: Page II-29.

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2. Public Participation

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 update and the San Joaquin Valley Regional Blueprint process, the County has continuously been gathering public input since the adoption of the 2003 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. In addition, the 2008-09 Tulare County Grand Jury studied the issue of Housing Blight and issued findings and recommendations that will be incorporated.

General Plan Update

During preparation of the 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.

Although the housing element is one of the required general plan elements; pursuant to the State mandated deadline, this update process is independent from the ongoing 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.

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-A
Tulare County Regional Blueprint – Housing Goal

Tulare County Regional Blueprint

Housing Vision: A variety of housing options available to all income, age, and cultural groups.

Goal: Provide a variety of affordable and quality housing choices throughout the region for people of all income levels and abilities.

Objectives:

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.

Increase the overall average density of new development.

Ensure safe and healthy communities that provide a variety of housing types with increased opportunities for homeownership.

Provide incentives for local jurisdictions to meet their housing needs.

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.

Conserve and rehabilitate the existing housing stock, while minimizing the displacement of lower income and minority residents as redevelopment and revitalization occurs.

There are additional goals and objectives that relate to the housing issues. The vision statements, 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.

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 (Appendix A) 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 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 Central Valley Christian Housing (CVC), Self-Help Enterprises (SHE), and Community Services Employment Training (CSET). 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; Community Development & Redevelopment, Code Compliance, GIS, Countywide Planning, Permit Center, Building Inspection, Tulare County Association of Governments (TCAG), Local Agency Formation Commission (LAFCO), and Health and Human Services Agency (HHSA).

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 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 2003 Housing Element programs to determine the appropriateness, effectiveness and progress of implementation.

There are over a hundred housing programs listed in the previous housing element. The vast number of housing programs could diminish the proper significance each program should command. Therefore, 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 two meetings, March 5th and March 19th of 2009. The agendas, minutes, attendance list, and power point presentations of each meeting were posted on the Tulare County

website. The analysis preformed and the comments submitted by the Committee were intergraded into the housing element.

Public Stakeholder Meeting

A public stakeholder meeting was held on May 21, 2009 in the main conference room of the Resource Management Agency. An open invitation to the public was announced during Planning Commission and Board of Supervisors meetings. In addition, invitations to over 200 stakeholders were sent out via email and the U.S. Postal Service, advertisements were placed in area newspapers (in both English and Spanish), the County issued a press release that was highlighted on its website, and a public service announcement aired on local radio stations. One newspaper reproduced the entire press release in form of a 1/2 page article.

The meeting was attended by representatives of California Rural Legal Assistance Foundation (CRLAF), Kaweah Delta Health Care District (KDHCD), United Way of Tulare County, American Friends Service Committee (AFSC), the Center on Race, Poverty & the Environment (CRPE), National Network in Action and Tulare County Citizens for Responsible Growth (TCCRG). At the meeting Spanish translation was offered, but was not requested.

The meeting consisted of an overview of the housing element update, the opportunity to review and comment on draft housing goals, identify and prioritize key community housing issues, and a public forum to voice concerns and possibly solutions. The agenda, minutes, attendance list, and power point presentation was posted on the Tulare County website. Public input received during the meeting has been integrated into the development of the housing element.

Community Meetings

County Planning staff attended the **Kings/Tulare County Continuum of Care** membership meeting held on Thursday, March 26, 2009 in the City of Porterville. Staff provided information on the Housing Element Update to eighteen representatives of local housing providers, including Visalia Rescue Mission, CSET, Family Services, Housing Authority, Central California Family Crisis Center, Good News Center, Families First, Love In The Name of Christ (LINC), Health and Human Services - Family Intervention, Christian Mission, the City of Porterville and Tulare Redevelopment Agency. All were provided copies of the Housing Element Update Community Questionnaire; several questionnaires were subsequently returned. Attendees spoke of their current projects addressing homelessness, which provided invaluable background for staff working on the update.

County Planning staff was invited to the **Center on Race, Poverty & the Environment (CRPE)** general meeting held on Saturday, June 6, 2009 in the City of Visalia. Spanish translation was provided by CRPE. Approximately 25 people attended from Alpaugh, West Goshen, Plainview and Allensworth, as well as CRPE staff from outside the County. Staff provided information about the Housing Element Update and history of grants awarded to rehabilitate houses and provide infrastructure to support housing. Community members asked for more information about County's housing rehabilitation program and discussed their water and housing needs. Spanish and English brochures for County's Housing Rehabilitation program and USDA's Home Repair Loans and Grants Program were mailed to community contacts. Community Questionnaires in English and Spanish were distributed and several were subsequently returned.

County Planning staff attended the **Tipton Redevelopment Project Area Committee** regular monthly meeting held the evening of November 12, 2009 at Tipton Memorial Building. In attendance were four members of the committee. Staff distributed Housing Element Community Questionnaires. Among the Committee's main housing concern are substandard rentals needing repairs, owner-occupied housing rehabilitation.

Planning staff also attended the **Goshen Planning Committee** regular meeting held the evening of November 19, 2009. In attendance were three members of the committee and a speaker from County Health & Human Services presenting on "Reconnecting Youth" and "Children of Promise." Staff distributed Housing Element Community Questionnaires. The main housing concerns raised at the meeting were substandard rentals needing repairs, owner-occupied housing rehabilitation, and safe neighborhoods.

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 2003 Housing Element, complete the 2009 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. Therefore, the Resource Management Agency has taken other measures to ensure involvement across all economic segments of the County.

Community Questionnaire

A questionnaire (Appendix B) 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.

Over 40 questionnaires were completed in returned to Resource Management Agency. (9 or 20% responses were in Spanish with the remaining 33 in English.) Of the respondents, five said they represented an organization – Community Services, Education and Training, Tulare County Citizens for Responsible Growth, California Coalition for Rural Housing, Central Valley Recovery Services, Kingview Substance Abuse, Continuum of Care, West Goshen Committee, United for Change in Tooleville, El Quinto Sol, Alpaugh Nueva Esperanza, and Traver Community Assistance Program and Services. 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 categories: do not support, neutral, and strongly support. Table 2-B ranks the housing problems that

were considered "most frequently a problem" and the housing solutions that the respondents indicated they "strongly support".

Table 2-B
Ranking of Questionnaire Responses

Housing Problems	Responses
Older owner-occupied houses are in poor condition	16
For-sale housing is not affordable	16
Lack of affordable three- and four-bedroom rental units	14
Homeowners facing foreclosure	14
Older renter-occupied housing units are in poor condition	13
Lack of affordable rental housing to serve farmworkers	12
Lack of affordable rental housing to serve persons with mental or physical disabilities	12
Lack of affordable rental housing to serve large families	12
Lack of affordable rental housing to serve youth aged out of foster care	11
Lack of rental housing to serve seniors	10
Lack of affordable rental housing to serve seniors	10
Safe neighborhoods	9
Zoning or other restrictions on housing development	8
Housing Solutions	**Responses**
Continue operating the rehabilitation program for owner-occupied housing	23
Provide incentives to developers to incorporate "eyes on the street" designs to reduce crime	22
Build subsidized housing for seniors	19
Build subsidized rental housing for seniors	19
Simplify the housing permit approvals	18
Provide incentives to developers to incorporate energy-saving features in new homes (green building techniques)	18
Build subsidized rental housing for youth aged out of foster care	17
Build subsidized rental housing for persons with mental or physical disabilities	17
Build subsidized rental housing for farmworkers	17
Expand the first-time homebuyer assistance program	15
Build subsidized rental housing for large families	15
Explore options for rehabilitation programs for renter-occupied housing	15
Build subsidized rental housing for families	14
Expand foreclosure prevention, counseling services	13

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-C and Table 2-D contain public comments include how the Housing Element is responsive to those concerns.

The respondents to the Community Questionnaire represent a diverse group as identified by a sampling of last names that included Guzman, Clum, Venegas, Reini, Walker, Sullivan, Davis, Lamagno, Ruiz, Robertson, Nord, Franks, Dominguez, Santivanez, Ochoa, Schneider, Hernandez and

Martinez. 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-C
Comments Received in Community Questionnaires

Comment	Response
"Tulare County ranked 57th out of 58 counties in median income based on 2006 tax returns. We need a lot of low income housing. It needs to be energy efficient and water efficient." CAC	County recognizes the need for housing for all income levels. Housing that is energy and water efficient is even more affordable in the long run. Goals 1& 4, Policies 1.12 &4.13
"Affordable housing and all other housing should be built within existing cities and towns with good infrastructure. Housing should be built where there is transportation access, shopping access and compatible adjacent land uses." CC	The Tulare County General Plan requires adequate infrastructure for housing and other development. County instituted a new zoning category for Planned Communities, which also requires adequate infrastructure. Goals 2 & 3, Policies 2.21 & 3.21
"We need more housing counseling programs for homebuyers and homeowners." FR	Housing counseling is provided by County's housing rehabilitation providers, CSET, SHE and other non-profit organizations. Goal 1, Policy 1.16
"Tulare County should create a density bonus implementation ordinance, which would allow up to 3 concessions (such as narrower streets, smaller setbacks, and narrower lots.) JC	The State Density Bonus Ordinance allows different densities for individual projects. Goal 3, Policy 3.21
"Particularly the communities that I [at California Coalition for Rural Housing] have been working with in Tulare County have expressed that their residents suffer substandard conditions in rental housing, particularly mobile home parks." FL	Housing rehabilitation of rentals with grant funds requires the owner-investors to sign rent limitation agreements, which some are reluctant to do. County submitted an application for C\DBG funds for multi-family rental rehabilitation in July 2009. Goals 1 & 5, Policies 1.12 & 5.13
"Adoption of financing tools, like local housing trust funds to increase local funding (which can serve as match funds for multiple State and federal programs) for the programs listed above. Thank you." FL	County leverages match funds, including Redevelopment Low-Moderate Income Housing Funds, to increase the competitiveness of State and federal grant applications. Goal 1, Policy 1.71
"I am very concerned about the lack of use of Redevelopment Housing Set-aside Funds for homes in the redevelopment areas." GN	Tulare County Redevelopment Agency has provided Low-Moderate Income Housing Funds totaling approximately $47,276,913 in loans and $33,335,593 in grants for housing and housing-related infrastructure in the redevelopment areas. Goals 1 & 5, Policies 1.12 & 5.13
"In some cases, and it may be many cases, there are liens on property for various reasons. As a result it is difficult to impossible to find assistance to help such homeowners, i.e. housing becomes poorly maintained…eventually there is real trouble…roofs leak, and other serious deterioration. I can give some specific examples if you need them. Some type of forgiveness process must be in place. Low income people cannot pay back large fines placed on houses. Our court system needs to look for alternatives to simply fining people for a variety of offenses." GN	County's housing providers work with applicants to clear previous liens, but are not always successful. A housing rehabilitation loan cannot be secure in less than second position. Goals 1 & 5, Policies 1.12 & 5.26 Court fines are beyond the purview of this Housing Element.
"If the county truly wants to help them there must be a way to get around some of the large debts related to fines that have accumulated. MediCal liens on property are also a major problem." GN	Property owners are responsible for code compliance violations and the fines that result. Administrative hearing officers and staff work with owners who cooperate and make good faith efforts to clean up their properties. Goals 1 & 5, Policies 1.12 & 5.26 MediCal liens attempt to recoup costs of medical treatment provided by the State and are beyond County's control.

Comment	Response
"I am also concerned about those families that live in houses without clear title. They often simply cannot get out from under the debt that has accumulated." GN	County's housing providers work with applicants to clear title, but are not always successful. A housing rehabilitation loan cannot be secure in less than second position. Goals 1 & 5, Policies 1.12 & 5.26
"Instead of helping folks with housing, investigation often triggers state action that threatens to take or actually does take property." GN	County's Building Inspection Division is responsible for checking substandard structures for health and safety threats. Goal 5, Policies 5.21, 5.25, & 5.27
"There needs to be a regional sustainable community strategy as envisioned by SB 375." JC	The Tulare County Association of Governments (TCAG) will comply with the SB 375 requirement of its regional transportation plan to adopt a sustainable communities strategy designed to achieve goals for reduction in greenhouse gas emissions from automobiles and light trucks. Goal 4, Policy 4.12
"Better mass transit."	The Tulare County Association of Governments plans for transportation needs of County residents. Goals 3 & 4, Policy 3.21 & Guiding Principle 4.2
"Another area where improvements are needed is infill development of small communities." FL	An infill study of Goshen was funded with a 2002 CDBG Planning & Technical Assistance and can serve as a model for other communities for future grant applications. Goal 3. Policy 3.21
"Give incentives for mixed use, brownfill, infill, 3 story condos or 2 story apartments." CC	County's Zoning Ordinance currently limits the height of residences to 2 ½ stories or 35 feet to the uppermost part of the roof. Amendments to the Zoning Ordinance are under consideration. County will incorporate the strategies of Proposition 1C, the Housing and Emergency Shelter Trust Funds, in order to compete for its funding for infill development. Goals 1 & 3, Policies 1.11 & 3.21
"The County needs to build green homes as part of its housing rehab program." FR	County's Community Development Division has explored green home designs for reconstruction/ new construction. Goal 4, Guiding Principle 4.2, Policies 4.11. 4.12, 4.13, & 4.21
"All new housing should be passive solar, contain Energy Star appliances, have maximum insulation and drought tolerant landscaping." JC	Title 24 Standards and the Building Code require energy efficient construction. Goals 1 & 4, Guiding Principles 4.1 & 4.2, Policies 1.11, 4.13, & 4.21
"We need environmentally friendly eco-housing for low income." FH	Same as above. Also the County's housing rehabilitation program and nonprofits provide energy efficient improvements and weatherization services for low income households. Goals 1 & 4, Guiding Principles 4.1 & 4.2, Policies 1.11, 4.13, & 4.21
"Types of housing built should be compatible with large low income population" CC	The County recognizes that a variety of housing types is needed to meet the needs of different residents and encourages development of housing. Market forces influence the types built. Goal 1, Policies 1.11 & 1.13
"There should be an expedited process for affordable housing approval." JC	Grant-funded housing rehabilitation projects are exempt from building permit fees. Goals 1 & 5, Guiding Principle 5.1, Policies 1.14 & 5.27
"Why do permits take so very long to process?"	Health, safety, environmental and zoning issues must be addressed for every permit. The County has committed to training staff and to streamline the process. Goals 1 & 5, Policies 1.14 & 5.21
"Foreclosure acquisition/rehab/resale or rental programs are needed to address home vacancy issues." FR	Recent ARRA and NSP funding requests will enable work in this area. Goal 5, Guiding Principle 5.1, Policies 5..11 & 5.24
"The County needs more lower density rental housing like duplexes and fourplexes to be built throughout our communities." FR	County has established R-3 (Multiple Family Residential) Zones in each community. Goals 1 & 3, Policies 1.51 & 3.13

Comment	Response
"The County should use construction trades training programs as part of its housing rehab program." FR	CSET and Self-Help Enterprises utilize YouthBuild and train youth in construction trades. Goals 3 & 5, Policies 3.11 & 5.27
"Could some failing strip malls be converted to housing?"	County can explore the possibilities of converting commercial properties, although most strip malls are located inside cities, not in unincorporated communities. Goals 1 & 3, Policies 1.71 & 3.21
"I have recently met many homeless who would like to stay in a shelter, but do not feel comfortable at local rescue missions." FR	Local housing organizations providing services for the homeless are exploring different shelter strategies. Goal 1, Policy 1.51
"Undocumented families get taken advantage of by slumlords, etc." FR	The County's housing rehabilitation program does not require proof of legal residence. Goal 1, Policies 1.12, 1.22, 1.51
"Lack of non-profits with experience developing special needs housing, specifically permanent supportive housing." BG	Continuum of Care members help develop each other's capacity; the organization received a 2009 HUD grant. Goal 1, Guiding Principle 1.7, Policy 1.42
"Re: building subsidized rental housing for special groups: Can you spell socialism?"	The County's summary housing goal is the "Attainment of a suitable, affordable 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 handicaps." Goal 1, Policies 1.21 & 1.22
"Zoning – unwanted marijuana dispensaries in neighborhood. What are the rights and zoning of such 'businesses'?"	County has an ordinance and County Counsel is reviewing the situation in Tooleville. Goal 5, Policy 5.29

Table 2-D
Public Comments from Stakeholder Meetings

Comment	Response
How can a community such as Alpaugh get grants for infrastructure and housing assistance? How can West Goshen advocate for streetlights and natural gas?	Residents can contact the Community Development Division or Planning Divisions to discuss their needs and what has been done in the past. Residents can also lobby the Board of Supervisors for their particular concern. Goals 2 & 5, Policies 2.22 & 5.27
Some residents know little about County's housing programs and would like information about how to get on the housing rehabilitation waiting list. Need better communication, information and outreach.	County's Community Development Division administers the grant programs and has brochures in English and Spanish to distribute to interested community groups and individuals. Goals 1 & 5, Policies 1.32 & 5.28
In the last 30 years, over $40 million in grant awards has been spent, with 760 housing rehabilitation projects, 67 homebuyers and 1,900 sewer and water connections. Seems like not much considering the money.	The total CDBG, HOME and CalHome grant awards cited at the stakeholder meeting included grants for planning studies, economic development (job training & microenterprise) and connections to water and sewer. Grants devoted to housing rehab and homebuyer assistance total closer to $20 million. The cost of rehabilitating a house has increased from an average $2,500 in the 1980s to an average $70,000 in the 2000s. Today many houses needing repairs are in such bad shape; they must be demolished and totally reconstructed to meet current building standards. Goal 5, Guiding Principle 5.1, Policies 5.11, 5.12, & 5.13

2.4 Public Hearings

Presentations about the current status of the Housing Element Update were given at regular meetings of the County of Tulare Planning Commission on May 13, 2009 and of the County Board of Supervisors on May 19, 2009.

The Commissioners asked about foreclosed properties, rental housing rehabilitation, the higher Regional Housing Needs Allocation and public/private sector partnerships to develop housing. They also offered additional building industry, title company and real estate contacts to interview. Additional information on funding prospects was provided by Community Development Division staff. The Supervisors confirmed that evening meetings will be scheduled in different areas of the County in coming months.

On March 10, 2010, the Tulare County Planning Commission conducted a public hearing and made a recommendation to the Board of Supervisors to approve and adopt GPA 09-002 (PC Resolution No. 8484).

On March 23, 2010, the Tulare County Board of Supervisors conducted a public hearing and adopted GPA 09-002 the 2009 Tulare County Housing Element Update by Resolution No. 2010 – 0208.

[Placeholder for information regarding public hearings at PC and BOS for the adoption of the revised Housing Element.]

3. Housing Needs Assessment

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. 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 435,254 on January 1, 2008. The population living in unincorporated areas of the County was 144,075, which represented 33% 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. During that same eight year period, the populations in the cities grew 28%, while the population of the unincorporated areas grew 2%. 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[2], now it stands at 67% as indicated in Table 3-A and Chart 3-A.

> Tulare County's estimated population on January 1, 2008 was 435,254

The year 2000 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-B. The most current

[2] 1980 U.S. Census

official population estimates from the Department of Finance are in Table 3-C. However, these latest figures are not broken down by Census Designated Places.

Table 3-A
Population Growth Trend

	1980	1990	2000	2008	Growth 2000 to 2008
Cities	124,302	178,815	227,199	291,179	28%
Unincorporated Area	121,436	133,106	140,822	144,075	2%
County Total	245,738	311,921	368,021	435,254	18%
Percentage Residing in Cities	51%	57%	62%	67%	

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

95 percent of the population growth since 2000 has occurred within Tulare County's eight cities.

Chart 3-A
Population Growth Trend

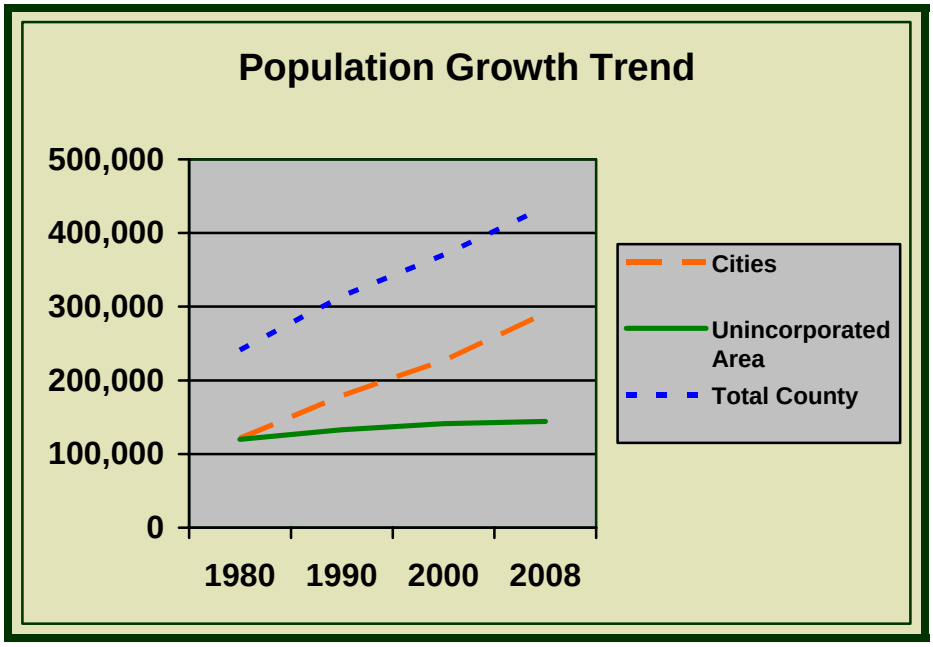


Table 3-B
Population Trend

Census Designated Places	1990	2000	Numeric Change	Percentage Change
Alpaugh CDP	[3]	761	--	--
Cutler CDP	[4]	4,491	--	--
Dinuba City	12,743	16,844	4,101	32%
Ducor CDP	[2]	504	--	--
Earlimart CDP	5,881	6,583	702	12%
East Orosi CDP	[2]	426	--	--
East Porterville CDP	5,790	6,790	940	16%
Exeter City	7,276	9,168	1,892	26%
Farmersville City	6,235	8,737	2,502	40%
Goshen CDP	2,377	2,394	17	1%
Ivanhoe CDP	3,293	4,474	1,181	36%
Lemon Cove CDP	[2]	298	--	--
Lindsay City	8,338	10,297	1,959	24%
London CDP	1,638	1,848	210	13%
Orosi CDP	[3]	7,318	--	--
Pixley CDP	2,457	2,586	129	5%
Poplar-Cotton Center CDP	1,901	1,496	-405	-27%
Porterville City	29,660	39,615	9,955	34%
Richgrove CDP	1,899	2,723	824	44%
Springville CDP	[2]	1,109	--	--
Strathmore CDP	2,353	2,584	231	10%
Terra Bella CDP	2,740	3,466	726	26%
Three Rivers CDP	[2]	2,248	--	--
Tipton CDP	1,383	1,790	407	29%
Traver CDP	[2]	732	--	--
Tulare City	33,249	43,994	10,745	32%
Visalia CDP	75,636	91,565	15,929	21%
Woodlake City CDP	5,678	6,651	973	17%
Woodville CDP	1,557	1,678	121	8%
Balance Unincorporated	99,837	84,911	[5]	--
Total Unincorporated	133,106	141,150	8,044	6%
Total Incorporated Cities	178,815	226,871	48,056	27%
County Total	311,921	368,021	56,100	18%

Source: 1990, 2000 U. S. Census

[3] Data is not available because they were not CDPs in 1990.
[4] In 1990, Cutler & Orosi were still combined.
[5] Not valid for comparison due to annexations

Table 3-C
Total Population 2008

Tulare County Population			
	2007	2008	Percent Change
Dinuba	19,900	20,993	5.5%
Exeter	10,675	10,656	-0.2%
Farmersville	10,413	10,524	1.1%
Lindsay	11,114	11,546	3.9%
Porterville	51,210	51,638	0.8%
Tulare	55,645	57,375	3.1%
Visalia	117,138	120,958	3.3$
Woodlake	7,358	7,489	1.8%
Unincorporated	143,345	144,075	0.5%
County Total	426,345	435,254	2.0%

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

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 2007 American Community Survey, this group represented 35.5% of the population in Tulare County. The 65 and older age group account for 9.4 percent 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. It could be suggested that Tulare County has more appeal to the working-age population than to persons of retirement age. As indicated in Table 3-D, between 1990 and 2007 the proportion of the County's population in the 45 to 54 age group grew most rapidly, increasing its share from 9.0 to 11.6 percent of the total. The group with the biggest decline in share of population was the 5 to 14 year old age group, which declined from 18.9 to 17.2 percent.

Table 3-D
Age Characteristics

Age Group	1990		2007		Percentage Change
	Number	Percentage	Number	Percentage	
< 5 years	29,122	9.3%	39,324	9.5%	0.2%
5-14 years	58,799	18.9%	71,196	17.2%	-1.7%
15-19 years	24,910	8.0%	36,011	8.7%	0.7%
20-24 years	22,174	7.1%	32,700	7.9%	0.8%
25-34 years	50,120	16.0%	61,263	14.8%	-1.2%
35-44 years	42,369	13.6%	52,984	12.8%	-0.8%
45-54 years	28,191	9.0%	48,016	11.6%	2.6%
55-64 years	22,448	7.2%	33,529	8.1%	0.9%
65+ years	33,788	10.8%	38,910	9.4%	-1.4%
Total	311,921	100%	413,933	100%	

Source: 1990 U.S. Census and 2007 American Community Survey 2005-2007

3.3 Employment Trends

Employment

The largest category of all wage and salary employment in the County is within education, health care and social services, accounting for 31,085 jobs, which represent 19.5% of the total civilian labor force. Following closely in second, is agriculture; with 27,075 jobs at 17% and retail in third providing 17,001 jobs.

> Agriculture provided over 27,000 jobs with over $5 billion in gross production during 2008

Agriculture continues to be a dominant industry in Tulare County with $5.02 billion in gross production in 2008[6]. 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-E and Chart 3-B provide more detailed information on employment in Tulare County.

The largest percentage increase in job creation has occurred in construction, during the past seven years. The creation of 5,041 construction jobs during the period translates to a 71% increase since 2000. Yet, many of these jobs have been lost recently due to the recent economic crisis and the collapse of the real estate bubble. Agriculture added the most number of jobs with 6,692, which represents a 32.8% increase since 2000. Table 3-F indicates that one out of six workers in the County holds a government job and Table 3-G is a list of Tulare County's largest 20 employers.

[6] 2008 Tulare County Annual Crop and Livestock Report

Table 3-E
Employment by Industry
Tulare County, 2000 – 2007

Industry Type	2000	2007	Percent Change
Agriculture, Forestry, and Mining	20,383	27,075	32.8%
Construction	7,106	12,147	71.0%
Manufacturing	12,610	13,925	10.4%
Wholesale trade	8,209	7,698	-6.2%
Retail trade	14,317	17,001	18.8%
Transportation, Warehousing, and Utilities	5,670	7,334	29.3%
Information	1,628	1,273	-21.8%
Finance, Insurance, and Real Estate	5,041	6,819	35.3%
Professional, Scientific, Management, and Administrative	8,219	8,836	7.5%
Educational, Health Care and Social Services	27,691	31,085	12.3%
Arts, Entertainment, Recreation, Accommodation & Food Services	8,542	9,954	16.5%
Other services, except public administration	6,977	7,117	2.0%
Public Administration	7,701	8,913	15.7%
Total	134,094	159,177	18.7%

Source: 2000 U.S. Census, 2005-2007 American Community Survey

Table 3-F
Class of Worker Tulare County – 2007

Civilian Employed Population	2007	
	Number	Percent
Private for-profit wage and salary workers:		
Employee of private company workers	108,937	68.4%
Self-employed in own incorporated business workers	2,829	1.8%
Private not-for-profit wage and salary workers	7,897	5.0%
Local government workers	16,747	10.5%
State government workers	8,368	5.3%
Federal government workers	1,722	1.1%
Self-employed in own not incorporated business workers	12,677	8.0%
Total	159,177	100%

Source: 2007 American Community Survey

Table 3-G
Major Employers

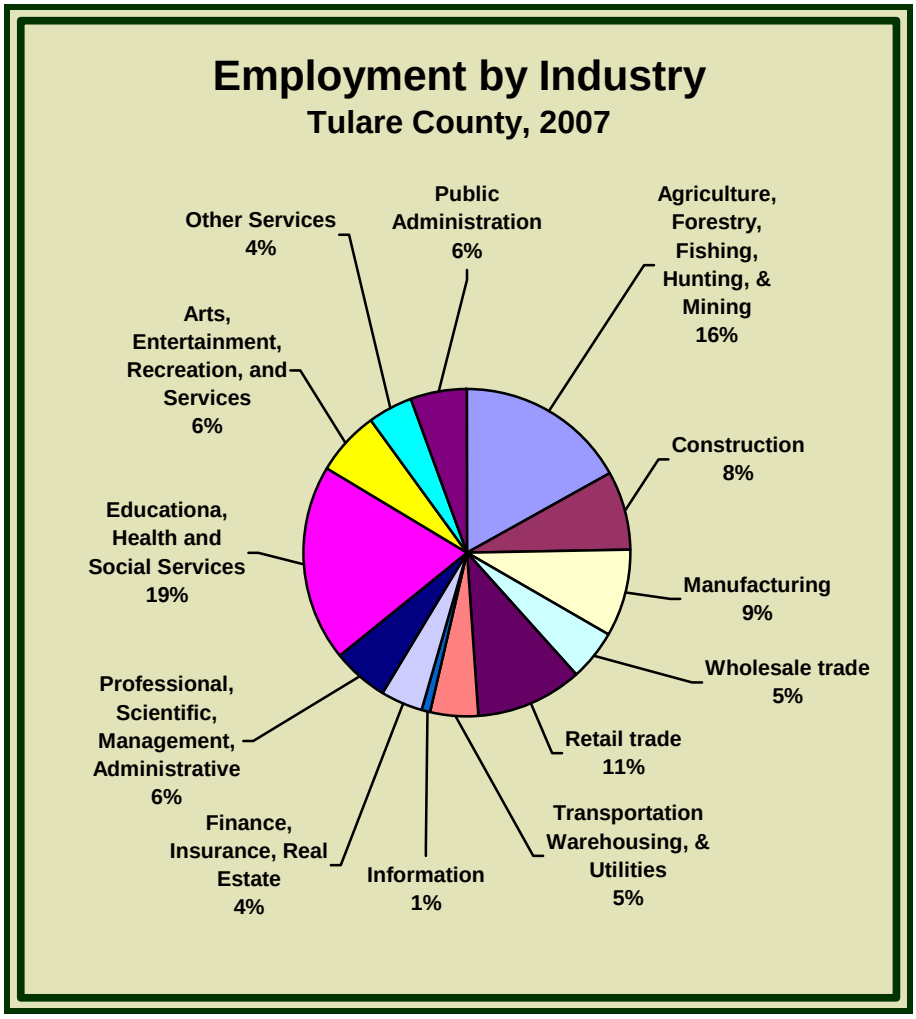
Company	Employees	Industry Type
County of Tulare	4,320	Government
Porterville Development Center	2,014	Hospitals
Kaweah Delta Healthcare	2,000	Hospital Services
Ruiz Food Products	1,800	Food Processing
WalMart Dist. Center	1,692	Distribution
College of the Sequoias	1,160	College/Universities
CIGNA HealthCare	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

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

Chart 3-B
Population by Industry



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 (December 2008) reveal a national unemployment rate of 7.2%, California is at 9.3%, and a rate of 14.3% for Tulare County.

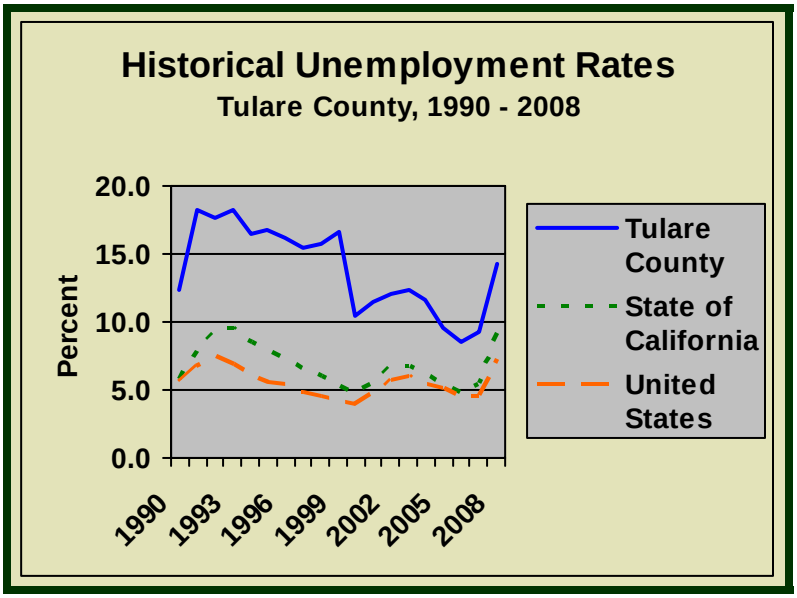
A comparison indicates the eight cities in the County have an average unemployment rate of 12.1% and in the unincorporated area of the County it is 17.9%. Many of the County's rural communities have a much greater rate of unemployment as indicated in Table 3-H. As shown in Chart 3-C, history clearly 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 14.3%.

Table 3-H
County Labor Force
Unemployment Rate – December 2008

Community	Labor Force		Unemployment Rate	
Alpaugh CDP	300		34.90%	
Cutler CDP	2,500		33.30%	
Ducor CDP	300		20.90%	
Earlimart CDP	3,200		38.30%	
East Orosi CDP	200		22.80%	
East Porterville CDP	3,800		19.10%	
Goshen CDP	1,200		19.40%	
Ivanhoe CDP	2,400		23.90%	
Lemon Cove CDP	200		8.20%	
London CDP	1,100		29.70%	
Orosi CDP	4,000		27.10%	
Pixley CDP	1,100		16.50%	
Poplar Cotton Center CDP	700		17.70%	
Richgrove CDP	1,500		43.50%	
Springville CDP	600		12.00%	
Strathmore CDP	1,300		20.30%	
Terra Bella CDP	1,900		36.80%	
Three Rivers CDP	1,300		6.40%	
Tipton CDP	800		7.80%	
Traver CDP	300		28.10%	
Woodville CDP	800		13.80%	
Total Communities	29,500		25.70%	
Balance of Unincorporated	46,900		16.20%	
Total Unincorporated		76,400		17.90%
Dinuba	9,600		20.50%	
Exeter	5,100		9.10%	
Farmersville	4,500		17.80%	
Lindsay	5,200		17.00%	
Porterville	21,100		13.10%	
Tulare	23,500		12.20%	
Visalia	54,800		8.90%	
Woodlake	3,300		18.00%	
Total Cities		127,100		12.10%
Total County		203,500		14.30%

Source: December 2008, Monthly Labor Force Data, California E.D.D.

Chart 3-C
Historic Unemployment Rates



Income Levels

The median household income for the Tulare County increased from $33,983 in the 2000 Census to $45,117 in the 2008 according to the U.S. Census Bureau – SAIPE for a 19% increase. The median income for the Tulare County has historically lagged that of statewide and national median income levels. In 2008, the California median household income was reported to be $61,021 and the national household median income was $52,029. The historical relationship between the County's household median income and that of California is displayed in Chart 3-D.

Chart 3-D
Median Income 2000–2008

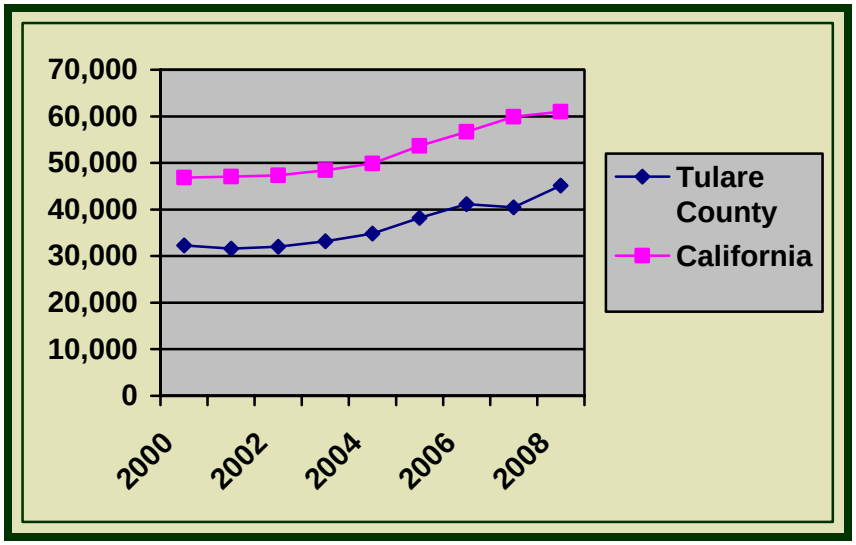


Table 3-I and Chart3-E presents thresholds for the five income group categories and the number of households in each income category for the entire County. This includes the new category of

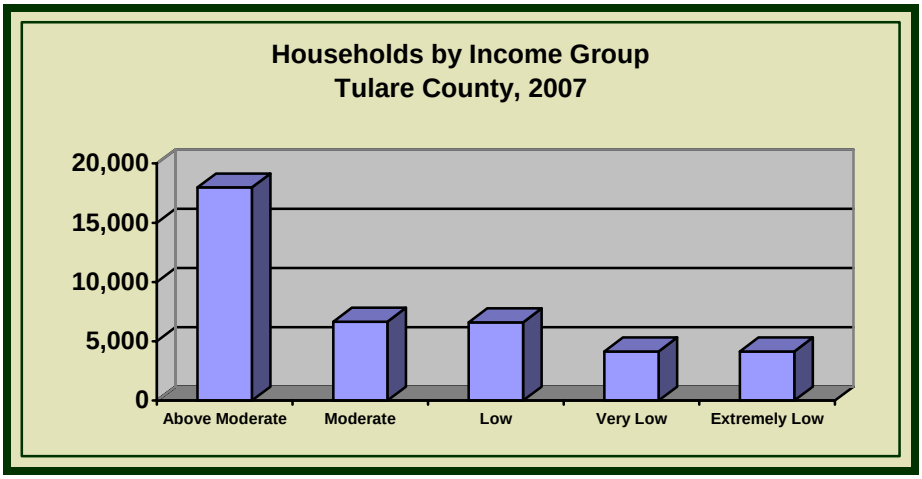
extremely low income which is defined as 30% or less of median area income. For this planning cycle, the County will presume 50 percent of the very low income (less than 50% of median income) category qualifies as extremely low income.

Table 3-I
Households per Income Group
Tulare County – 2007

Income Group	Income Range	Number	Percent
Extremely Low (0-30%)	$0 - $12,132	4,144	10.48%
Very Low (31-50%)	$12,133 - $20,221	4,145	10.49%
Low (51-80%)	$20,222 - $32,354	6,605	16.71 %
Moderate (81-120%)	$32,355 - $48,532	6,653	16.84%
Above Moderate (greater than 120%)	$48,533 or higher	17,973	45.48%
Total		39,520	100%

Source: Tulare County 2008 Regional Housing Needs Assessment Plan

Chart 3-E
Households by Income Groups



Median income in the communities located in the unincorporated area of the County is considerable less than the median income of the entire County (Table 3-J). Only Three Rivers, at $42,727 had a median income greater than the countywide median. Many of the households in the County's rural communities earn less than 25 percent of the countywide median. As an example, households in Alpaugh, Cutler-Orosi and Richgrove have median household incomes 30 percent lower than the County's median.

Table 3-J
Median Incomes in Rural Communities
Tulare County – 2000

Median Household Income (Unincorporated Communities) Tulare County - 2000			
Census Designated Place	2000	Percentage of Median Income	Compared to Countywide Median Income
Alpaugh CDP	$23,688	69.7%	-30.3%
Cutler CDP	$24,330	71.6%	-28.4%
Ducor CDP	$33,125	97.5%	-2.5%
Earlimart CDP	$33,125	97.5%	-2.5%
East Orosi CDP	$26,071	76.7%	-23.3%
East Porterville CDP	$26,071	76.7%	-23.3%
Goshen CDP	$25,022	73.6%	-26.4%
Ivanhoe CDP	$28,301	83.3%	-16.7%
Lemon Cove CDP	$28,333	83.4%	-16.6%
London CDP	$28,333	83.4%	-16.6%
Orosi CDP	$21,678	63.8%	-36.2%
Pixley CDP	$30,400	89.5%	-10.5%
Poplar Cotton Center CDP	$24,519	72.2%	-27.8%
Richgrove CDP	$22,885	67.3%	-32.7%
Springville CDP	$24,271	71.4%	-28.6%
Strathmore CDP	$25,156	74.0%	-26.0%
Terra Bella CDP	$25,313	74.5%	-25.5%
Three Rivers CDP	$42,727	126.7%	26.7%
Tipton CDP	$26,379	77.6%	-22.4%
Traver CDP	$24,500	72.1%	-27.9%
Woodville CDP	$25,474	75.0%	-25.0%

Source: 2000 U.S. Census

Table 3-K
Population Living Below Poverty Level

Population Living Below Poverty Level Tulare County 2000							
	Total Population		Population Living Below Poverty Level		Percentage of Population Living Below Poverty Level		
Jurisdiction	1990	2000	1990	2000	1990	2000	Percent Change
Tulare County	311,921	368,021	69,125	86,572	22%	24%	2%
Unincorporated Area	133,106	141,150	31,320	35,288	24%	25%	1%
Alpaugh CDP	N/A	761	N/A	289	N/A	38%	N/A
Cutler CDP	4,450	4,491	1,670	1,702	38%	39%	1%
Ducor CDP	N/A	504	N/A	173	N/A	30%	N/A
Earlimart CDP	5,924	6,583	2,311	2,753	39%	42%	3%
East Orosi CDP	N/A	426	N/A	224	N/A	51%	N/A
East Porterville CDP	5,790	6,730	1,829	2,652	32%	39%	7%
Goshen CDP	2,377	2,394	615	642	26%	28%	2%
Ivanhoe CDP	3,293	4,474	995	1,377	30%	31%	1%
Lemon Cove CDP	N/A	298	N/A	100	N/A	33%	N/A
London CDP	1,704	1,848	1,099	822	64%	45%	-20%
Orosi CDP	5,486	7,318	1,714	2,238	31%	31%	0%
Pixley CDP	2,359	2,586	704	1,082	30%	43%	13%
Poplar Cotton Center CDP	1,804	1,496	531	463	29%	31%	2%
Richgrove CDP	2,051	2,723	664	1,001	32%	37%	5%
Springville CDP	N/A	1,109	N/A	287	N/A	26%	N/A
Strathmore CDP	2,458	2,584	689	768	28%	30%	2%
Terra Bella CDP	2,697	3,466	883	1,393	33%	40%	7%
Three Rivers CDP	N/A	2,248	N/A	219	N/A	10%	N/A
Tipton CDP	1,405	1,790	491	361	35%	20%	-15%
Traver CDP	N/A	732	N/A	228	N/A	33%	N/A
Woodville CDP	1,535	1,678	400	592	26%	37%	11%

Source: 1990 and 2000 U.S. Census

Approximately 25 percent of the County's population lives under the poverty level. A comparison between poverty levels from 1990 and 2000 (Table 3-K) shows overall the County' poverty level has remained constant. However, upon closer investigation there appears to be improvement in some specific communities; London has improved from 64 percent to 45 percent and Tipton from 35 percent to 20 percent. Other communities have gotten worse; Pixley has slipped from 30 percent to 43 percent and Woodville has gone from 26 percent to 37 percent. Tulare County's rural communities continue to have lower incomes and a higher level of poverty.

Table 3-L
Families Living Below Poverty Level

Families Living Below Poverty Level Tulare County, 2000			
Jurisdiction	Total Families	Families Below Poverty Level	Percentage of Families Below Poverty Level
Tulare County	87,061	16,502	19%
Alpaugh	157	44	28%
Cutler	826	285	33%
Ducor	113	28	25%
Earlimart	1,320	510	38%
East Orosi	62	23	37%
East Porterville	1,413	485	33%
Goshen	507	149	27%
Ivanhoe	966	258	26%
Lemon Cove	73	16	22%
London	344	152	42%
Orosi	1,461	383	25%
Pixley	558	236	43%
Poplar-Cotton Center	314	86	28%
Richgrove	522	175	33%
Strathmore	551	135	24%
Terra Bella	779	240	35%
Tipton	403	73	18%
Traver	166	39	24%
Woodville	317	101	34%

Source: 2000 U.S. Census

In the entire county, 19 percent of families live below the poverty level. However, in the rural communities that increases to over 31 percent (Table3-L). The data clearly shows that Tulare County is one of the more impoverished counties in the State, and more specifically the unincorporated area of the County.

3.4 Housing Affordability

Affordability problems occur when housing costs become so high in relation to income that households have to pay an excessive proportion of their income for housing, or are unable to afford any housing and are homeless. A household is considered to be overpaying (or cost burdened) if it spends more than 30 percent of its gross income on housing. Severe overpayment occurs when a household spends more than 50 percent 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 2000 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 below was calculated using 2000 Census figures for renters from Census Table H73 "Household Income in 1999 by Gross Rent as a Percentage of Households" and for homeowners from Census Table H97 "Household Income in 1999 by Selected Monthly Owner Costs as a Percentage 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-M

Table 3-M
Households Overpaying

Households Overpaying for Housing Unincorporated Tulare County, 2000			
Households	Renters	Owners	Total
All Households	13,588	18,138	31,726
Number of Households Overpaying	5,014	5,163	10,177
Percentage of Households Overpaying	36.9%	28.5%	32.1%

Source: 2000 US Census, SF3, Table H73, H97 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 2000 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-N, 3-O, and 3-P) 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 less costly outside city limits.

In general overpayment disproportionately affects lower income households, as shown in Table 3-O. 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 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), 60.8% 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. Many have never lived in a sound housing unit and securing affordable shelter of any condition is a major task, unless they inherit a dwelling or receive financial assistance.

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 too 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-N
Households Severely Overpaying by Tenure

Households Severely Overpaying by Tenure Tulare County, 2000			
Households	Renters	Owners	Total
Total Households in Tulare County (cities & unincorporated area)	42,390	67,902	110,292
Households overpaying (greater than 30%*)	16,023	18,537	34,632
Percent of households overpaying*	37.8%	27.3%	31.4%
Households severely overpaying (greater than 50%*)	7,545	7,401	14,889
Percent of households severely overpaying*	17.8%	10.9%	13.5%

Source: State of the Cities Data Systems, CHAS Data Book, 2000 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 households in all of Tulare County reporting "any housing problem" is 48,528, or 44%. The proportion is higher with renters (23,781 or 56%) than with homeowners (24,784 or 37%), per CHAS 2000 data.

Table 3-O
Households with Housing Problems

Total Households with Housing Problems Tulare County, 2000			
	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% MF)I	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, 2000 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. The table below provides CHAS countywide information on households with special characteristics.

Table 3-P
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

"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

Since 2000, the median price of homes sold in Tulare County has risen extraordinarily and than dropped significantly. However, after all the dramatic movement in house prices, the median price of an existing home has risen from $97,800 in 2000 to $145,000 as of November 2009 (Table Q). This translates to an increase of 48 percent in 9 years. Between 1990 and 2000, the median price rose 22 percent. Still to be determined is if the housing market has bottomed out.

Table 3-Q
Median Home Prices

Median Price of Existing Homes Sold Tulare County	
Year	Median Price of Homes Sold
2009	$145,000
2008	$175,000
2007	$231,500
2006	$245,000

Source: California Association of Realtors

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 percent less in the unincorporated area. Thus it can be presumed that the 2009 median sales price of existing homes in the unincorporated area is approximately $111,650. A recent sampling of the estimated values in the County's rural communities enforces this presumption (Table 3-R).

Table 3-R
Estimated Home Values

Estimated Median Value of Existing Homes November 2009	
Community	Estimated Value
Cutler	$60,297
Earlimart	$106,722
Goshen	$71,648
Ivanhoe	$80,091
Orosi	$102,643
Pixley	$57,570
Richgrove	$79,695
Springville	$231,997
Strathmore	$70,785
Three Rivers	$220,988

Source: RealtyTrac

Housing Rental Market

There are an estimated 50,961 rental housing units, of which 47,500 are occupied and paying rent, in Tulare County. 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-S shows the estimated 2008 gross rents, listed by rents charged in Tulare County, the estimated median gross rent is $727.

Table 3-S
Estimated Gross Rents

Gross Rent, Tulare County, 2008	
	Estimate
Occupied units paying rent	**47,500**
Less than $200	203
$200 to $299	1,363
$300 to $499	6,836
$500 to $749	16,934
$750 to $999	10,510
$1,000 to $1,499	10,177
$1,500 or more	1,477
Median (dollars)	**$727**
No rent paid	**3,461**

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

Monthly Owner Costs

In Tulare County there are an estimated 73,086 owner occupied housing units, of which 53,336 have a mortgage and 19,750 have no mortgage. The selected monthly owner costs are calculated from the sum of payment for mortgages, real estate taxes, various insurances, utilities, fuels, mobile home 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-T shows the estimated 2008 monthly owner costs listed by rents mortgage status in Tulare County, the estimated median monthly owner costs with a mortgage is $1,518 and those without a mortgage is $330.

Table 3-T
Monthly Owner Costs

Mortgage Status and Selected Monthly Owner Costs Tulare County, 2008	
	Estimate
Housing units with a mortgage	**53,336**
Less than $300	18
$300 to $499	935
$500 to $699	2,743
$700 to $999	7,682
$1,000 to $1,499	14,754
$1,500 to $1,999	13,771
$2,000 or more	13,433
Median (dollars)	**$1,518**
Housing units without a mortgage	**19,750**
Less than $100	642
$100 to $199	2,158
$200 to $299	5,262
$300 to $399	5,005
$400 or more	6,683
Median (dollars)	**$330**

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

Housing Costs

Housing costs continue to rise significantly. Since 2000, the median rent has increased 40.9 percent from $516 to $727. The monthly owner costs for housing units with a mortgage have seen an even larger escalation going from $943 to $1,518 which is a 61 percent increase. The monthly owner costs for those housing units without a mortgage increased by 31 percent, going from $251 to $330.

The County's median household median income has increased 33 percent from $33,983 in 2000 to $45,117 in 2008. This has not kept up with the rise in housing costs. Therefore, households are challenged with a greater housing cost burden. This is shown in the increased percentage of household income families are paying for housing. In 2008, 41.5 percent of renter households and 37.7

percent of owner occupied households pay 35 percent or more of their income for housing (up from 32.7 percent and 20.6 percent in 2000).

The increased foreclosure rate indicates that homeowners who purchased homes during the housing boom using non-traditional financing are now struggle 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 that are primarily used to determine payment standard amounts for various programs. FMRs are 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-U contains the 2009 Fair Market Rent by unit size for Tulare County.

Table 3-U
2009 Fair Market Rent

2009 Fair Market Rent (FMR) & Percent Change from 2000 Base Rent to 2009 FMR Tulare County			
Unit Size	2009 FMR	Percent Change from 2000	Annual Income Needed to Afford FMR
Studio	$518	34%	$20,720
One-Bedroom	$580	33%	$23,200
Two-Bedroom	$674	33%	$26,960
Three-Bedroom	$964	34%	$38,560
Four-Bedroom	$990	33%	$39,600

Source: HUD 2009 Fair Market Rent (Oct. 1, 2008)

Housing Wage

The National Low Income Housing Coalition (NLIHC) calculates that in order to afford the FMR($674) of a two-bedroom rental unit, without paying more than 30% of income on housing, a household must earn $2,247 monthly or $26,960 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 $12.96.

A minimum wage worker earning $8.00 per hour only earns $16,640 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 are $907 in Tulare County. If SSI represents an individual's sole source of income, $272 in monthly rent is affordable; however, the FMR for a one-bedroom apartment is $580.

As shown in Table 3-V, HCD publishes official state income limits each year. The income categories are used as a determinant for qualifying households for housing programs as well as to understand how much households in the unincorporated county can afford to spend on housing costs. HUD uses the Median Family Income (MFI) for non-metropolitan counties statewide ($55,800 for 2009) instead of the County's family median income ($45,117 for 2009) which increases the income amounts when determining these limits.

Table 3-V
Income Limits by Household Size
Tulare County – 2009

2009 Income Limits								
	1 person	2 persons	3 persons	**4 persons**	5 persons	6 persons	7 persons	8 persons
Extremely Low (0-30%)	$11,750	$13,400	$15,100	**$16,750**	$18,100	$19,450	$20,750	$22,100
Very Low (31-50%)	$19,550	$22,300	$25,100	**$27,900**	$30,150	$32,350	$34,600	$36,850
Low (51-80%)	$31,250	$35,700	$40,200	**$44,650**	$48,200	$48,200	$55,350	$58,950
Median (100%)	$39,050	$44,650	$50,200	**$55,800**	$60,250	$60,250	$69,200	$73,650
Moderate (81-120%)	$46,850	$53,550	$60,250	**$66,950**	$72,300	$77,650	$83,000	$88,350

Source: California Department of Housing and Community Development, 2009

Table 3-W provides a summary of 2009 state income limits 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 percent 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 percent interest rate over 30 years, in which no more than 30 percent of the household's gross monthly income is spent on housing cost.

For example, a 4-person household with an annual income of $44,650 has a gross monthly income of $3,721 and is considered to be a low-income household. The affordable rent that the 4-person household could afford without being cost burdened is $1,116 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.

Table 3-W
Housing Affordability by Income Level
Tulare County – 2009

2009 Housing Affordability						
Income Group	1 person	2 persons	3 persons	4 persons	5 persons	6 persons
Extremely Low						
Monthly Income	$979	$1,117	$1,258	$1,396	$1,508	$1,621
Monthly Rent	$294	$335	$377	$418	$452	$486
Estimated Sales Price	$20,144	$27,817	$35,657	$43,329	$49,556	$55,837
Very Low						
Monthly Income	$1,629	$1,858	$2,092	$2,325	$2,513	$2,696
Monthly Rent	$489	$557	$628	$698	$754	$809
Estimated Sales Price	$56,283	$69,014	$82,024	$94,979	$105,431	$115,605
Low						
Monthly Income	$2,604	$2,975	$3,350	$3,721	$4,017	$4,913
Monthly Rent	$781	$893	$1,005	$1,116	$1,205	$1,474
Estimated Sales Price	$110,490	$131,117	$151,965	$172,592	$189,049	$238,862
Moderate						
Monthly Income	$3,904	$4,463	$5,021	$5,580	$6,025	$6,471
Monthly Rent	$1,171	$1,339	$1,506	$1,674	$1,808	$1,941
Estimated Sales Price	$182,766	$213,845	$244,869	$279,948	$300,687	$325,484
Above Moderate						
Monthly Income	>$3,904	>$4,463	>$5,021	>$5,580	>$6,025	>$6,471
Monthly Rent	>$1,171	>$1,339	>$1,506	>$1,674	>$1,808	>$1,941
Estimated Sales Price	>$182,766	>$213,845	>$244,869	>$279,948	>$300,687	>$325,484

Source: 2009 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.mortgageloan.com/calculator/maximum-mortage-calculator

Note: Affordable maximum loan amounts for housing units based on the following assumed variables: 10% down payment, 30-year fixed rate mortgage at 6% annual interest rate, $1,200 per year in real estate taxes, $600 per year in hazard insurance, and $35 per month for mortgage insurance.

3.3 Household Characteristics

Household Population

Household population is the total population less the number of people living in group quarters (e.g., nursing homes, farm worker housing, jails, etc.). According to the 2005-2007 American Community Survey, unincorporated household population was 147,206, which represents a 5.9 % increase over the 2000 Census count of 139,019. During the same time period, the household population for the entire County grew 10%, from 110,385 in 2000 to 121,457 in 2007.

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 2008 American Community Survey, 59 percent of the population in Tulare County owned their homes. This is a reduction of 3 percent since 2000, most likely due to the recent economic crisis. Table 3-X provides a summary of the change in tenure in the County between 1990 and 2008.

Table 3-X
Households by Tenure (1990 – 2008) – Tulare County

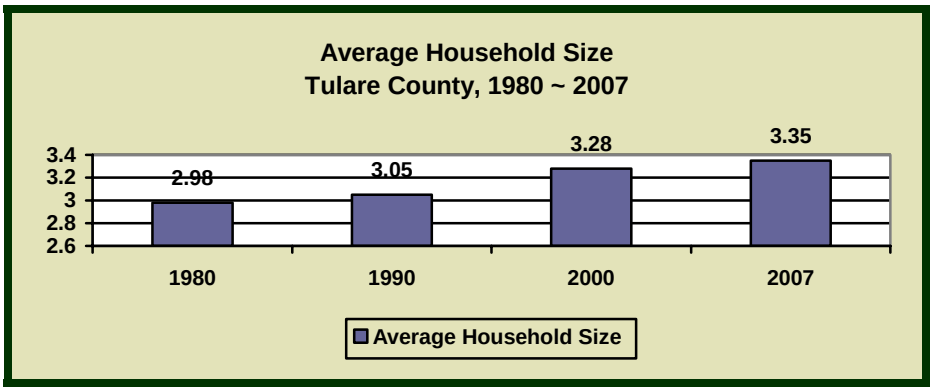
	1990		2000		2008	
	Number	Percentage	Number	Percentage	Number	Percentage
Owner	58,775	60%	67,913	62%	73,086	59%
Renter	39,086	40%	42,472	38%	50,961	41%
Total Households	97,861	100%	110,385	100%	124,047	100%

Source: U.S. Census Bureau: 1990 and 2000 U.S. Census, 2008 American Community Survey

Household Size

As shown in Chart 3-F, 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 2005-2007 American Community Survey, the average household size is 3.35. This 12.5 percent 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).

Chart 3-F
Average Household Size



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 on to 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 percent of all households in Tulare County were living in overcrowded conditions. That was a decrease from the 1990 that showed 23 percent of the population was living in overcrowded conditions. According to the 2008 American Community Survey, the trend has continued; currently 12 percent of the County's population lives in overcrowded conditions of which 4,063 or 3.3 percent of the total County is severely overcrowded.

At 12.4 percent, Tulare County is one of the most overcrowded counties in the State. The statewide average is 8.5 percent. However, the County has seen a trend during the previous 18 years of a reduction in overcrowded 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-Y 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-Y
Overcrowded Households

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

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

Group Quarters Population

Is not a component of household increase, but important nonetheless, is that portion of the population in Tulare County classified as "group quarters" population. The difference between total population and household population, i.e. 2,337 persons for the Tulare County unincorporated area in 1990 and 1,930 persons in the year 2000, is composed of the group quarters population. The group quarter's population for the entire County was 6,055 in 2000. 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. According to the DOF estimates, 1,941 persons in the unincorporated area and a total of 5,839 persons countywide are living in group quarters in Tulare County as of January 1, 2009.

3.4 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, 66 percent are renters and 34 percent own and occupy a home. This is reverse of households that earn over 30 percent of the median family income, with 34 percent renting and 66 percent owning (Table 3-Z)..Many of the issues that are faced by extremely low-income households are addressed throughout this chapter.

Table 3-Z
Extremely Low-Income by Tenure, 2000

Income Level	Renters	Owners	Total	Percentage
Extremely low (0-30% MFI)	9,870	5,053	14,923	13.5%
All other Income Categories (30% and above MFI)	32,520	62,849	95,369	86.5%
Total	**42,390**	**67,902**	**110,292**	**100%**
Income Level	**Rental Households**		**Owner Households**	
Extremely low (0-30% MFI)	66%		34%	
All other Income Categories (30% and above MFI)	34%		66%	
Total	**38%**		**62%**	

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

To summarize from other sections:

- 4,144 persons or 10.5 percent of households in the unincorporated area are classified as ELI
- ELI is defined as less than 30 percent of median area income ($12,132 in 2007)
- 75 percent pay more than 30% of income for housing and 57percent pay more than 50%

About 81percent of extremely low income households have housing problems, which may include a cost burden of over 30% and/or overcrowding and/or without complete kitchen or plumbing facilities, almost double the 44% of all County households who reported any housing problems.

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, 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 2005-2007 American Communities Survey does not breakout the County by Census Designated Place. However, minority households are shown for the total County, the total unincorporated area, the unincorporated communities, and the remaining unincorporated area as reported in the 2000 Census and displayed in Table 3-AA.

> 56 percent of Tulare County's population is of Hispanic origin.

The 2007 American Community Survey indicates in the percentages of most races residing in Tulare County have remained fairly constant. However, those persons with Hispanic origin have grown from 39% in 1990 to 56% in 2007. 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-BB.

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.

Table 3-AA
Countywide Ethnicity

ETHNICITY BY JURISDICTION Tulare County: Cities, Unincorporated Area and Total									
Jurisdiction	RACE								
	Total	Hispanic	White	Black	Native	Asian	Pacific	Other	Multi-Racial
Tulare County	368,021	186,846	153,916	5,122	3,011	11,457	257	444	6,968
Unincorporated Area **	84,839	37009	42922	683	1058	1475	47	117	1606
Alpaugh CDP	761	412	301	2	9	14	0	0	23
Cutler CDP	4,491	4,322	88	11	11	36	0	5	18
Dinuba City	16,844	12,647	3,471	30	82	408	11	16	179
Ducor CDP	504	366	122	1	2	8	0	0	5
Earlimart CDP	6,583	5,760	176	44	13	514	3	10	63
East Orosi CDP	426	369	39	0	1	11	0	0	6
East Porterville CDP	6,730	4,249	2,019	39	108	173	25	5	112
Exeter City	9,168	3,507	5,266	41	83	117	2	21	131
Farmersville City	8,737	6,292	2,194	21	30	90	1	4	105
Goshen CDP	2,394	1,751	511	51	12	33	0	0	36
Ivanhoe CDP	4,474	3,407	976	8	28	26	2	1	26
Lemon Cove CDP	298	36	243	0	11	6	0	0	2
Lindsay City	10,297	8,029	1,956	31	59	104	7	5	106
London CDP	1,848	1,660	168	0	1	13	0	0	6
Orosi CDP	7,318	6,000	468	6	16	729	0	14	85

ETHNICITY BY JURISDICTION Tulare County: Cities, Unincorporated Area and Total									
Jurisdiction	RACE								
	Total	Hispanic	White	Black	Native	Asian	Pacific	Other	Multi-Racial
Pixley CDP	2,586	1,763	627	108	15	5	2	0	66
Porterville City	39,602	19,589	16,649	406	378	1,761	28	24	780
Poplar-Cotton Center CDP	1,496	893	312	0	18	246	6	2	19
Richgrove CDP	2,723	2,493	55	1	5	159	0	0	10
Springville CDP	1,109	62	1,006	1	5	3	0	1	31
Strathmore CDP	2,584	1,771	722	6	14	34	0	4	33
Terra Bella CDP	3,466	2,910	368	6	7	120	0	3	52
Tipton CDP	1,790	1,212	443	3	4	8	0	22	98
Traver CDP	732	552	166	0	12	1	0	0	1
Tulare City	43,994	20,058	19,276	2,051	290	830	42	88	1,359
Visalia City	91,650	32,619	50,263	1,558	675	4,472	79	87	1,806
Woodlake City	6,651	5,575	890	8	37	46	2	1	92
Woodville CDP	1,678	1,385	247	1	11	1	2	2	31
Woodville CDP	1,678	1,385	247	1	11	1	2	2	31
* The five columns of race equal total population. Spanish origin is an ethnic group, not a race; therefore, persons of Spanish origin are included as a portion of one or more of the five races shown.									
** Derived by subtracting population by race data for the eight incorporated cities from data for the total County.									

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. 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 2005-2007 American Communities Survey, over 42% 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-BB
Race and Hispanic Origin

	1990	Percent	2000	Percent	2007	Percent
White	204,835	65.7%	228,348	62.0%	316,142	76.0%
Black or African American	4,618	1.5%	7,231	2.0%	8,247	2.0%
Native American	3,992	1.3%	9,314	2.5%	7,480	1.8%
Asian	13,319	4.3%	14,551	4.0%	16,573	4.0%
Pacific Islander	[7]	--	941	0.3%	638	0.2%
Other Race	85,157	27.3%	125,199	34.0%	75,670	18.3%
Hispanic or Latino	120,893	38.8%	186,846	50.8%	231,403	55.9%
County Total	311,921		368,021		413,933	

Source: 1990, 2000 U. S. Census and 2007 American Community Survey 2005-2007.

[7] In 1990, Asian and Pacific Islander were combined.

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 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 handicap access.

According to the 2000 Census, the disability status of the civilian non-institutionalized population in Tulare County is that of that 5 percent of those age 5 to 15, 23 percent of those aged 16 to 64, and 45 percent of those over age 65 have a disability. This represents that 22 percent of the entire County population has a disability (Table3-CC).

Table 3-CC
Disability Status Tulare County

Age Category	Population	Population With a Disability	Percentage
Age 5-15	77,953	3,695	5%
Age 16-64	219,163	50,540	23%
Age 65 plus	34,225	15,653	45%
Total Population (Civilian Non-institutional)	331,341	72,814	22%

Source: U.S. Census, 2000

Table 3-DD illustrates the types of disabilities reported in the 2000 Census for the entire county and therefore, represents expected conditions in the unincorporated area. Often persons have more than one disability which explains a higher number of disabilities than the population with disabilities listed in Table 3-CC.

Table 3-DD
Disability Types of the Civilian Non-Institutionalized Population Tulare County

Disability Type	Ages 5 to 15 Years	Ages 16 to 64 Years	Ages 65 Years & Over	Total
Total disabilities tallied	5,274	89,624	32,408	127,306
Sensory disability	709	5,936	5,780	12,425
Physical disability	962	15,569	11,100	27,631
Mental disability	2,507	9,758	4,397	16,662
Self-care disability	1,096	5,081	3,750	9,927
Go-outside-home disability	n/a	20,807	7,381	28,188
Employment disability	n/a	32,473	n/a	32,473

Source: U.S. Census, 2000

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. A transitional living center for recently released in-patients opened in Visalia in 2003 and provides a three- to six-month voluntary program with caregivers and classes on everyday skills.

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-tem 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.

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 10 in Chapter 6.

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-EE identify 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-FF identifies elderly households (ages 65 and over) in Tulare County and in the unincorporated area.

Continuous Care Facilities

Of those nursing facilities that care for twenty 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.

Table 3-EE
Household Population

Household Population Family and Non-Family Households Population 65 Years and Over									
	Total Households			In Family Households			In Non-Family Households		
		65+ Households			65+ Households			65+ Households	
Jurisdiction	Total HH	HH	Percent of Total	Total HH	HH	Percent of Total	Total HH	HH	Percent of Total
Tulare County	110,385	25,222	23%	87,061	16,045	18%	23,324	9,177	39%
Unincorporated	39,936	9,739	24%	32,621	6,765	21%	7,315	2,974	41%

Source: 2000 US Census

Table 3-FF
Elderly Households

Elderly Households (65+) Tulare County and Unincorporated Area,2000			
	Total Households	Elderly Households	Percent Elderly
Tulare County	110,385	21,900	19.8%
Unincorporated Area	39,936	8,397	21%

Source: 2000 US Census

The tenure of housing for the elderly has remained fairly constant (Table 3-GG). Owner occupied housing accounts for more than 75% 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-GG
Tenure of the Elderly

	Owner Occupied		Renter Occupied		Total County		
Year	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%

Source: 1990, 2000 U. S. Census and 2007 American Community Survey 2005-2007.

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 4 or more bedrooms from the 2000 Census (12,638) within the County to the number of large households within the County (13,198) 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-HH identifies the number of large households by tenure in the entire county and Table 3-GG compares large families in the unincorporated area and the entire County.

The Housing Element establishes programs such as density bonus incentives for larger units and Self-Help housing to meet the need's of the County's large families.

Table 3-HH
Large Households by Tenure – Tulare County

Large Households by Tenure – Entire Tulare County Tulare County, 2008			
	Owner Occupied	Renter Occupied	Total
Number of Households - all sizes	67,904	42,481	110,385
5-person household	6,749	5,325	12,074
6-person household	3,581	3,014	6,595
7-or-more person household	3,501	3,228	6,729
Number of Large Households	13,831	11,567	25,398
Percent of Large Households	20%	27%	23%

Source: 2000 US Census

Table 3-II
Large Households Tulare County

Large Families Tulare County, 2000			
	Total Families	Large Families	Percentage Total Families
Tulare County	87,061	13,198	14.7%
Unincorporated Area	32,621	6,042	18.5%

Source: 2000 US Census

Single Headed Household

Table 3-JJ and Chart 3-G contain information regarding the number of single headed 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, while single female heads of households has remained fairly constant at 21% of all family households with their own children under 18 years old, single male heads of households has increased to 11.44% of family households. This represents an increase of 2,136 single male heads of households between 2000 and 2007, or a gain of 53%.

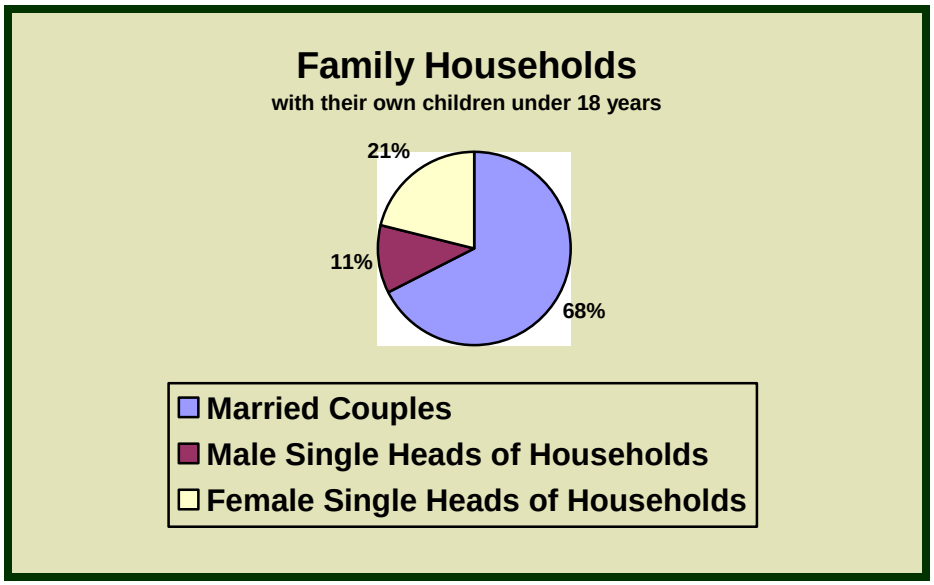
Table 3-JJ
Single Heads of Households
Tulare County, 2000 – 2007

	2000	Percent	2007	Percent	Percent Change
Total Households	110,385		121,457		
Family Households with own children under 18 years	49,581	100%	53,827	100%	
Married Couples with own children under 18 years	35,132	70.9%	36,291	67.42%	-3.48%
Single Head of Household MALE with own children under 18 years	4,023	8.1%	6,159	11.44%	3.34%
Single Head of Household FEMALE with own children under 18 years	10,426	21%	11,377	21.14%	-0.14%

Source: 2000 U. S. Census and 2007 American Community Survey 2005-2007.

The 2000 Census reported that the Tulare County population for whom poverty status was determined totals 362,142. Persons living in poverty total 86,572, or 23.9% of the total population. Of the 56,895 persons living in a single headed female household, 44 percent live below the poverty level. The total number of persons living in a single headed male household was estimated at 27,895 of which 35 percent are living below the poverty level (Table 3-KK). Of those living under the poverty level, single headed households account for 40 percent of all persons living in poverty.

Chart 3-G
Family Households



Regarding tenure, single heads of household 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 in poverty, but are detailed in Chapter 5 of this Housing Element, regarding Existing Housing Programs - 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 heads of household 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 heads of household homeowner-occupants in the past, but does not specifically target that population as more needy than those with physically disabilities, families, farmworkers, seniors or other special populations.

Table 3-KK
Single Heads of Households Living in Poverty

	Total	Living In Poverty	Percentage Living In Poverty
Total Population	362,142	86,572	23.9%
Married-couple families	263,918	44,261	16.8%
Male householder, no wife present	27,895	9,750	35%
Female householder, no husband present	56,894	24,924	43.8%
Unrelated Individuals	29,672	7,637	25.7%

Source: 2000 U.S. Census

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 and are often faced with the additional need for stable housing. Without other supports, 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, are not well publicized in Tulare County.

According to the California Department of Public Health, Tulare County had a teen birth rate of 63.5 per 1,000 teenage female teens aged 15 to 19 between 2004 and 2006. This ranked Tulare County as the county with the second highest teen birth rate in California. Historically, Tulare County has been ranked either #1 or #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. 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 very-low income.

Large numbers of teenage parents and their children are poor and have limited academic skills and backgrounds with few role models or opportunities for improving their livelihoods. Latinos account for nearly 70% of the county's births to teens between the ages of 15 and 18. 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 in 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.

Displaced Households

Households that are forced to relocate due to public domain activities (redevelopment projects, 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 current economic crisis and the bursting of the real estate bubble. 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. There is very limited data on this specific topic; mostly anecdotal at this time. However it is worth noting because if the foreclosure crisis grows, many more people will be affected.

There is documentation of the increase of foreclosures in Tulare County. As of December 2009, more than 1,648 homes in Tulare County were in bank owned. The foreclosure rate among local mortgage holders is 2%, having doubled from the same time last year according to figures from First American Core Logic, a real estate information service.

California ranked first in the nation in 2009 with 632,573 foreclosed filings reported, an increase of 21 percent from in 2008 and 153.52 percent from 2007. More than 4.75 percent of California's housing units received at least one foreclosure filing during the year, an increase from 3.97 percent in 2008 and 1.92 in 2008[8].

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

[8] RealtyTrac®, January 14,2009

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 has proved difficult to ascertain. The numbers range from 236 in the 2000 Census to 545 in the 2009 Point in Time Survey. The 2000 Census conducted a Service-Based Enumeration (SBE) to count people without conventional housing, but was not expected to be complete. The Census reported a total of 236 persons in emergency and transitional shelters in the Visalia-Tulare-Porterville Metropolitan Statistical area. The people who, in 2000, were counted at domestic-violence shelters, family crisis centers, soup kitchens, mobile food vans, and targeted non-sheltered outdoor locations (i.e. street people, car dwellers, etc.) during the March 2000 SBE night were to be included in the category of "other non-institutional group quarters" population. This category was overly inclusive; it included, for instance, students living in college dormitories. The homeless portion of the category could not be extracted and the additional information was not released[9]. Work is underway to refine the program for the 2010 Census and to better meet the needs of stakeholders and users of the data.

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 count for the entire County was 793 in 2003 and has decreased to 545 in 2009, much higher than the 2000 Census count at shelters only. The Point in Time survey collected information 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 survey conducted on January 29, 2009 are listed in Table 3-LL.

Table 3-LL
Point in Time Homeless Survey – Tulare County, 2009

	Adults	Children	Percentage Males	Veterans	Convicted of a Felony	Domestic Violence Victim	With Disability*	Household with children
Total County	403	142	58%	28	151	41	316	65
Cities								
Farmersville	1	0	100%	0	0	0	0	0
Porterville	119	15	48%	8	47	15	85	31
Tulare City	22	14	42%	2	8	3	11	7
Visalia	204	20	56%	17	85	18	196	9
Unincorporated Communities								
Earlimart	7	1	75%	0	1	0	4	0
Orosi	3	0	100%	0	1	1	1	0
Pixley	10	11	10%	1	1	0	4	4
Plainview	3	10	50%	0	3	1	4	3
Strathmore	17	15	20%	0	1	2	2	7
Terra Bella	13	6	44%	0	4	1	9	4
Tipton	2	0	0%	1	0	0	1	0
Unincorporated Total	55	43		2	11	5	25	18

Source: Kings/Tulare Continuum of Care Point in Time Homeless Survey, 2009

[9] The Nature of Homelessness - Counting The Homeless (http://www.libraryindex.com/pages/2281/Nature-Homelessness-COUNTING-HOMELESS.html)

The seven unincorporated communities in the County that were surveyed counted 98 homeless of which 43 were children. 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 2009 Point in Time survey follow:

- The 339 surveys completed in Tulare County represented 403 adults and 142 children
- 31% of the respondents were over the age of 40
- 58% were male
- 45% were Hispanic, 37% were White, 5% Black, 5% Asian/Pacific, 4% multi-ethnic, 3% Native American
- 76% reported their primary language as English, 14% Spanish, 9% Bilingual.
- 51% completed high school and 18% attended some college
- 50% have been homeless less than 1 year and 15% have been homeless for more than 3 years
- 22% were chronically homeless
- 10% are employed
- 11% of those unemployed have been so for more than 5 years
- 8% are Veterans
- 45% have been convicted of a felony
- 12% are domestic violence victims
- 22% live on the street, 21% in transitional housing, 19% with a relative or friend, 14% currently reside at an emergency shelter and 7% in a motel or hotel
- 76% previously resided in Tulare County
- 19% are homeless with a partner or spouse
- 61% reported disabilities, with 30% of those having physical disabilities, 24% having mental disabilities, 22% having substance abuse problems, 8% with PTSD, 6% with dual diagnosis, 3% “Other” and1% with HIV/AIDS
- 35% need a 1 bedroom home/apartment, 24% need a studio and 24% need a 2 bedroom home/apartment
- 74% indicated that they need housing assistance, 61% food and meals assistance,
- 56% need dental care, 54% need health services, 47% need vision care, and 29% need mental health services, 26% need substance abuse services
- 60% need transportation, 52% need job training, 42% need education, 36% need legal services, 20% need child care
- 32% indicated the reason for their homelessness was unemployment, 24% alcohol or other drug, 17% argument with family/friends, 13% mental health, 12% physical disabilities, 10% domestic violence, 9% discharged from prison, 9% divorce/separation, 6% family violence, 5% lost benefits, 2% lost public assistance, 1% aged out of foster care

- 21% reported the reason for their homelessness was no affordable housing, 12% eviction, 8% substandard housing and 1% mortgage foreclosure

A comparison of 2008 and 2009 survey results showed:

- The number of respondents citing "no affordable housing" as a reason for homelessness increased over 200% from 2008 to 2009.
- Overall, the number of people experiencing homelessness decreased by 7% over last year and the number of homeless children decreased by 21%.
- 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 16%. This statistic is extremely challenging to capture and the 2008/2009 surveys were revised to more accurately track the responses needed to define the respondent as chronically homeless.
- Of the collected surveys, 24% were sheltered at either an emergency or transitional facility, while the remaining 76% spent the previous evening on the street or places not meant for human habitation.
- There was a sharp increase in the number of respondents that speak Hmong as a primary language.

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 disabled mentally and physically), 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 not. 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 2008 was $1,080,978 for 4,717 bed nights in a facility with five 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 percentage 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, 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.

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 services as a 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 & 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 Department of Health and Human Services.

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 twelve, 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.

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 Department, 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.

Porterville Rescue Mission

Porterville Rescue Mission offers homeless assistance (type and number not found).

Tulare Works

Tulare Works, operated by County of Tulare's Health and Human Service Agency and with locations in Visalia, Tulare, Porterville, Lindsay and Dinuba, 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.

Food distribution centers are located in several unincorporated communities.

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 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 should be available January 1, 2010 and is funded through the U.S. Department of Housing and Urban Development's (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 with out 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 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 it recipients but with a limited stay of up to 6 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 4 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 SB 2, the County will amend the Zoning Ordinance in the following ways:

- Add 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.
- Add 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.
- The County will develop 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” Light Manufacturing 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 Light Manufacturing 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 included Action Program 12 in Chapter 6 which will amend 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.

Table 3-MM
Agricultural Employment – Tulare County

Jurisdiction	Agriculture Employment	Percent in Agriculture	Total Employment
Alpaugh CDP	52	31%	168
Cutler CDP	621	49%	1,271
Dinuba City	1,136	19%	5,859
Ducor CDP	71	34%	206
Earlimart CDP	781	51%	1,539
East Orosi CDP	22	20%	109
East Porterville CDP	581	25%	2,362
Exeter City	274	8%	3,563
Farmersville City	556	20%	2,824
Goshen CDP	146	19%	758
Ivanhoe CDP	426	31%	1,396
Lemon Cove CDP	13	10%	130
Lindsay City	1,152	35%	3,317
London CDP	377	66%	569
Orosi CDP	846	38%	2,224
Pixley CDP	284	39%	730
Poplar-Cotton Center CDP	144	32%	446
Porterville City	1,608	11%	14,152
Richgrove CDP	356	54%	656
Springville CDP	14	4%	379
Strathmore CDP	176	23%	780
Terra Bella CDP	440	48%	913
Three Rivers CDP	14	2%	924
Tipton CDP	211	36%	591
Traver CDP	66	35%	187
Tulare City	1,102	7%	15,882
Visalia CDP	1,461	4%	38,401
Woodlake City CDP	657	32%	2,051
Woodville CDP	261	47%	556
Balance Unincorporated	6,664	26%	31,151
Total Unincorporated	12,566	15%	48,045
Total Incorporated Cities	7,946	9%	86,049
County Total	20,512	15%	134,094

Source: 2000 U. S. Census

Tulare County, located in the rich San Joaquin Valley of California's agricultural heartland, currently ranks second in the nation in agricultural productivity. In 2008, the county's crops were valued at $5.02

billion10. There were forty-five commodities valued at over $1 million. The agricultural industry continues to be a dominant employer in Tulare County. In 2007, agriculture provided over 27,000 jobs or 17% of Tulare County's job base. The 2000 Census breaks out agriculture employment by Census Designated Place (CDP) as shown in Table 3-MM.

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 do the farm labor so that he/she is unable to return to his/her permanent residence within the same day.

Currently there are 24,978 permanent, seasonal and migrant farmworkers working on 2,103 farms located throughout Tulare County. The majority of the farming operations (72 percent) employ less than 10 employees – accounting for 23 percent of the farmworker population. Large farm operators account for only 28 percent of the farms in Tulare County but employ more than 77 percent of all farmworkers (Table 3-NN).

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 have decreased during the last 5 years (Table 3-OO). The number of farms has decreased by 30 percent while the total acreage harvested has only decreased by 1.6 percent. 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 41 percent 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 reduction in harvested acreage declined 1.6 percent, the reduction in labor intense vegetable crops declined 22 percent. 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 numbers of farmworkers in Tulare County.

While the data indicates 24,978 farmworkers working 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 percent 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.

[10] According to the 2008 Tulare County Annual Crop and Livestock Report.

Table 3-NN
Farmworkers
Permanent & Seasonal – 2007

	Farmworkers	Farms
Farm Operations with less than 10 Employees		
Permanent	2,696	
Seasonal (e.g., less than 150 days)	2,993	
Total	5,689	1,520
Farm Operations with 10 or more Employees		
Permanent	9,853	
Seasonal (e.g., less than 150 days)	9,436	
Total	19,289	585
All Farm Operations		
Total	24,978	2,103

Source: USDA 2007 Census of Farmworkers, USDA

Table 3-OO
Trends in Farming Operations 2000 – 2007

	2002	2007
Farm Operations (less than 10 employees)	2,056	1,520
Farm Operations (10 or more employees)	934	585
Total Farm Operations	**2,990**	**2,103**
Farmworkers (less than 10 employees)	5,726	4,546
Farmworkers (10 or more employees)	36,464	20,432
Total Farmworkers	**42,190**	**24,978**
Field Crops (harvested acreage)	1,251,358	1,249,844
Vegetable Crops (harvested acreage)	6,385	4,995
Fruit and Nut Crops (harvested acreage)	310,454	288,456
Total Harvested Acreage	**1,568,197**	**1,543,295**
Permanent Planted Acreage (citrus, deciduous & grapes)	321,512	319,465

Source: USDA 2007 Census of Farmworkers, USDA and the 2002 & 2007 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, it can be estimated based on the data previously discussed (Table 3-PP).

Table 3-PP
Identified Farmworker Housing Needs

Total Permanent Farmworkers	Current Inventory Available Units	Total Seasonal Farmworkers	Current Inventory Available Units
12,549	2,284	12,429	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).

- 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 2000 Census and CHAS data, 75 percent of extremely low income households (typical farmworker households are in this category), spend more than 30 percent of household income for housing. In addition, 19 percent of the total County's population was living in overcrowded conditions; 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-QQ). The Housing Authority 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 Housing Authority 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-RR.

Table 3-QQ
Publicly Owned Farmworker Housing – 2008

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

Table 3-RR
USDA Section 514 Farmworker Housing – 2008

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

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 is therefore not directly involved with employing their workforce, and has also removed themselves 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-SS.

Table 3-SS
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 standards, developed by the Department of Housing and Community Development (HCD), and 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 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 percent of number of permits issued statewide and 7.5 percent 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 performed as required to ensure adequate housing conditions are being maintained. In 2009, 152 permits were issued representing 1,679 employees and their families (Table 3-TT).

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 or Zoning Administrator 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

Table 3-TT
Tulare County
Employee Housing Program 2000 – 2009

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

Source: Tulare County Resource Management Agency

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 (9 or fewer at any time) and those requiring a special use permit (10 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.

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 435 Section 515 units in Tulare County's unincorporated area (Table 3-UU). 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 transferred to an organization capable of maintaining affordability restrictions for the life of the project.

Table 3-UU
USDA Section 515 Rural Rental Housing – 2008

Facility Name	Location	Number of Units
Alta Vista	Cutler-Orosi	42
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
Strathmore Villa	Strathmore	42
Tipton Terrace	Tipton	34

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 and new homes, the complexity of balancing "smart growth" with planning models, and 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 include that plans for subsidized housing are often challenged, 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. USDA assistance suffers from its own income qualifying standards and a shortage of staff and funds.

3.5 Housing Stock Characteristics

This section contains general information on housing characteristics in the Tulare County unincorporated area, including housing units by type and tenure, vacancy rates and age of construction (potential lead paint hazards).

Housing Units

As of January 1, 2009, the California Department of Finance estimates a total of 45,662 existing housing units in the unincorporated area. A detail of housing units by type can be found in Table 3-VV.

Type and Tenure

The housing inventory of the unincorporated area has exhibited a 2.7% increase between the 1990 and 2000 Census, for 45,116 year-round housing units in the year 2000. Housing units by type and tenure for the Tulare County unincorporated area are provided in Table 3-WW. Table 3-XX presents household population and persons per household by tenure and type of housing unit.

Between 1990 and 2000, renters decreased slightly from 37.9% of all households to 37.1%. Over the decade between 1990 and 2000, interest rates for home loans decreased significantly, which led to a 3% increase in home ownership.

While many people think of rental housing as units within multiple-unit structures, this perception is misleading in Tulare County, where 64.9% of renters lived in single family detached housing units and another 17.5% lived in mobile homes in the year 2000.

Table 3-VV
Housing Units

Estimated Housing Units Unincorporated Tulare County, 2009	
Single	
Detached	33,781
Attached	1,540
Multiple	
2 to 4	1,523
5 plus	828
Mobilehomes	7,990
Unincorporated Total	45,662

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

Table 3-WW
Housing Units

Housing Units by Type and Tenure Unincorporated Area, Tulare County, 2000					
Housing Type	Total	Vacant	Occupied Units		
			Total	Owner	Renter
Single Family					
Detached	34,412	3,935	30,477	21,039	9,438
Attached	1,443	122	1,321	501	820
Duplex	526	21	505	66	439
3 or 4 units	733	53	680	114	566
5 or more	873	70	803	35	768
Mobilehomes	6,918	866	6,052	3,285	2,767
Other	211	128	83	52	31
Total	**45,116**	**5,195**	**39,921**	**25,092**	**14,829**

Source: 2000 US Census

Table 3-XX
Household Population

Household Population and Persons Per Household by Type and Tenure Unincorporated Area, Tulare County, 2000					
Housing Unit Type	Persons Total Occupied Units	Persons in Owner Occupied Units	Persons Per Owner Household	Persons in Renter Occupied Units	Persons Per Renter Household
Detached	106,921	69,376	3.30	37,545	3.98
Attached	5,903	2,088	4.17	3,815	4.65
Duplex	1,875	224	3.39	1,651	3.76
3 or 4 units	2,714	422	3.70	2,292	4.05
5 or more	2,483	142	4.06	2,341	3.05
Mobilehomes	18,930	8,818	2.68	10,112	3.65
Other	193	109	2.10	84	2.71
Total	**139,019**	**81,179**	**3.24**	**57,840**	**3.90**

Source: 2000 US Census

Vacancy Rates

The vacancy rate is the proportion of sound vacant-available housing units to the sound total. 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 2008 Regional Housing Needs Determination Plan prepared by the Tulare County Association of Governments (TCAG), has identified a regional vacancy goal of 7% for all housing. According to the State Department of Finance, the vacancy rate for the Tulare County unincorporated area was 11.64 percent in 2000, compared to a vacancy rate of 10.8 percent as measured by the 1990 Census. Vacancy rates for the unincorporated communities for which 2000 Census data is available are shown in Table 3-YY. In 2009, according to Department of Finance estimates the County of Tulare has a 7.46% overall vacancy rate; 11.92% in the unincorporated areas and 5.33% in the cities.

Table 3-YY
Vacancy Rates

Housing Units and Vacancy Rates Unincorporated Communities Tulare County, 2000							
Jurisdiction	Total Occupied	For Sale	For Rent	Other Vacant	Total Vacant	Total Units Available	Total Vacancy Rate
Alpaugh CDP	223	10	7	15	32	255	13%
Cutler CDP	909	3	10	51	64	973	7%
Ducor CDP	120	1	1	1	3	123	2%
Earlimart CDP	1,501	13	35	54	102	1,603	6%
East Orosi CDP	105	1	1	1	3	105	3%
East Porterville CDP	1,709	16	54	74	144	1,853	8%
Goshen CDP	593	3	27	44	74	667	11%
Ivanhoe CDP	1,137	13	25	36	74	1,211	6%

Housing Units and Vacancy Rates Unincorporated Communities Tulare County, 2000							
Jurisdiction	Total Occupied	For Sale	For Rent	Other Vacant	Total Vacant	Total Units Available	Total Vacancy Rate
Lemon Cove CDP	121	4	0	20	24	145	17%
London CDP	394	0	11	19	30	424	7%
Orosi CDP	1,678	3	37	23	63	1,741	4%
Pixley CDP	651	13	37	23	63	1,741	4%
Poplar-Cotton Center CDP	349	0	9	9	18	367	5%
Richgrove CDP	561	1	15	9	25	586	4%
Springville CDP	544	10	32	27	69	613	11%
Strathmore CDP	678	9	29	175	232	1,217	19%
Terra Bella CDP	779	2	12	24	38	817	5%
Three Rivers CDP	985	28	29	175	232	1,217	19%
Tipton CDP	473	2	7	6	15	488	3%
Traver CDP	173	2	1	6	9	182	5%
Woodville CDP	371	0	2	11	13	384	3%

Source: 2000 US Census

3.6 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 between March and June of 2009.

Purpose of the Survey

One of the primary goals of both the County and HCD is to maintain an adequate stock of safe 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 survey results were used to update the County's 2009 General Plan Housing Element. The data will also be used in future grant applications 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 within forty-nine (49) 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.

Random Sampling

According to U.S. Census 2000, the housing stock of the unincorporated county numbered 45,195 dwelling units. The County committed to survey at least 7,533 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 forty-nine (49) 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 (½) 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 7,533 residences.

The County decided that at least a one-in-four (1:4) sample was needed for each of the twenty-one (21) census designated places (CDPs) surveyed, where the universe of residences had been determined by Census 2000. The other twenty-eight (28) unincorporated communities and three (3) residential tracts surveyed were smaller communities, typically less than 200 housing units, where the universe of residences was unknown. 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 6,000 housing units surveyed. The remainder of the housing units to complete the desired sample size overall (approximately 2,500 units) was then randomly drawn from the county island and fringe area populations. In total, the County surveyed 8,431 residences, which were 898 units greater than goal of a one-in-six (1:6) sample size.

Field Survey Procedures

Starting in March of 2009, a two-person team conducted a “windshield survey” of 8,431 residential housing units located within the fifty-two (52) 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 8,431 residential units was tabulated into fifty-two (52) discrete areas including twenty (20) census designated places; twenty-nine (29) other unincorporated communities, three (3) county island/fringe areas in and around incorporated cities; and other residential structures in the County general.

The tabular results, shown in Table3-ZZ, indicate that the majority of the housing units surveyed (5,985 units or 71%) were assessed as being in sound condition. The survey team recorded 1,713 housing units (17%) as deteriorated and 1,033 units (12%) as dilapidated.

Table 3-ZZ
Housing Conditions by Survey Area

Survey Area	SOUND		DETERIORATED						DILAPIDATED		Total Units
			Minor		Moderate		Substantial				
	Units	Percent	Units	Percent	Units	Percent	Units	Percent	Units	Percent	
Allensworth	1	5%	0	0%	3	15%	2	10%	14	70%	20
Alpaugh	15	15%	1	1%	21	21%	8	8%	53	54%	98
Angiola	0	0%	0	0%	0	0%	0	0%	1	100%	1
Cameron Creek	8	32%	0	0%	6	24%	4	16%	7	28%	25
Camp Nelson	180	97%	3	2%	3	2%	0	0%	0	0%	186
Cedar Slope	0	0%	0	0%	7	88%	1	13%	0	0%	8
Cutler	213	74%	5	2%	15	5%	12	4%	43	15%	288
Delft Colony	5	17%	0	0%	5	17%	8	28%	11	38%	29
Ducor	12	23%	3	6%	24	46%	6	12%	7	13%	52
Earlimart	365	67%	40	7%	71	13%	19	3%	49	9%	544
East Orosi	5	14%	1	3%	11	30%	10	27%	10	27%	37
East Porterville	105	37%	13	5%	30	10%	35	12%	104	36%	287
El Rancho	3	19%	4	25%	4	25%	2	13%	3	19%	16
Elderwood	36	75%	1	2%	7	15%	2	4%	2	4%	48
Goshen	116	46%	11	4%	70	28%	21	8%	32	13%	250
Hypernicum	4	25%	0	0%	5	31%	1	6%	6	38%	16
Ivanhoe	218	63%	9	3%	34	10%	21	6%	63	18%	345
Lemon Cove	19	49%	2	5%	11	28%	6	15%	1	3%	39
Lindcove	7	37%	0	0%	4	21%	1	5%	7	37%	19

Survey Area	SOUND		DETERIORATED						DILAPIDATED		Total Units
			Minor		Moderate		Substantial				
	Units	Percent	Units	Percent	Units	Percent	Units	Percent	Units	Percent	
Linnell Camp	191	100%	0	0%	0	0%	0	0%	0	0%	191
London	16	15%	5	5%	14	13%	17	16%	57	52%	109
Matheny Tract	18	15%	1	1%	27	23%	13	11%	60	50%	119
Moore Tract	95	97%	3	3%	0	0%	0	0%	0	0%	98
Monson	1	11%	0	0%	4	44%	3	33%	1	11%	9
Oak Ranch (Visalia Fringe)	136	100%	0	0%	0	0%	0	0%	0	0%	136
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	115	45%	20	8%	23	9%	28	11%	71	28%	257
Plainview	10	13%	1	1%	21	27%	18	23%	29	37%	79
Ponderosa	91	100%	0	0%	0	0%	0	0%	0	0%	91
Poplar-Cotton Center	74	43%	5	3%	9	5%	18	10%	68	39%	174
Richgrove	107	76%	1	1%	8	6%	2	1%	22	16%	140
Rodriguez Camp	0	0%	0	0%	0	0%	0	0%	35	100%	35
Seville	12	41%	2	7%	6	21%	4	14%	5	17%	29
Springville	55	40%	10	7%	17	13%	13	10%	41	30%	136
Strathmore	37	19%	15	8%	75	39%	39	21%	24	13%	190
Sultana	4	13%	3	10%	9	30%	4	13%	10	33%	30
Terra Bella	33	35%	10	11%	22	23%	16	17%	14	15%	95
Teviston	17	36%	0	0%	5	11%	6	13%	19	40%	47
Three Rivers	280	90%	9	3%	10	3%	3	1%	10	3%	312
Tipton	141	73%	14	7%	16	8%	7	4%	14	7%	192
Tonyville	2	9%	1	5%	3	14%	4	18%	12	55%	22
Tooleville	12	31%	1	3%	4	10%	1	3%	21	54%	39
Traver	18	27%	2	3%	17	25%	9	13%	21	31%	67
East Tulare Villa (Tulare Fringe)	85	85%	13	13%	0	0%	0	0%	2	2%	100
Tule River Indian Reservation	24	100%	0	0%	0	0%	0	0%	0	0%	24
Waukena	6	55%	0	0%	4	36%	1	9%	0	0%	11
Wells Tract	4	24%	1	6%	3	18%	1	6%	8	47%	17
W Goshen	21	30%	3	4%	34	49%	6	9%	5	7%	69
Woodville	24	21%	9	8%	33	29%	24	21%	24	21%	114
Yettem	0	0%	0	0%	1	50%	0	0%	1	50%	2
Non Community	2504	100%	0	0%	0	0%	0	0%	0	0%	2504
SURVEY TOTAL	**5,985**	**71%**	**249**	**3%**	**742**	**9%**	**422**	**5%**	**1033**	**12%**	**8,431**

Source: Tulare County 2009 Housing Condition Survey

The data in 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.

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 (100%), Ponderosa (100%), Camp Nelson (95%), and Three Rivers (90%).

Although the majority of the housing units in the unincorporated areas were sound overall, almost a quarter of the survey areas (12 out of 52) had a housing stock where the majority of units were rated as substandard, and nine (9) of these areas had a majority of dilapidated housing.

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 (95%). 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 rehabilitati

This report documents the need for housing rehabilitation in unincorporated communities throughout the county. The data demonstrates the need for housing rehabilitation in the County's General Allocation CDBG applications.

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 six 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-AAA details the trends in substandard housing based upon the results of the 1992, 2003, and 2009 housing condition surveys.

Table 3-AAA
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
Allensworth		63	95
Alpaugh	62	72	85
Cutler-Orosi	30	14	17
Delft Colony	67	78	83
Ducor	30	40	77
E Orosi	64	81	87
E Porterville	25	49	63
Earlimart	53	47	33

Percentages of Substandard Housing Units Unincorporated Communities in Tulare County 1992-2009			
Unincorporated Community	1992 Survey Results	2003 Survey Results	2009 Survey Results
Elderwood	16	34	25
Goshen	14	24	54
Ivanhoe	28	31	37
Lemon Cove	23	48	51
Lindcove	61	56	63
London	69	62	85
Patterson Tract	37	28	56
Pixley	33	54	55
Plainview	64	80	87
Poplar/Cotton Center	72	57	57
Richgrove	51	54	24
Seville	63	67	59
Springville	10	48	60
Strathmore	27	52	81
Sultana	31	62	87
Terra Bella	71	60	65
Teviston	81	71	64
Three Rivers	1	14	10
Tipton	27	24	27
Traver	52	67	73
Woodville	51	48	79
Yettem	83	92	100

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

Lead Paint Hazards

While the County does not have direct evidence of the specific housing units built before 1978 when lead paint was prohibited. U.S. Census data based on housing age reflects the potential lead paint hazards 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-BBB, the majority of the housing stock in unincorporated communities in throughout Tulare County was built prior to 1980.

Table 3-BBB
Housing Units Built Pre-1980

	Total Housing Units	Median Year Structures Built	Housing Units Built Pre-1980	Percent 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%

	Total Housing Units	Median Year Structures Built	Housing Units Built Pre-1980	Percent of Housing Units Built Pre-1980
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

3.7 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 of 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 more 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 6 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-CCC 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-CCC
Inventory of Public Assisted Complexes – Unincorporated Tulare County

Name and Address	Units/ Rent Restricted	Unit Type	Type of Subsidy	Current Owner	Earliest Expiration Date	At-Risk 10 Years
Oakwood Apartments 15753 AVE 327 Ivanhoe	**42 / 35**	**Family**	**Sect 515, LIHTC (TCAC)**	**Northwest Tulare Associates LP**	**2006**	**Yes**
Orchard Manor Apartments II 12495 AVE 416 Orosi	**31 / 23**	**Family**	**Sect 515**	**Unknown (type: Limited Profit)**	**2005**	**Yes**

Name and Address	Units/ Rent Restricted	Unit Type	Type of Subsidy	Current Owner	Earliest Expiration Date	At-Risk 10 Years
Pixley Apartments 735 E. Terra Bella Ave Pixley	**40 / 36**	**Family**	**Sect 515, LIHTC (TCAC)**	**Pixley Investment Group**	**2008**	**Yes**
Strathmore Villa Apartments 19734 RD 128 Strathmore	**42 / 38**	**Family**	**Sect 515**	**Strathmore Villa Associates Ltd**	**2008**	**Yes**
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	Unknown	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
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)	Unknown	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

Name and Address	Units/ Rent Restricted	Unit Type	Type of Subsidy	Current Owner	Earliest Expiration Date	At-Risk 10 Years
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, 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, for a total of 138 units. All four were funded with USDA Sect 515 and the first two had (LIHTC-TCAC) supplemental funding.

Table 3-DDD shows the 4 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-DDD
Inventory of "At-Risk" Units in the Ten Year Period

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 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-DDD 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. Facturing 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. 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 3) 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 percent 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.

3.8 Projected Housing Need

The RHNA Plan recommends that the County provide land use and zoning to accommodate 7,035 housing units during the planning cycle. This averages 938 units per year in the unincorporated portions of the County. This augmented number was due to the high allocation of housing given to incorporate cites mainly as a result of the amount of annexations carried out by incorporated cites. The County administratively agreed to increase its housing share to 7,035 units (938 units per year over the 7 ½ year RHNA planning period) to alleviate member jurisdictions concerns over high housing numbers within the incorporated cities.[11] The County had anticipated an increased number of housing permits issued in the next RHNA period due to large-scale projects on the horizon. However, due to the current housing & credit market crisis and the general economic climate; the realistic ability to complete these previously planned projects by June 30, 2014 is questionable at best. However, the County currently has and/or will make available an adequate amount of properly designated and zoned land to accommodate its housing allocation requirements of the 2008 Tulare County Regional Housing Needs Assessment (RHNA) Plan, even with the increased number of units.

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

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

[11] Tulare County 2008 Regional Housing Needs Assessment Plan: Table II-20, Page II-35.

Table 3-EEE
Projected Housing Need

Existing and Projected Housing Need January 1, 2007 – June 30, 2014		
Jurisdiction	January 2007 Existing Housing Units	June 30, 2014 Projected Need of Additional Housing Units
Dinuba	5,380	1,086
Exeter	3,599	781
Farmersville	2,635	557
Lindsay	3,016	395
Porterville	16,012	5,473
Tulare	17,600	5,643
Visalia	40,924	13,835
Woodlake	2,020	282
Unincorporated Area	44,873	7,035
County Total	**136,059**	**35,088**

Source: Tulare County 2008 Regional Housing Needs Assessment Plan

Table 3-FFF contains the projected need for additional housing by income category for the planning period of January 1, 2007 through June 30, 2014, as determined by the Regional Housing Needs Assessment Plan prepared by TCAG.

Table 3-FFF
Projected Housing Need by Income Level

Jurisdiction	Income Category				Total
	Very Low	Low	Moderate	Above Moderate	
Dinuba	178	145	179	585	1,086
Exeter	132	105	128	416	781
Farmersville	90	71	89	306	557
Lindsay	76	46	66	206	395
Porterville	1,224	862	979	2,409	5,473
Tulare	1,120	937	1,103	2,483	5,643
Visalia	2,308	1,848	2,279	7,400	13,835
Woodlake	24	27	41	190	282
Unincorporated Area	2,294	2,132	2,138	471	7,035
County Total	7,446	6,173	7,001	14,467	35,088

Source: Tulare County 2008 Regional Housing Needs Assessment Plan

Table 3-GGG
2008 RHNA Allocation
Incorporated versus Unincorporated by Income Category

	Very Low	Low	Moderate	Above Moderate
2000 Households				
Total Cities	18.56%	14.48%	15.22%	51.74%
Unincorporated	20.97%	16.71%	16.84%	45.48%
Total	19.43%	15.39%	15.80%	49.48%
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%

Source: 2008 Tulare County Regional Housing Needs Assessment Plan

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. However, the 2008 Regional Housing Needs Assessment Plan has allocated a disproportional amount of low and very low housing to the unincorporated area of Tulare County (Table 3-GGG). In the future, the County will pursue 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 – unincorporated areas as well as within the cities.

Housing Element law has 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 percent 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-HHH.

Table 3-HHH
Projected Housing Need
2009 Housing Element Planning Period

	Income Category					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
Tulare County Unincorporated Area	1,147	1,147	2,132	2,138	471	7,035

4. Housing Constraints

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), 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.

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

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, Tulare County has adopted seven (7) permissive elements or subsets of the seven mandated elements including: Urban Boundaries, Recreation, Water and Liquid Waste Management, Airport Master Plan, Public Buildings, Animal Confinement Facilities Plan, Library Master Plan, Flood Control Master Plan, and others.

The Urban Boundaries Element, along with the Rural Valley Lands Plan and Foothill Growth Management Plan (which are part of the Land Use Element), were discussed in Chapter I, along with the Water and Liquid Waste Management Plan.

The adopted Community Plans designate areas suitable for residential and rural residential development. For the areas surrounding incorporated cities, the policies contained in the Urban Boundaries Element dictate that most residential development (other than rural residential) will actually occur upon annexation to a City.

Unincorporated communities that do not have Community Plans are designated in the 1964 Tulare County Area General Plan as Rural Service Centers. According to the Plan, rural service centers will be limited almost exclusively to areas that function as service centers to surrounding farm areas and highway travelers, in keeping with their historic and current functions.

The County is now in the final stages of a comprehensive update of its General Plan to reflect growth and development through to the year 2030.

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-A. 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.

Table 4-A
Zoning Ordinance Development

Residential Zoning Development Standards									
Zone	Building Height	Minimum Average Lot Width	Yard Setbacks			Minimum Lot Area	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 combing)	35 ft	60 ft	25 ft	5 ft	5 ft	4,000 sq ft	4,000 sq ft	1	No Limitation

Table 4-B
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
Single-Family	P	P	P	P	P	P	P	P	P
Duplexes	NP	P	P	P	P	NP	NP	NP	*
3 & 4-plexes	NP	SPR	P	P	P	NP	NP	NP	*
Multi-family (>4 units)	NP	SPR	SPR	SPR	SPR	NP	NP	NP	*
Mobile Homes	NP	NP	NP	NP	NP	NP	NP	NP	P
Manufactured Homes	P	P	P	P	P	P	P	P	P
Second Units	AA	P	P	P	P	AA	AA	AA	AA
Emergency Shelters	NP	NP	P	P	P	NP	NP	NP	NP
Single-Room Occupancy (SRO)	NP	NP	P	P	P	NP	NP	NP	NP
Transitional/Supportive Housing	NP	NP	P	P	P	NP	NP	NP	NP
Boardinghouse	NP	NP	P	P	P	NP	NP	NP	NP
Farmworker Housing	NP	NP	S	NP	S	NP	P	NP	P
Mobilehome Park	S	S	S	NP	NP	S	S	S	NP
Residential Care Facility (<6 residents)	P	P	P	P	P	P	P	P	P
Residential Care Facility (>6 residents)	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
SPR = Site Plan Review
NP = Not permitted
** = allowed for employees*
Note: Emergency Shelters, Single-Room Occupancy, and Transitional/Supportive Housing is not currently specifically defined in the zoning ordinance. In addition, Residential Care Facilities is not specifically defined, 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 prohibit single-family residences in R-2 and R-3 zone districts. Additionally, the County does allow R-3 uses in the C-1 and C-2 commercial zones. As an example, 40 multiple-family housing units were recently developed on a commercially zoned parcel in the unincorporated community of Pixley. It should be noted that actual densities in many of the unincorporated areas of the County are actually at R-2 and R-3 zone densities (4 to 14 and 15 to 28 units per acre).

Multi-family projects consisting of more than four (4) dwelling units require a site plan review which consists of the Site Plan Review Committee (SPRC) making a determination the site plan complies with the provisions of the Zoning Ordinance and is 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 SPRC 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. Building plans may be submitted and processed concurrently with the site plan review thereby reducing the overall processing time. The site plan review process does not present a significant 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. However, the County has included Action Program 7 for Streamlining Permit and Application Processing. One of the actions in this program is to change the Site Plan Review process for single family and multifamily residential projects to an administrative review.

The Tulare County Zoning Ordinance also permits Planned Unit Developments (PUDs). A PUD may be entirely residential (usually a combination of different densities and dwelling types) or may contain residential, recreational, neighborhood commercial and professional office uses. The purpose of a planned development is to allow a variety of dwelling types and/or land uses, which complement each other and harmonize with existing and proposed land uses, to coexist in the vicinity.

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 combing 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.

Manufactured homes are allowed in all residential zones when installed on permanent foundations and meet the minimum standards 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.

Through the implementation of Action Program 12; definitions for transitional housing and supportive housing will be added to the County's Zoning Ordinance. In addition, emergency shelters will be a permitted use without a special use permit or other discretionary action and only subject to the same development standards that apply to other allows uses within the M-1 Light Manufacturing Zone.

The Tulare County Zoning Ordinance dictates the maximum allowed density in each residential zone; however, availability of community water and sewer facilities is the controlling factor in determining the actual density that can be approved for a particular project. Table 4-C shows the minimum site area required, based upon availability of those facilities.

Table 4-C
Minimum Lot Size with Available Facilities

Available Facilities	Minimum Lot Size
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

It is evident that 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.

The Zoning Ordinance does not have minimum square footage requirements for residential structures or coverage limitations with the exception of the MR 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.

Building Codes and Enforcement

Tulare County has adopted and enforces the 2007 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.

Enforcement of the UBC is delegated to the Building and Planning Branch 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 preformed on a complaint basis. Where code citations are issued, property owners are given a reasonable time frame in which to correct deficiencies.

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 improvement boundaries, as specified by the Urban Boundaries 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 subdivider 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 subdivider 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.

The County can mitigate the cost of these improvement requirements by assisting affordable housing developers in obtaining state and federal financing for their projects, or providing regulatory and financial incentives. The Tulare County Redevelopment Agency (TCRA) also plays an active role in financing the construction and improvement of infrastructure. Proactive planning for the expansion of infrastructure to serve future growth and development will be addressed during development of the County General Plan update.

City and County Coordination

Any development proposed in the unincorporated area within a city's Urban Area Boundary is forwarded from the County to the affected city for review and comment. 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 municipal advisory councils are also afforded an opportunity to comment upon proposed project within their respective communities.

Amendments to the Urban Boundaries Element, adopted in 1983, provide 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 with adopted Urban Development Boundaries.

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-D 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 pubic and private sector and substantially decrease the costs to developers.

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 it is an Environmental Impact Report (EIR). All projects are processed within the statutory time limits specified by CEQA.

Table 4-D
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
Special Use Permit (ZA)	Zoning Administrator	8 – 12 weeks
Administrative Special Use Permit	Planning Director	1 – 3 weeks
Variance	Planning Director Zoning Administrator 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	Board of Supervisors	12 – 24 weeks
Subdivision Map	Board of Supervisors	12 – 24 weeks
Lot Line Adjustment	Planning Director	3 – 8 weeks
Parcel Map	Site Plan Review Committee	3 – 12 weeks
Preliminary Site Plan	Site Plan Review Committee	3 – 12 weeks
Final Site Plan	Site Plan Review Committee	3 – 12 weeks
Parcel Map	Site Plan Review	3 – 12 weeks

Source: Tulare County Resource Management Agency

Typical Processing Procedures

Single Family Unit: Typically a single family unit whether in a community or in an agricultural area, only requires a building permit that takes approximately two weeks to review.

Subdivision: Typically a subdivision will require a preliminary map, perhaps a setback variance, the proper CEQA document (usually a negative or mitigated negative declaration), and the final map. This process will normally take between 6 to 8 months.

Multifamily Units: Will require a preliminary site plan, potentially a change of zone, typically a negative declaration, and the final site plan. This process will take usually between 6 to 8 months.

Sometimes a project may include a Williamson Act cancellation which requires additional time. Processing procedures and time-lines 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.

Table 4-E 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-F summarizes the County's fee schedule for various land use applications. The entire fee schedule is included in Appendix C. 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.

Table 4-E
Typical Fees per Residential Unit

	Multiple-Family	Single Family
Fee Description	4 Units 700 sq ft each	1,400 sq ft
Preliminary Site Plan	$1,915.00	N/A
Final Site Plan	$1,405.00	N/A
Building Permit	$1,683.68	$868.84

	Multiple-Family	Single Family
Fee Description	4 Units 700 sq ft each	1,400 sq ft
Plan Check	$431.40	$239.70
General Plan Maintenance Fee	$125.00	$125.00
Urban Boundary Fee	$150.00	$150.00
Automation Maintenance Fee	$10.00	$10.00
Environmental Health Review	$68.00	$68.00
Public Works Review	$70.00	$70.00
Water Connection (County service areas)	$500.00	$500.00
Sewer Connection (County service areas)	$500.00	$500.00
Total County Fees	$6,858.08	$2,531.54
School Fees (median $2.97 sq. ft.)	$8,316.00	$4,158.00
Fees Per Unit	$3,793.52	$6,689.54

Table 4-F
Land Use Application Fees

Fee Schedule for Various Land Use Applications	
Type of Permit	Application Fee
Planned Unit Development	$8,203.00
Zone Change	$1,451 deposit + $100/hour
Variance from Zoning Ordinance	$1,490 deposit + $100/hour
Variance from Building Line Setback Ordinance	$2,451.00
General Plan Amendments	$4,321 deposit + $100/hour includes cost of zone change
Special Use Permit	$1,750 deposit +$100/hour
Tentative Tract Map 1 – 12 lots	$3,802.00
Final Subdivision Map	$2,472.00 plus $26.00 per lot
Lot Line Adjustment	$1,381
Certificates of Compliance 1 – 4 lots/parcels	$754.00 plus $211.00 per lot
Preliminary Site Plan	$1,915.00 + $100/hour
Final Site Plan	$1,405.00 + $100/hour
Tentative Parcel Map 1 – 2 lots	$1,507.00
Final Parcel Map	$1,614.00
Environmental Impact Report prepared by County	$5,286 deposit + $100/hour plus costs for technical studies

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.

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 $2.05 to $5.05 per square foot and commercial is between $.33 and $.47 per square foot. There are currently 21 Elementary School Districts, 16 Union Elementary School Districts, 5 Joint Union Elementary 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 $ 2.97 per square foot. There are a few that do not assess impact fees upon new residential development; Outside Creek Elementary, Waukena Elementary, Citrus South Tule Elementary, Hot Springs, Columbine Elementary.

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, Toneyville, Traver and Yettem). County Service Are 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

With the passage of SB 1087, all local jurisdictions are required 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.

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 fees) upon new residential development.

Housing for Persons with Disabilities

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, page 29, L General Exceptions allow for landings, porches and platforms to extend 6 feet into any front side or rear setback. At the discretion of the planning director, the County will consider waiving the variance fee, if the constraint does not fall into the general exception above, for persons with a disability, to ensure reasonable accommodation to the disabled person. Also the County will allow the above benefits to the disabled person's family and friends to provide reasonable accommodation for that person.

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.

The current definition of family in the Tulare County Zoning Ordinance reads as follows:

- FAMILY An individual, or two (2) or more persons related by blood or marriage, and/or a group of not more than six (6) persons, excluding servants, who are not related by blood or marriage, living together as a single housekeeping unit in a dwelling unit. (Added by Ord. No. 1459, effective 10-17-71.)

(The revision of the definition of "family" to comply with fair housing laws is part of Action Program 3.)

Reasonable accommodation procedures are needed and, as a result, will be implemented by adopting a reasonable accommodation ordinance (Action Program 10) as outlined in the Chapter 6. Recognizing the need to formally identify procedures that would reduce constraints for disabled persons seeking housing or improved housing, the County will conduct an analysis of governmental constraints affecting access to housing and supportive services and affordability of housing for persons with disabilities, based upon guidelines prepared by State HCD and will adopt appropriate procedures that mitigate the impediments to housing for persons with disabilities. The reasonable accommodation ordinance will be adopted after the General Plan 2030 has been implemented.

Until such time as the reasonable accommodation ordinance is complete, the Resource Management Agency will develop a disabled ADA compliance checklist as part of the Site Plan Review Committee process for housing projects. And should any constraints become known; the County, working through

the Zoning Administrator, will contact the Center for Independent Living, the Kings and Tulare Area Agency on Aging, or other ADA provider to work through the constraints.

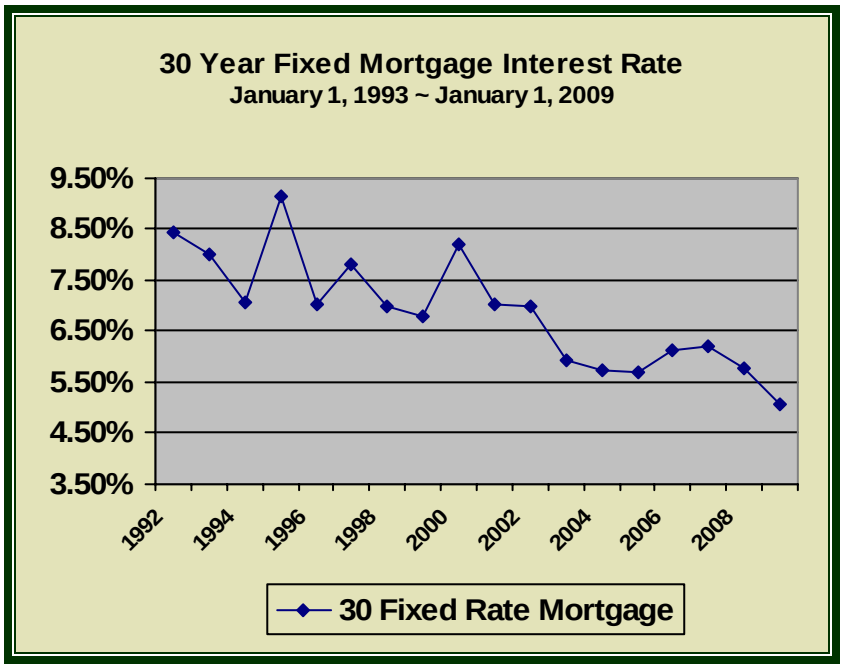
4.3 Nongovernment Constraints

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 1992 through 2009 can be found in Chart 4-A.

Chart 4-A
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 less than 5.25% in early 2009. With uncertainty in the economy, the past two years have brought lower rates. Within these two years, the average 30-year fixed mortgage rate dropped from 6.22% in January 2007 to a low of 5.05% in January 2009. This means

that a $150,000 mortgage in January 2007 carried a monthly payment of $921.00 while the January 2009 30-year fixed mortgage rate of 5.05% would require $810.00 monthly payments, a savings of $111.00 per month or $1,332.00 annually.

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. The new $625,500 maximum represents a significant increase over the $362,790 limit that was in effect prior to the Stimulus Package.

The Housing and Economic Recovery Act pegs the national conforming mortgage loan limit to a house price index chosen by the new Federal Housing Finance Agency (FHFA). For 2009, the national conforming limit will remain at the current level of $417,000.

Although in 2009 interest rates are at their lowest point in many decades, down payment requirements are still a barrier to potential homebuyers. The sub prime mortgage crisis has led to stricter lending guidelines and has become an obstacle to homeownership.

The Housing and Economic Recovery Act pegs the national conforming mortgage loan limit to a house price index chosen by the new Federal Housing Finance Agency (FHFA). For 2009, the national conforming limit will remain at the current level of $417,000.

The Act says that the new FHA loan limits will be set at 115 percent of the median house price in a given area, as determined by HUD, but can not be lower than 65 percent of the conforming loan limit (the national floor). Also, the FHA mortgage limit cannot exceed 150 percent of the national conforming loan limit (the national ceiling).

FHA mortgage maximums as of February 25, 2009, for Tulare County are as follows:

- One-Family $325,000
- Two-Family $416,050
- Three-Family $502,900
- Four-Family $625,000

Financing Options

Revenue bond financing was a popular financing mechanism in the mid 1980's. The bond programs helped the construction industry continue building during an extremely inflationary time period. City and County-authorized and California Housing Finance Agency (CHFA) Revenue Bond Programs for single-family housing were particularly useful. However, these have also been prone to problems and their utility and the community's favor and interest have both waxed and waned. For instance, local Bond Programs for single-family housing flounder when market rate interest drops to a level below the rate established for the Bond Program.

San Joaquin Building Industry Association officials indicated that the CHFA Multiple-family Revenue Bond Program has not been competitive and with the decrease in the prime interest rate and other adjustments, it may not be popular in the future. The requirements and costs for CHFA are a 10 to 20 percent down payment, plus mortgage points, loan fees, and title and escrow fees. These costs present a significant obstacle to homeownership.

Construction Costs

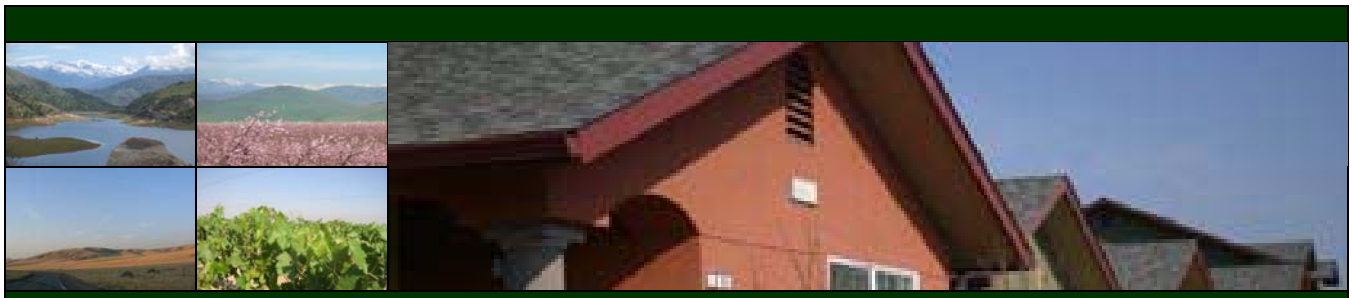
Construction costs including materials, labor, construction financing, and builder profit. These costs will vary depending on the structural requirements and by the quality of the construction (such as roofing

materials, carpeting, cabinets, bathroom fixtures, and other amenities). Because of these factors, it is hard to establish an absolute measure of construction cost.

Buildg-cost.net uses an on-line calculator to estimate the construction of single-family residential homes. The calculator estimates the cost estimating procedures established by the "National Building Cost Manual." The cost to construct a 1,400 square foot home with materials slightly above the minimum needed to ensure full protection of health and safety for occupants in Tulare County is $127,864 or $91.33 per square foot. Material cost ($75,304) represents 59 percent of the total cost estimate, labor cost ($50,660) represents 40 percent of the total cost estimate, and equipment cost ($1,900) represents 1 percent of the total cost estimate. Compared with the average construction cost of new homes in the state, construction cost in Tulare County is approximately $16,286 (12 percent) less. In California, the average construction cost for an equivalent new home is $144,150.

Price of Land

As mentioned previously, only very generalized data is available regarding housing costs in the various unincorporated communities. Information on the cost of purchasing vacant lots in the unincorporated communities is also limited. In unincorporated communities located on the Valley floor, prices generally range from $20,000 for unimproved lots (no sewer, water, or curb and gutter) to $50,000 for a newly developed, fully improved lot.



5. Progress Review & Revisions

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 2002 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 Housing Element adopted in 2003. 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 2003 Housing Element. Table 5-A summarizes the County's progress toward meeting the 2001-2008 Regional Housing Needs Allocation targets in the unincorporated area. The 7.5-year time frame included a construction boom. The 2002 Regional Housing Needs Plan indicated a housing need of 2,250 units within the unincorporated area; overall growth was much greater than the projected need.

Table 5-B 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.

Table 5-A
Characteristic of Housing Units Added

Reporting Year	Total Building Permits	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Mobile Homes	MFH	Apt Units	Demos
2001	436	160	122	116	38	136	21	18	20
2002	451	179	111	121	40	96	24	82	12
2003	501	174	141	130	56	120	24	24	52

Reporting Year	Total Building Permits	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Mobile Homes	MFH	Apt Units	Demos
2004	661	275	167	131	88	168	36	22	51
2005	859	395	226	137	101	142	32	225	55
2006	547	161	138	170	78	130	42	14	40
Total	3,455	1,344	905	805	401	792	179	385	230
2002 RHNA	**2250**	**716**	**302**	**202**	**1030**				

Source: Tulare County Housing Element Annual Reports

Table 5-B
Progress in Meeting Previous Quantified Housing Objectives

Progress in Meeting Previous Housing Element Quantified Goals		
Unit Type/Description	2003 Housing Element Goals	Actual Units
Market Rate Units		
Single Family Units	1234	2,459
Multiple Family Units	61	452
Manufactured Homes	No Goal Set	189
Mobile Homes	142	1,002
Total Market Rate	**1,437**	**4,102**
Single Family Affordable/Assisted Units		
USDA	413	366
Mutual Self-Help Construction Program	No Goal Set	167
Youthbuild (Self-Help & CSET)	No Goal Set	33
Total Single Family Affordable/Assisted	**413**	**533**
Multiple Family Affordable/Assisted Projects		
USDA Rural Housing Multi-Family Housing Direct Loan –MFH 515 Loan	No Goal Set	50
Farm Labor Housing Direct Loan & Grant –FLH 514/516	No Goal Set	80
State Farmworker Housing Grant (Current)	50	104
State Farmworker Grant (Future)	150	56
Self Help Rental Units	200	124
Housing Authority	No Goal Set	50
Total MF Affordable/Assisted	**400**	**464**
Acquisition		
First Time Homebuyers – HOME	25	41
First Time Homebuyers – TCRA	No Goal Set	3
Rural Development Single Family Housing - USDA	No Goal Set	73
Total	**25**	**117**
Rehabilitation		
Housing Rehabilitation Program – CDBG	35	74
Redevelopment Low-Mod Income Housing Fund - TCRDA	25	32
Housing Rehabilitation Program – HOME	25	96
CHDO – HOME	10	0
Owner-Occupied Emergency – Cal HOME	35	48
Single Family Home Repairs (504 Loans/Grants) –	263	N/A

Progress in Meeting Previous Housing Element Quantified Goals		
Unit Type/Description	2003 Housing Element Goals	Actual Units
USDA		
USDA RRH 515	No Goal Set	80
USDA FL 514	No Goal Set	383
State Farmworker Housing Grant	80	0
Housing Preservation Grant	5	N/A
Comprehensive Grant Program (HUD) (TCHA)	105	105
Purchase/Rehab/Resale – CVC Housing	10	0
Exterior Accessibility Grants for Renters (EAGR) – CSET	No Goal Set	16
Washburn Fund/Emergency Home Repairs – Self-Help	No Goal Set	31
Total	**593**	**865**
Assistance		
Housing Authority Section 8 Voucher	300	2,830
Bed nights/mass shelters, motels or other shelters – EFSP	Unknown	4,717
Rental /Mortgage Assistance – EFSP	No Goal Set	
CSET Utility Assistance – HEAP	No Goal Set	32,115
CSET Utility Assistance – EFSP	No Goal Set	2,335
CSET Utility Assistance – Fast Track	No Goal Set	2,904
SHE HUD one-on-one counseling on delinquency, pre-purchase, purchase, and post-purchase	No Goal Set	22
SHE FTHB classes on finding a lender, pre-purchase sessions 1 & 2, post-purchase follow-through (English & Spanish)	No Goal Set	43 enrolled 34 finished
Total	**300**	**44,957**
Weatherization		
Weatherization – CSET	180	2,608
Total	**180**	**2,608**

Source: 2003 Tulare County Housing Element

Existing Housing Programs – Funding Sources

The County has continued and expanded its use of state and federal grant funds, through the Community Development and Redevelopment Division of the County's Resource Management Agency's Community and Development Services Branch. Appendix D 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.

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, such as the 2009 Neighborhood Stabilization Program and the American Recovery and Reinvestment Act. However, some loan and grant programs have burdensome requirements that have discouraged 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 the Tulare County Redevelopment Agency (TCRA)

The County of Tulare has adopted redevelopment plans for eight unincorporated communities – Cutler-Orosi, Earlimart, Goshen, Ivanhoe, Pixley, Poplar-Cotton Center, Richgrove and Traver. The State of California's Community Development Law (CRL) requires each redevelopment agency to set aside at least 20% of all tax increment revenue generated from the project area for the purpose of "increasing, improving, and preserving the community's supply of low- and moderate- income housing" (Section 3334.2).

Since the first redevelopment area was established, TCRA has rehabilitated the homes of 60 low-income households and assisted seven homebuyers with LMIHF funds totaling almost $2 million. The Table 5-C shows results by each redevelopment area:

Table 5-C
LMIF Assistance Loans and Grants

Project Area	Housing Rehabilitation Projects	Homebuyer Assistance	Loans	Grants
Cutler-Orosi	19	7	$945,452	0
Earlimart	11	0	$279,230	0
Goshen	18	0	$515,343	$10,000
Ivanhoe	1	0	$5,000	0
Pixley	2	0	$40,000	0
Poplar-Cotton Center	1	0	$10,000	0
Richgrove	4	0	$110,000	0
Traver	4	0	$167,930	0

Source: Tulare County Redevelopment Agency

Anticipated LMIHF revenues are provided in the housing objectives chapter. Income may be reduced due to the State budget crisis. For example, the 2008-09 State budget included a one year take away of 7.7% of redevelopment agencies' revenue.

A redevelopment 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 mobilehomes 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 TCRA's 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.

Under both the HUD and CDBG administered CDBG Program, Tulare County has fared well in competition. The County has applied for Community Development Block Grants (CDBG) funds nearly every year since 1978. Approximately $14,345,010 in CDBG funds has been awarded to Tulare County and used to rehabilitate 356 homes and to fund 1,586 utility connections to community infrastructure and improvement projects. (74 homes were rehabilitated with $1,480,228 in CDBG funds between 1/1/01 and 7/1/08).

The County has reused a total $1,112,477 of CDBG program income (loan payments and payoffs) to rehabilitate the dwellings of 97 households and to assist 305 households with water or sewer connections or loans for insurance or curing mortgage defaults (35 between 1/1/01 and 7/1/08).

To support housing goals, the County has received Community Development Block Grants for Planning and Technical Assistance adding up to approximately $590,728. Recent grants have been used for housing conditions surveys, a regional wastewater system feasibility study, blight analysis, water analysis, sewer & water study, and an infill housing study.

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. The County

has regularly applied for grants and has received funds totaling about $8,317,394 to help rehabilitate 114 homes and provide gap financing for 60 first time homebuyers. (Between 1/1/01 and 7/1/08, HOME funds of $969,307 were provided to 24 households needing housing rehabilitation and $258,256 assisted 15 first time homebuyers.) HOME program income totaling $1,009,950 has been used to help repair 58 owner-occupied dwellings (35 between 1/1/01 and 7/1/08). American Dream Down-payment Initiative (ADDI) funds helped supplement HOME funds for first time homebuyers. The HOME program has added bonus points for Green Building and energy efficiency features. A request for 2009 HOME project funds is proposed to supplement construction of new affordable rental units in Ivanhoe.

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. Since 2000 the County has applied for five CalHome grants and received funding totaling of $2,600,000 to help with emergency repairs on 61 homes. (Forty-eight homes were rehabilitated with $1,480,228 in CalHome funds between 1/1/01 and 7/1/08.) The County's 2008 CalHome grant will also include Homebuyer Assistance for 7 homebuyers in the redevelopment project areas.

Code Enforcement Grant Program

The Code Enforcement Grant Program provided grants for capital expenditures for local code enforcement departments. The County was awarded $258,624 during the 2003 funding cycle.

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 he 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.

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

According to the local US Department of Agriculture (USDA) Rural Development regional office in Visalia, single-family and multiple-family Rural Housing programs have been implemented throughout the unincorporated areas of Tulare County. Between 2001-2006, USDA invested in Tulare County nearly $39 million for affordable housing and $26.5 million for infrastructure and community facilities, as well as $14 million in business development, per a 2006 press release on the USDA's website at www.rurdev.usda.gov. In the unincorporated area between 1/1/01 and 7/1/08, USDA helped fund new construction of 366 single-family units and 124 multiple-family units (50 in Poplar, 30 in Orosi and 44 in Earlimart). USDA also funded rehabilitation or repairs of 463 multi-family units (40 apartments in Pixley, 40 in Earlimart and 383 in the Linnell and Woodville Farm Labor Housing Projects).

The USDA-RD Rural Housing programs include:

- Section 502 Direct Housing Program provides financing for very low and low-income households to build, purchase, repair or refinance homes and building sites in rural communities with less than 10,000 population, on a farm or in open country not closely associated with an urban area. The site must have adequate sewage disposal and water systems and the cost of the house must not exceed HUD Section 203b limit for the county. Families must be without adequate housing and must be unable to obtain credit elsewhere, but must have reasonable credit histories and be able to afford the mortgage payments, including principal, interest, taxes and insurance. The Direct Loan Program includes Mutual Self-Help Housing Loans (Section 502) – financing to help very low- and low-income households construct their own homes. Families participating in a mutual self-help project perform approximately 65% of the construction labor on each other's homes under qualified supervision, contributing an average 30 hours per week per family over a period of 8-12 months. The savings from the reduction in labor costs allows otherwise ineligible families to own their homes. Non-profit housing organization Self Help Enterprises Inc is headquartered in Tulare County, pioneered the mutual self-help housing movement and regularly utilizes this program. Between 1/1/01 and 7/1/08, USDA funded 366 Section 502 Direct Loans totaling $33,218,424.

- Section 523 Self-Help Housing Technical Assistance Grants are provided to non-profit organizations, public bodies or Tribes, who in turn provide technical assistance to low and very low income households to build their own homes via the Mutual Self-Help Housing method. Section 523 grant funds may be used to pay salaries, rent and office expenses of the recipient

organization. Between 1/1/01 and 7/1/08, USDA funded three grants totaling $11,846,688 to Self-Help Enterprises.

- Section 509 Grants are made to public and private nonprofit organizations for packaging loan applications for housing under Sections 502, 504, 514/516, 515 and 533. The assistance is directed to underserved areas where at least 20 percent or more of the population is at or below poverty level and at least 10 percent or more of the population resides in substandard housing. Between 1/1/01 and 7/1/08, USDA funded $15,000 in three grants to Self-Help Enterprises.

- Section 502 Single Family Housing Guaranteed Home Loans – loans by approved mortgage lenders to qualified low and moderate income individuals and households in rural areas (defined as any town of 25,000 or less that is not adjacent to a large city or that is not part of a continuous urban area). In Tulare County, the unincorporated communities of Earlimart and Orosi are eligible, as well as the cities of Dinuba, Exeter, Farmersville, Lindsay and Woodlake The loans require no down payment or mortgage insurance, limiting loan and closing costs and offering favorable interest rates similar to conventional loans. The guaranteed program in Tulare County provided a total of 73 loans for $12,557,983.

- Section 504 Home Improvement and Repair Loans and Grants – finances needed repairs and improvement to dwellings of eligible very low income owner-occupants living in rural areas with a population of 10,000 or less. Grant funds may be used to remove health and safety hazards in homes of persons who are 62 years or older and who could not repay a loan. Repair loans and grants may be used to remove health and safety hazards such as repairing roofs, heating, electrical and plumbing systems, water and waste disposal, installing screens, windows, insulation and other steps to make the home safe. Home improvement loans may include the above, but may also be used to modernize, add a room, remodel and generally improve. Between 1/1/01 and 7/1/08, USDA funded grants and loans to very low income homeowners in unincorporated Tulare County under the Section 504 Home Improvement Program.

- Section 533 Housing Preservation Grants – offers funds to qualified public agencies, private non-profit organizations and other eligible entities to assist low and very low income rural owner-occupants with repairs for their homes.

- USDA Rural Development also offers several programs for rental properties intended for low and moderate-income tenants. Approximately 16 multi-family housing rental complexes have been funded by USDA in the unincorporated communities of 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 Orosi 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.

- Section 515 Rural Rental Housing Program – provides loans with interest rates as low as one percent to developers of affordable rural rental housing. Past Section 515 funds helped finance the 42 family unit Oakwood Apartments in Ivanhoe, 40-unit Pixley Apartments, 42-family-unit Strathmore Villa, and 34-family-unit Tipton Terrace. Section 515 funds were used In Earlimart for the 35-unit Earlimart Senior Apartments, 44-unit Washington Plaza and 40-family-unit Westwood Manor. In Orosi Section 515 financed the 42-senior-unit Alta Vista Apartments, 43-

family-unit Orchard Manor Apartments I, 31-family-unit Orchard Manor Apartments II and 42-family-unit Sequoia View Apartments. Between 1/1/01 and 7/1/08, USDA provided $786,600 of Section 515 funds for one new construction project, Earlimart's Washington Plaza Apartments with 25 subsidized units of 44 total units. During the same period, USDA provided $1,000,000 for repairs to Pixley Apartments and $103,000 for repairs to Westwood Manor in Earlimart.

- 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 1/1/01 and 7/1/08, USDA funded no projects 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.
- Section 525 Homeownership Counseling and Education Program – Self-Help Enterprises received grants to provide financial management counseling and services for homeowners facing foreclosure.
- USDA Rural Development has included communities in Tulare County as Empowerment Zones / Enterprise Communities, in its efforts to target assistance to rural communities with the greatest need. These special initiatives assist competitively selected communities that demonstrate superior cooperation, planning and vision.
- USDA also provides funding for Community Facilities grants and loans:
- USDA Water and Waste System Grant and Loan Program – In 2006 the Tulare County Redevelopment Agency received $1 million in grants, $1.9 million in loans to upgrades the Cutler-Orosi regional wastewater treatment plant that serves a 23,040-acre rural area including the communities of Cutler, Orosi, Sultana, East Orosi, Seville and Yettem, with a combined population of 13,190 residents.

California Tax Credit Allocation Committee

The California Tax Credit Allocation Committee (CTAC) administers two low-income housing tax credit programs – a federal program and a state program. Both programs were authorized to encourage private investment in affordable rental housing for households meeting certain income requirements. Approximately 17 multi-family rental housing developments in the unincorporated area of Tulare County have received tax credits for new construction of a total 762 housing units. Fourteen of the complexes are classified for large families, two for seniors and one for special needs (farmworkers). Ten were financed between 1987 and 2000; seven received tax credits between 1/1/01 and 7/1/08, the 2003 Housing Element planning period. Those units include Goshen Village, Poplar Grove, Sand Creek (in Orosi), Washington Plaza (in Earlimart), Rosewood Villas (in Cutler) and Mirage Vista (in Pixley).

Congress created the federal Low Income Housing Tax Credit (LIHTC) Program in 1986. Two types of federal tax credits are available and are generally referred to as nine percent (9%) and four percent (4%) credits. The California State Legislature authorized a low income housing tax credit program in 1987 to augment the federal credits. The state program does not stand alone, but supplements the federal tax credit program. A Farmworker Housing Assistance Tax Credit Program (FWHAP) was repealed effective 1/1/09 by SB 1247, which instead requires that TCAC set aside state tax credits for farmworker projects. Only rental housing projects are eligible for tax credits in both the federal and state programs. Credits can be allocated to new construction projects or existing properties undergoing rehabilitation. Nine percent credits are allocated on a competitive basis so that those meeting the highest housing priorities and public policy objectives, as determined by the Committee, have first

access to credits. Those utilizing tax credits must own the project for which the credits are awarded. The programs have both rent and income restrictions.

- A minimum of 40% of the units must be both rent-restricted and occupied by households whose incomes are 60% or less of the median gross income, adjusted for family size or
- 20% of the units must be both rent-restricted and occupied by households whose incomes are 50% or less of the area median gross income, adjusted for family size.
- 100% of the FWHAP units must be both rent-restricted and occupied by farmworker households whose incomes are 50% or less of the area median gross income.

Most project sponsors designate all of the units in a project for occupancy by low-income households, since credits are allocated only for restricted units. Credit projects must remain affordable for at least 30 years; however, California law generally requires a 55-year extended use period for 9% tax credit projects.

The 2009 American Recovery and Reinvestment Act (ARRA) included a Low Income Housing Tax Credit program to stimulate the production of affordable rental housing for low-income families and households. TCAC is awaiting notice from the Internal Revenue Service as to how much of this resource will be available to California.

American Recovery and Reinvestment Act

HUD Neighborhood Stabilization Program

In May 2009 the U.S. Department of Housing and Urban Development (HUD) announced that funds were available for the Neighborhood Stabilization Program 2 (NSP2) under the American Recovery and Reinvestment Act of 2009. NSP2 funds will be awarded through competition for eligible activities that include the acquisition and renovation of foreclosed properties for resale or rent; the creation or expansion of financial programs such as a soft-seconds, loan loss reserves and shared equity loans; the establishment of land banks; and the demolition of blighted structures. Not less than 25% of the funding must benefit households with incomes at or below 50% of the area median. In June 2009, the County of Tulare applied for two NSP grants for the purpose of purchasing and rehabilitating homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent or redevelop such properties; and for providing direct homeownership assistance and housing counseling for those seeking to participate in the program. Housing assisted with NSP funds will provide permanent housing to low-, moderate- and middle-income persons.

- $4,097,846 as a joint venture with the cities of Lindsay, Porterville and Tulare. Target areas are Cutler-Orosi, Dinuba, Earlimart, Farmersville, Ivanhoe, Lindsay, Porterville and Tulare. In the unincorporated target areas, the funds will also be used to redevelop demolished or vacant properties. NSP funds in Porterville and Tulare will establish land banks for homes that have been foreclosed upon and to demolish blighted structures.
- $43,467,600 million in NSP2 funds, as a joint venture with the Corporation for Better Housing, Community Services and Employment Training (CSET), Habitat for Humanity of Tulare County, City of Tulare, Housing Authority of Tulare County and Tulare County Redevelopment Agency (TCRA). These activities will be performed within target areas of unincorporated communities throughout the County. TCRA leverage funds from the Pixley Redevelopment Area will be used to purchase and rehabilitate abandoned or foreclosed-on residential properties for sale, rental or redevelopment; and to provide direct homeownership assistance and housing counseling in Pixley.

Rural Water and Wastewater Funding

State Water Resources Control Board

In 2008 Self-Help Enterprises (SHE) applied to the SWRCB for a $2 million grant to upgrade and expand wastewater treatment facilities in Pixley. A number of building permits and the occupancy of an affordable multifamily housing project are on hold until the plant is completed in 2009.

State Department of Public Health

In 2008, SHE applied for over $2 million in grants from the State Department of Public Health and USDA Rural Development to construct water system improvements for the community of Plainview, including new water mains, well, water tank and sand separator. County received CDBG funds to connect low-income residents to the new water mains.

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 must incorporate 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 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. According to the EFSP website, during the past Housing Element planning period over 4,700 bed nights in a mass

shelter nights were provided with over $830,000 of EFSP funds to different agencies. $2,500 of EFSP funds were spent on Shelter repairs. Assistance for past due rent and mortgage payments totaling approximately $618,479 benefited about 1,920 households. Help with overdue utility bills totaling approximately $188,375 in EFSP funds was provided to 2,335 households.

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) did not receive funding in 2007 or 2008 and worked diligently to overcome major capacity barriers in order to compete with larger, more established continuums. In April 2009, KTCOC announced an award of approximately $1.1 million in HUD Continuum of Care funds. 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

A few private foundations have provided grants for emergency home repairs in unincorporated communities of Tulare County, including the Bank of America Foundation and the Howard Washburn Fund of Self-Help Enterprises. 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-D provides the number of units and locations.

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.

HUD-funded Public Housing in the unincorporated area includes three projects in Cutler, with 24, 6 and 25 units; one in Goshen with 20 units, one in London with 20 units and one in Traver with 10 units. HATC reports that, over the past six years**,** all 105 rental housing units were rehabilitated with over $1 million in HUD Comprehensive Grant program funds. Work included encapsulating the exterior block walls, roofing, fencing, carports, etc. Seven complexes are currently in development, but are located in incorporated cities due to funding.

The HUD Section 8 housing choice voucher program currently has approximately 200 contracts in unincorporated areas of the County, a number that changes daily, per the HATC. (Most Section 8 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 HATC farm labor program provides housing to very low, low and moderate-income families with two to nine members who have current farm labor income. Under the USDSA Rural Housing Service Section 514/516 program, the Housing Authority rents over 400 units to non-migratory farm workers for very low amounts. Rental assistance is also offered. To be accepted into the farm labor program, the head of household must be a legal resident of the United States, per the Authority's website.

HATC farm labor centers are located throughout the county in five different locations – two in the cities of Visalia and Tulare and three in the unincorporated area of Tulare County. Over 400 units are available. Woodville has 178 units, Linnell has 191 units and Terra Bella has 14 units. 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 inheriting the Linnell and Woodville centers from the federal government in the mid-1950s, the authority has expanded and improved facilities with comprehensive street, water and sewer systems, as well as community centers and major recreational areas. The authority provides classrooms for Headstart programs and daycare facilities.

The Housing Authority opened a new farm labor facility in 2003 called Poplar Grove Apartments in the unincorporated community of Poplar. Poplar Grove is not on HATC's list because it is owned by a Tax Credit Partnership with Kaweah Management Co and the General Partner and is managed by a private firm Buckingham Management Co. The complex has 50 family units and was constructed with building materials that will increase emergency efficiency by at least 15% above the Title 24 energy standards. Site amenities include a community center and play area.

In 2004 the Housing Authority received $1 million in farmworker housing grants for units in the unincorporated areas. They applied for another $1 million in 2008 and are waiting for the State's response. The Authority has also applied for loans and grants from the California Housing Finance Agency's (CalHFA) "HELP" Program to develop farm labor housing. (The HELP Program partners with local government entities to fund low interest loans to acquire, develop, rehabilitate or preserve affordable rental or ownership housing. Loans have repayment terms of up to ten years at 3.5% simple interest.) They continue to explore other possible funding sources.

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 category of "Other" housing programs includes a family complex in the unincorporated community Sultana. Sultana Acres has 36 units and was assisted using tax credits. (The 110-unit Springville "Sequoia Dawn" complex listed in the 2003 Housing Element Update Table 5-2 as "miscellaneous rental housing" was sold to a private investor a few years ago. Section 8 rental assistance is provided to qualifying tenants of Sequoia Dawn.)

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-D
Tulare County Housing Authority
Units Owned and Managed in Unincorporated Area

Program Description	Number of Units	Location
Conventional Housing Units	105	Cutler-Orosi, London, Goshen, Traver, and the unincorporated areas surrounding various cities within the County
Farm Labor Housing Units	433	Woodville, Linnell, Terra Bella, and Poplar Grove*
Section 8 Units & Moderate Rehabilitation Projects	200	Unincorporated areas throughout the County
Assisted Units Using Tax Credits	36	Sultana
Total	**774**	

*Source: Tulare County Housing Authority, *Poplar Grove is not managed by the Housing Authority, but by private Buckingham Management Co., and is owned by the Tax Credit Partnership of Kaweah Management Co and the General Partner.*

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 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 sic 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 ant Training, Inc. HATC's MTW program began in 1999 and an amended and restated MTW Agreement executed in 2008 will terminate June 30, 2018.

Due to the need for referendum approval before a public housing project can be built, the Housing Authority has not provided for any new public housing developments within the unincorporated area. A 2008-2009 Tulare County Grand Jury Report on HATC concluded that HATC "is following the policies and procedures set forth by its Board of Commissioners as well as Federal and State guidelines." In addition, "The number of available housing units through HATC and the number of people on their waiting list indicates that there is a great need in Tulare County that continues to be unmet."

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.

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. Total completions reported in the 2008 Self-Help Enterprises Annual Report were 5,703 new homes constructed; 5,719 rehabilitations; 25,037 water and sewer connections; 1,063 multifamily housing units; and 1,256 homebuyers assisted.

New Multifamily Housing – Self-Help Enterprises has completed the following lower-income rental housing projects in the Tulare County unincorporated area since the 2003 Housing Element:

- Villa de Guadalupe in Cutler – 60 units (59 subsidized) – financed with LIHTC, HOME and CHFA Proposition 1A
- Goshen Village in Goshen – 64 units (63 subsidized) – financed with LIHTC and HOME
- Washington Plaza in Earlimart – 44 units (some subsidized)
- Sand Creek in Orosi – 60 (30 subsidized) – financed with HOME, LIHTC, USDA-RD, JSJ Farmworker Housing Grant.

New Housing - The mutual self-help housing program involves the acquisition and subdivision of land, securing loans from the United States Department of Agriculture (USDA) Rural Development, and assisting families in the loan application process. Under supervision, the families pool their labor during construction, each family contributing 1,300 hours during the process. Using the "sweat equity" concept, families reduce costs by directly participating in the construction and rehabilitation of their own homes. Between 1/1/01 and 7/1/08, the 2003 Housing Element planning period, Self-Help Enterprises

completed a total 139 housing units in unincorporated Tulare County, using the mutual self-help method - 46 in Poplar, 51 in Earlimart, 8 in Tipton and 34 in Orosi.

Housing Rehabilitation/First Time Homebuyer Programs – The County of Tulare has contracted with Self-Help Enterpises 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.

Foreclosure Hotline – Self-Help Enterprises established a Foreclosure Counseling program in 2008 for households who took on subprime mortgages and are now in need of assistance. IndyMac contracted with SHE to staff a foreclosure hotline (888-412-0828) and reports that 500+ families have been served in their multi-county service area.

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:

- County of Tulare - HOME programs (1996, 2002); CDBG rehabilitation program (1998, 1999, 2001, 2002, 2003); and the 2000 CalHome Emergency Home Repair Programs.
- City of Visalia - HUD HOME programs (1999, 2000, 2001, 2002); 2002 CDBG program (with housing set-aside); 2001 CDBG Emergency Repair and Basic Needs Program; 2001 CDBG Senior & Handicapped Repair Program; 2001 HOME Rental Rehabilitation Program; 2001 HAS-funded Historic Rehabilitation program; 2001 CHFA HELP program.
- 1998-2001 HUD SFPD purchase, rehabilitation and resale of affordable housing units

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 last Housing Element update period:

- Rental/Mortgage Assistance – 405 + households assisted
- Home weatherization to reduce heating and energy costs by improving the energy efficiency of homes and apartments - 2,608 households assisted

- Utility Assistance –
    - Home Energy Assistance Program (HEAP) – 32,115 households assisted with a total $7,584,513 or an average payment of $235
    - Emergency Food and Shelter Program (EFSP) – 89 households assisted with total $16,233 or an average payment of $208
    - FastTrack – an energy crisis intervention program – 2,904 households assisted with total $1,047,17.35, or an average payment of $345
- Exterior Accessibility Grants for Renters (EAGR) for persons with disabilities – 16 households assisted between 2001 and 2007 when the program ended

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 53 homes in Tulare County, with 33 in the unincorporated community of Orosi and four in Goshen (assisting SHE).

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. They have constructed 1,000 units in the San Joaquin Valley, including two complexes in the Tulare County cities of Porterville and Woodlake, which have 78 and 68 units respectively. In June 2009 CBH received approval for a General Plan Amendment to High Density Residential, in order to build an 80-unit affordable apartment complex in the unincorporated community of Ivanhoe.

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. A typical new build in Tulare County requires $18,000 to $25,000 to build and involves a no-interest 20-year loan, which is repaid by qualifying homeowners. HHTC has not yet constructed houses in the unincorporated areas of the County. However, the Federal Home Loan Bank of San Francisco awarded $195,000 in Affordable Housing Program to HHTC in 2004 for "Building Hope." Their website reports that Building Hope would involve the new construction of 13 single-family homes for very low income first-time homebuyers on vacant parcels in targeted redevelopment areas in Tulare County. Plans were for three and four bedroom homes, all handicapped-accessible. HHTC will provide zero-interest first mortgage loans and the cities of Visalia and Tulare will provide silent second loans. Homebuyers will be offered pre- and post-purchase homebuyer counseling, job training, health and youth programs and supportive educational services.

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.

Maternal Transitional Residence (program terminated 2006)

The program 'Maternal Transitional Residence' was a grant funded by First 5 of Tulare County. The objective of the program was to help women who had alcohol or drug issues and who had children under 5 years of age to become self sufficient and provide a safe and nurturing environment for their children. Apartments were least and furnished, and rent was subsidized, with each client paying a share of the cost until they had a job and could pay the entire rent. Nine apartments were leased and clients could stay in the program up to 18 months. During the four year grant term 35 women and over 100 children were served. The program provided stability and security for the women and their children. Most of the clients showed they were motivated to lead clean and sober lives by completing a drug and alcohol program successfully.

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 2004. Between the years of 2005 and 2008, three homes closed and two new homes were opened. Currently the County has 11 private Board & Care Homes. There is also one County run Board & Care facility which beds 34 mental health consumers. The other 11 private Board and care homes total bed availability is approximately 197. The total bed availability of the Board & Care Homes is approximately 231.

Community Development and Redevelopment Division (CD&R)

The Community Development and Redevelopment Division (CD&R) of the Tulare County Resource Management Agency (RMA) was formed "to further community development and economic development activity in the unincorporated areas of Tulare County by researching funding resources, recommending their appropriateness for desired results, obtaining funding for selected programs, and finally, implementing approved programs to the benefit of the County and its residents."

The Division's scope of activities includes management of housing rehabilitation and first time homebuyer programs; development and coordination of capital improvement projects (sewer, storm water and water systems); upgrading transportation systems; developing community parks and youth centers and facilities; the furtherance of economic development by facilitating job creation; the promotion of the County as a place to film movies and commercials.

Tulare County Redevelopment Agency (TCRA)

CD&R administers the Tulare County Redevelopment Agency (TCRA), which is overseen by the Tulare County Board of Supervisors sitting as the TCRA Board of Directors. Tulare County has eight Redevelopment Project Areas within the unincorporated communities of; Cutler-Orosi, Earlimart, Goshen, Ivanhoe, Pixley, Poplar-Cotton Center, Richgrove, and Traver. Community improvements are pursued from time-to-time outside of redevelopment areas. The focus of implementation is through coordination with special purpose districts, school districts, outside agencies (local, state and federal), and other County departments.

The Mission Statement of TCRA cites Section 33020 of the California Health and Safety Code says, "Redevelopment means the planning, development, re-planning, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, of all or part of a survey (project) area, and the provision of those residential, commercial, industrial, public, or other structures or spaces as may be appropriate or necessary in the interest of the general welfare, including recreational and other facilities incidental or appurtenant to them . . ."

TCRA revenues help offset the costs of administering this division. CDBG and other grant funds authorize the use of a portion of the funds (up to 7.5 percent) for administrative costs.) Assessment fees (user rates) from County Service Areas also accrue to the County. A portion of the administration costs are also subsidized by the Tulare County Association of Governments (TCAG) membership dues for services rendered to member agencies.

Every Redevelopment Area utilizes the Low and Moderate Income Housing Fund (LMIHF) for affordable housing activities; which for Tulare County includes, Housing Rehabilitation Program, First Time Homebuyer Program, Emergency Repair Program, and low and moderate income housing development. The LMIHF funds are used as leverage to obtain State and Federal grants to preserve the existing housing stock and to provide efforts to develop new housing.

In addition to the eight redevelopment project areas that have been created by the TCRA; another project area in Tipton is close to implementation and areas are being planned in Strathmore and Terra Bella-Ducor.

Tipton has a formal Project Area Committee, while the other redevelopment areas have Project Advisory Committees. These committees are advisory to the Board of Directors. Support service agreements are in place with the County for assistance of County Counsel, the Resource Management Agency and the Auditor-Controller. The following have received special designations:

Champion Communities, recognized by USDA: Cutler-Orosi, Earlimart, Goshen, Orosi, Pixley Tipton and Woodville

Recycling Market Zones: Traver, Cutler-Orosi, Goshen, and Earlimart

Business Incentive Zones – Traver, Cutler-Orosi, Goshen, and Earlimart

Division assistance has also been provided and is planned in unincorporated communities for infrastructure (Table 5-E). This is NOT a complete list and does not include grants for technical studies or numerous economic development assistance grants/ loans that have resulted in employment for these communities. (Note: Redevelopment Project Areas are italicized.)

Table 5-E
Assistance Provided in Unincorporated Area Since 1980

Community Development and Redevelopment Division		
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 (TCRA Housing Setaside)	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 (TCRA Housing Setaside)	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 (TCRA Housing Setaside)	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 (TCRA Housing Setaside)	Main Street Sidewalk project (Transportation Enhancement Act grant & TCRA); 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 (TCRA Housing Setaside)	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 (TCRA Housing Setaside)	Community Center/Chamber of Commerce facility
Posey	Housing Rehabilitation	
Richgrove	Housing Rehabilitation; annual compliance checks to verify insurance coverage, property condition & upkeep (TCRA Housing Setaside)	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 &

Community Development and Redevelopment Division		
Community	Housing Activities	Infrastructure Provided Since 1980
		wastewater treatment facility
Springville / Sequoia Dawn		Water system
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 (TCRA Housing Setaside)	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	
Yettem	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 Redevelopment 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. The schedule for the development of the County's SSMP provides for legal authority, overflow emergency response plan, design and performance provisions, system evaluation and capacity plan, monitoring and program modification, monitoring, measurement and program modifications and final SSMP implementation in 2010.

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
- 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
- Clean Water Grant - $800,000

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. Many of our programs have been successfully implemented and are contributing to meeting the needs of the County's low-income households, especially those grant and loan programs directed toward the rehabilitation of substandard housing and assisting homebuyers.

Due to the General Plan update and the budgetary constraints of the current economic climate, some of the previous housing programs requiring amending and/or developing ordinances 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 General Plan 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-F lists each 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-F
Housing Program Review

2003 Housing Program	Accomplishments Effectiveness/Progress	Appropriateness Continue/Modify/ Delete
1.11 Coordinate with the Housing Authority to pursue development of rental housing for large families, as well as providing for other housing needs and types.	The County partnered with Self-Help Enterprises (SHE) to develop Orosi Village. Eighteen of the fifty-nine homes were assisted with Home Investment Partnerships (HOME) Program, first-time homebuyer project funds. The County also is partnering with Central Valley Christian Housing Development Inc. (CVC) to purchase infill lots, and partnering with Community Services and Employment Training (CSET) to build affordable houses through the County's Construction Trades Training Program. CVC and SHE provide affordable programs for new construction of single family homes. SHE also provides development of new rental properties. Additionally, the County works with community non-profit organizations in the Kings-Tulare Continuum of Care to explore and meet the needs of the homeless population and others needing emergency or transitional housing. Tulare County Redevelopment Agency (TCRA), in coordination with other non-profit organizations, is in the process of developing senior housing facilities.	Modify: More appropriate as Policy 1.55
1.12 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 zoning ordinance to incorporate these criteria.	The Density Bonus Ordinance is under review at this time. Other Projects under this policy will be implemented at another time. Current work on Community Plans is to look at increasing the acreage of medium to high density residential, in communities that can support this type of development. Community plans in the process for Tipton and Goshen. The General Plan Update process continues.	Appropriate: Continued as part of Action Program 2
1.21 Continue to have Community Development and Redevelopment Division (CD&R) serve as a housing advocate and liaison with State and Federal housing agencies at workshops, stakeholder forums, grant monitoring, and application evaluations.	CD&R staff has been appointed to serve on the Advisory Committee of the State Community Development Block Grant (CDBG) and HOME Investment Partnerships Programs (HOME). California voters approved Prop 1C, which will provide additional bond funding of various HCD housing programs. HCD is also in the process of developing a "Permanent Source" to meet housing needs. CD&R staff is also serving on the development team for this process.	Appropriate: Continued as part of Action Program 1
1.22 Provide information to local builders and developers regarding available housing programs, consistent with state affirmative action requirements, through County website, advertisements (for housing program administrator requests for proposal and for construction bids), through informational brochures in Spanish and English at County Permits counter, through presentations at community and redevelopment area meetings.	CD&G continues to provide affirmative, fair housing information to the public through the County website, advertisements, procurement RFP processes, brochures (in English and Spanish), and through community presentations. Brochures are updated as necessary to provide information regarding the County's housing programs. All County housing programs are implemented in ways consistent with the County's commitment to Fair Housing and equal opportunity, and in accordance with State and Federal fair lending regulations to assure nondiscriminatory treatment, outreach and access to the programs.	Appropriate: Continued as part of Action Program 3
1.31 Utilize an informal public/private sector committee (at the discretion of the Director) to meet periodically to review housing needs and opportunities.	Public and private sector agencies have met informally to review housing needs and opportunities, focusing on development projects.	Appropriate: Continued as part of Action Program 6
1.41 Develop a uniform tracking system of all categories of new housing units (low income, very low income, and special needs) in cooperation with other interested agencies such as the Building Industry Association, the Tulare County Association of Governments (TCAG), and cities.	The County uses an automated permits processing that keeps track of each permit logged into a computer program and includes the cost of the house and square footage. This indicates if the dwellings are intended for low income or higher income households.	Appropriate: Continued as part of Action Program 5

2003 Housing Program	Accomplishments Effectiveness/Progress	Appropriateness Continue/Modify/ Delete
1.42 Incorporate the findings of the 2002 Regional Housing Needs Determination Plan prepared by the Tulare County Association of Governments in the Housing Element.	Program completed and implemented within the 2003 Housing Element.	Deleted: RHNA is part of Housing Elements by State mandate, therefore this program is unnecessary
1.51 Continue zoning practices, which provide for the use of modular units, prefabricated units and manufactured homes in residentially zoned areas.	These uses are allowed in the County's Zoning Ordinance.	Modify: More appropriate as Policy 1.13
1.61 Seek advice through a Construction Advisory Committee from private and public sector advocates such as local agencies, non-profit organizations, contractors and developers, to review County, zoning ordinance, development standards, permit processing and make suggestions for streamlining. In performing this task, the RMA will: ▪ Compare County permit processing costs and time required to issue such permits with other San Joaquin Valley Counties and the cities in the County ▪ Seek technical assistance from the State Office of Permit Assistance ▪ Review the list of ministerial and discretionary projects to determine whether more residential projects could be handled at an administrative level ▪ Consider using such techniques as tiering off community plans EIRs, addendum environmental studies and program EIRs to streamline residential project approvals ▪ Meet with the Construction Advisory Committee to review recommendations bi-annually ▪ Schedule a public hearing with the Board of Supervisors to review and approve changes to the procedures and fees ▪ Process the requisite zoning ordinance and amendments and revised permit processing procedures by 2006	Projects are streamlined through the "fast-tracking" process, as well as through the internal departmental review of projects to optimize staff resources and to process multiple projects concurrently. One of the goals in the formation of the RMA in June 1996 was to "create" a more responsive approach to the permitting process. This has been accomplished through the creation of a centralized permit counter where all departments with a role in the permitting process participate. Zoning Ordinance will be completed after completion of the Updated General Plan. No Construction Advisory Committee has been created at this time. However, an ad hoc group has assisted staff in reviewing standards.	Modify: Is appropriate and has been modified into Action Program 6 and Action Program 7
1.62 Continue the present practice of seeking public input whenever proposals are made to establish new fees or increase existing fees.	The County continues to seek public input whenever proposals for new fee programs or increased fees are proposed. Public Hearings on applicant fee changes are usually held in the spring.	Appropriate: Continued as part of Action Program 6
1.71 Continue to issue home mortgage revenue bonds when feasible, and investigate the feasibility of issuing bonds for multiple family rental housing.	TCRA is establishing a "Bond Team" and researching the issuance of housing bonds for the eight Redevelopment Projects Areas within the County, which include: Cutler-Orosi, Earlimart, Goshen, Ivanhoe, Pixley, Poplar-Cotton Center, Richgrove and Traver. California Community Redevelopment Law allows for bonded indebtedness for all Redevelopment Agencies.	Appropriate: Continued as part of Action Program 1
2.11 Enforce State law, which eliminates State tax deductions for depreciation for landlords with substandard rentals	The RMA Building Division does make active use of State Law, which eliminates State tax deductions for depreciation for landlords with substandard rentals.	Appropriate: Continued as part of Action Program 11

2003 Housing Program	Accomplishments Effectiveness/Progress	Appropriateness Continue/Modify/ Delete
2.12 Address substandard housing through designation of target areas for concentration of code enforcement, Substandard Housing Abatement Program, housing rehabilitation and community facility improvement efforts	TCRA continues to target grant funding for the housing rehabilitation programs in the eight Redevelopment Project Areas, as well as, other unincorporated communities. TCRA coordinates with Code Enforcement to perform sweeps of those areas as necessary to meet health and safety codes. The County has designated the communities of Cutler-Orosi, Earlimart, Goshen, Ivanhoe, Poplar-Cotton Center, Pixley, Traver, Matheny Tract, and East Orosi as target areas for recent CDBG and CalHome grants.	Deleted: Due to budget reductions, code enforcement is done on a complaint basis only as outlined in Action Program 11
2.13 Reduce, subsidize or waive building permit fees for the rehabilitation of deteriorated housing units, which are assisted with grant funds such as CDBG, HOME, CalHome, and Redevelopment's Housing Rehab programs.	The County continues to waive building permit fees for affordable housing projects. The County waived $8,000 in permit fees for 2006 HOME, $12,000 for 2007 HOME and $7,000 for the 2007 CalHome program. The County proposes to waive additional fees in the 2008 CDBG, HOME and CalHome applications. CD&R and TCRA continue to request building permit fee waivers in all agenda items and resolutions associated with grant applications. These fee waivers are also counted as local leverage with funding agencies, which gleans additional points when applications are rated; as well as, making applications more competitive.	Appropriate: Continued as part of Action Program 1
2.21 Determine whether additional grants can be sought other than the County's Community Development Block Grant (CDBG) and HOME grant programs	CD&R continue to research additional Federal, State and private foundation funding sources for opportunities to provide additional grant funded programs to meet the County's needs. The County was awarded 2006 CalHome and 2007 Workforce Housing Rewards (WFH) grants and will apply for future funds. County CD&R staff continue to research alternative funding sources and continue to make the grants database available for general County use (any and all agencies and divisions). County continues to hire grant writers. The following new programs and grants have been used with the CDBG grant program since 1992 to provide services to low and very low-income families:	Appropriate: Continued as part of Action Program 1
2.22 Leverage federal and State grants with Tulare County Redevelopment Agency set-aside funding to obtain additional grant funding.	The County committed TCRA low-moderate income housing set-aside funds as leverage for 2006 CalHome, and 2007 HOME applications, as well as for 2007 CDBG public works applications in support of housing. TCRA funds will be pledged as local leverage	Appropriate: Continued as part of Action Program 1
2.23 Rehabilitate 105 renter housing units receiving low-rent public housing subsidies through a Comprehensive Grant program (HUD). The County Housing Authority will administer the grant.	The Housing Authority is continually applying for funds and rehabilitating its facilities.	Deleted: This should have been a quantified objective of the previous housing element
2.31 Continue a close liaison between Tulare County and non-profit housing organizations able to contract with County to implement housing programs and assist in achieving the goals of the County	The County entered into agreements with Central Valley Christian Housing Development Inc. to implement the County's Owner-Occupied Housing Rehabilitation and Emergency Housing programs	Appropriate: Continued as part of Action Program 1
2.41 Offer low-income households mortgage subsidy and closing cost assistance through the County's first time homebuyer programs.	In February 2006, County raised its maximum HOME subsidy to $90,000 for First Time Homebuyers. CR&R is working with local non-profits to identify additional first time homebuyer opportunities and programs. ▪ Home Investment Participation Program (HOME) ▪ CalHome ▪ Program Income Housing Rehabilitation Revolving Loan Fund	Appropriate: Continued as part of Action Program 1

2003 Housing Program	Accomplishments Effectiveness/Progress	Appropriateness Continue/Modify/ Delete
3.11 Support property maintenance programs in order to enhance private efforts at housing conservation	In calendar year 2007, the CD&R and TCRA lent $2,478,842 to fifty-one (51) households in need of housing rehabilitation and housing related assistance.	Appropriate: Continued as part of Action Program 1 and Policy 5.13
3.12 Support applications from cities and non-profit organizations for Federal and State grant funds and other appropriate funding sources to conserve existing sound housing units and upgrade public facilities to assure adequate affordable housing stock.	TCRA supported Orosi and Pixley PUDs in their applications for USDA wastewater funds, as well as the Cutler and Earlimart school districts in their Safe Routes to School grant applications. TCRA also partnered with Traver and CalPoly San Luis Obispo to implement concept and urban design plans.	Appropriate: Continued as part of Action Program 9 and Policy 5.14
3.13 Actively seek grants through CBDG, HOME and CalHome, and other grants when they become available to help maintain and upgrade the existing housing stock. Promotional materials are available for these programs in English and Spanish.	The County was awarded 2006 and 2007 HOME, and 2006 CalHome funds for housing rehabilitation; which provides for demolition and complete reconstruction of new housing units. The County will apply for 2008 CalHome funding. 2006 CDBG funds were awarded for public works activities to assist water systems in Tooleville, Plainview and Richgrove to support affordable housing. All public works and housing activity promotional materials are printed in English and Spanish.	Appropriate: Continued as part of Action Program 1
3.14 Administer and enforce the Employee Housing Act, assuring that identified employee housing facilities are inspected annually and repairs made as necessary.	Employee Housing facilities are inspected annually as part of the permit renewal process administered by the Code Enforcement Division.	Appropriate: Continued as part of Action Program 4
3.21 Continue existing education and training programs, which include home maintenance and budgeting, for first-time homebuyers, for tenants of federally assisted housing and for low income homeowners who are assisted with County housing funds.	CD&R is partnering with CSET to provide Foreclosure Prevention Workshops and homeowner education trainings. CD&R, again partnering with CSET, is providing Voluntary Income Tax Assistance (VITA) to help low income individuals prepare tax returns and receive earned income credits, which have historically been unclaimed. Housing Authority regularly conducts a Moving to Work workshops for its clients in order to prepare them for their imminent move. Self-Help Enterprises also conducts homebuyer workshops for its clients who are purchasing homes.	Appropriate: Continued as part of Action Program 1
3.31 Ensure that currently sound housing is maintained through efforts of the Building Division and enforcement of the Uniform Building and Housing Code.	CD&R in conjunction with the Chief Building Inspector will step up enforcement of property maintenance requirements and construction site inspections beginning in 2008.	Appropriate: Continued as part of Action Program 11
3.32 Continue to administer the Substandard Abatement Program to abate substandard conditions in residential rental units.	This is an ongoing County practice.	Appropriate: Continued as part of Action Program 11
4.11 Continue Housing Authority practice giving displaced individuals priority in its public housing activities.	Placement assistance is provided by the County Housing Authority, which administers the mandated Federal Preference Program for individuals that pay more than 50% of their income for housing, those displaced by no fault of their own, or those in substandard housing units.	Modified: More appropriate as Policy 1.53
4.12 Target demolition efforts in areas where new affordable housing is scheduled to be constructed.	County continues a grant-funded countywide housing rehabilitation program that demolishes the dilapidated residences of eligible owner-occupants and reconstructs single family dwellings on their properties. Self-Help Enterprises completed affordable multi-family projects in Earlimart and Orosi and single family self-help housing around Lindsay and Tulare.	Appropriate: Continued as part of Action Program 1
4.21 Continue the collection of reasonable demolition permit fees for demolition of dilapidated housing units.	The County's current demolition fee is $89.00.	Appropriate: Continued as part of Action Program 11

2003 Housing Program	Accomplishments Effectiveness/Progress	Appropriateness Continue/Modify/ Delete
4.22 Determine the feasibility of using high density zoning as an incentive for the removal and replacement of dilapidated housing.	The County is in the process of preparing a Density Bonus Ordinance consistent with State Law. This process will be completed after the adoption of the General Plan 2030 update.	Appropriate: Modified as part of Action Program 2
5.11 Review the zoning of "infill" vacant lands in unincorporated communities to insure that present zoning is not impeding their development.	County staff has used data from the CDBG grant-funded Goshen Infill Study to research properties to purchase for the infill construction program. A new infill housing ordinance has been proposed, however, the ordinance is still in review.	Modified: More appropriate as Policy 3.21
5.21 Approve subdivisions and divisions of land for housing development when such proposals are consistent with adopted plans.	The County has continued to approve subdivisions and divisions of land for housing development when such proposals are consistent with adopted plans and ordinances. CD&R will become more involved in the project review process when plans are submitted for projects within Redevelopment Project Areas.	Deleted: This program is unnecessary
5.22 Allow multi-family residential projects or mixed-use developments in commercial zone districts in the Urban Development Boundaries of unincorporated communities where it can be shown that other General Plan Goals, such as the provision of affordable housing, are achieved.	The Zoning Ordinance currently allows these types of developments. CD&R will become more involved in the project review process when plans are submitted for projects within Redevelopment Project Areas. TCRA is looking into several mixed-use developments within Redevelopment Project Areas.	Modified: More appropriate as Policy 3.16
5.31 Implement the Animal Confinement Facilities Plan, which prohibits potentially incompatible agricultural uses (e.g., feedlots or dairies) near concentrations of dwelling units.	The Animal Control Facilities Plan, adopted by the Board of Supervisors in April 2000, prevents new dairy or other CAFOs within one mile a community Urban Area Boundary (UAB) or existing residentially developed area.	Modify: More appropriate as Policy 5.26
5.41 Systematically review existing community plans and zoning to assure that new community plans provide adequate residentially designated sites.	The County systematically reviews all Community Plans. Plans are also reviewed during General Plan and Zoning Amendments brought forth by applicants. A comprehensive review is part of the General plan update. CD&R will become more involved in the five year Community Plan update process for the Redevelopment Project Areas to insure consistency with the Redevelopment Plans and adequate residentially designated sites.	Modify: More appropriate as Policy 1.16
5.42 Streamline environmental assessments on individual housing projects by tiering off community plan EIRs.	The County is will evaluate the technique as new community plans are developed and existing plans are updated after the adoption of the General Plan 2030 update.	Appropriate: Continued as part of Action Program 7
5.43 Review and revise, where appropriate, the urban boundaries of unincorporated communities.	The County currently reviews urban boundaries around unincorporated communities every five years. The next comprehensive review will be part of the General Plan update. CD&R will become more involved in the five year Urban Boundaries Element update process in conjunction with the Redevelopment Project Areas to insure consistency with the Redevelopment Plans and to accommodate housing sites.	Modify: More appropriate as Policy 3.14
5.51 Streamline the Site Plan review process by making implementing a ministerial review process for minor projects or projects with less than 10 housing units	There are ministerial approvals of minor projects. However, this has not been applied to projects as large as 10 housing units.	Appropriate: Modified as part of Action Program 7

2003 Housing Program	Accomplishments Effectiveness/Progress	Appropriateness Continue/Modify/ Delete
6.11 Identify and quantify the need for group quarters housing for special needs groups.	The Kings/Tulare Continuum of Care conducted a survey in 2003 to identify the need for group quarters housing. In 2007, the Continuum conducted a survey to measure the local capacity of group quarters providers. CD&R will establish a better collaborative effort with HHSA and Continuum of Care to identify special needs within Redevelopment Project Areas. The County will be investigating the purchase of tax sale properties to be used in providing transitional and permanent housing in the unincorporated areas. Staff continues to work with the Continuum of Care to determine the feasibility of additional projects. The Continuum of Care is also seeking to become a Designated Local Board (DLB) for the Emergency Housing and Assistance Program (EHAP) in order to develop local capital development priorities and continues to advise HCD on the relative merits of applications.	Appropriate: Continued as part of Action Program 1
6.21 Cooperate to expand new housing opportunities through ongoing discussions with housing providers.	CD&R has established a collaborative effort with others to identify senior citizen's special needs within Redevelopment Project Areas.	Appropriate: Modified as part of Action Program 1
6.22 Review the Zoning Ordinance to determine whether existing regulations place unnecessary constraints on the development of convalescent homes and other continuous care facilities, with emphasis on the need for an administrative special use permit.	Not completed at this time. However, a major revision of the Zoning Ordinance will be completed after the adoption of the General Plan 2030 update.	Appropriate: Continued as part of Action Program 10
7.11 Incorporate information regarding trip generation into staff reports or environmental assessments for new or expanded industrial development.	TCAG has developed a Countywide Traffic Model, which provides information on trip generation and assignment. Incorporation of trip generation and traffic assignment information into staff reports or environmental assessments continue to be utilized by the County. The capability exists to calibrate trip generation data with housing areas to assure proximity of services and a good job housing balance.	Modified: More appropriate as Policy 4.23
7.21 Encourage the Tulare County Economic Development Corporation (EDC) to give consideration to housing opportunities in Tulare County to promote the concept of a "jobs to housing balance" when promoting business and industry opportunities in Tulare County, such as the current joint effort by EDC and TCRA at the annual Agricultural show to encourage businesses to locate here in Tulare County and the micro business enterprise, which assists small businesses within the County.	The Tulare County Economic Development Corporation has been encouraged, and has received continued financial support in order to promote housing opportunities in Tulare County with State and Federal elected officials and housing agencies. TCRA will share a booth with other organizations at the annual World Ag Expo in Tulare to encourage businesses to locate, expand and stay in the county. As businesses contact TCRA, they are informed of the affordability of area housing. CD&R will become more involved in the project review process when determining adequate employment base and other economic development factors within and surrounding Redevelopment Project Areas. TCRA is looking into more aggressive economic development and marketing of the Redevelopment Project Areas.	Modified: More appropriate as Policy 3.15
8.11 Conduct a housing condition survey of the unincorporated area at least once every five years.	CD&R applied for a CDBG Technical Assistance Grant in order to perform a new housing conditions survey which was completed in the spring of 2009.	Modify: More appropriate as Policy 5.12
8.21 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	The RMA continually reviews its record keeping practices and searches for ways to improve efficiency and developing techniques which will allow user friendly access to collected data.	Appropriate: Continued as part of Action Program 5

2003 Housing Program	Accomplishments Effectiveness/Progress	Appropriateness Continue/Modify/ Delete
8.41 Establish arrangements 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 ▪ Housing units lost by fire	The RMA continually reviews its record keeping practices and searches for ways to improve efficiency and developing techniques which will allow user friendly access to collected data.	Modify: As part of Action Program 5
8.51 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 ▪ Mobile homes installations ▪ Mobile home removals ▪ Demolition of single family units ▪ Demolition of multiple family units ▪ Relocated units, including address of previous locations ▪ Rehabilitation of single and multiple family units ▪ Redevelopment area summaries	The RMA continually reviews its record keeping practices and searches for ways to improve efficiency and developing techniques which will allow user friendly access to collected data.	Modify: As part of Action Program 5
8.52 Produce periodic housing reports, which identify community needs and provide information on housing starts, dates, prices and other housing activity.	TCAG prepared the 2008 Regional Housing Needs Determination Plan, which provides the information on community housing needs.	Modify: As part of Action Program 5
9.11 Continue to enforce and streamline implementation of State Residential Energy Standards.	Energy Efficiency Standards for Residential and Non-Residential properties (Title 24) were updated in 2005 and are required for building permits in the County. CD&R has added Energy Performance Standards to all housing program procurement documents and guidelines, including Energy Star standards. Additional research is being conducted to determine the financial impact of adding "Green Building Standards" to the housing programs. This would include Leadership in Energy and Environmental Design (LEED) Green Building Rating System, as well as, other standards. LEED is a rating system that promotes the design and construction of high-performance green homes. A green home uses less energy, water and natural resources; and creates less waste.	Modify: More appropriate as Policy 4.15
9.12 Enforce the provisions of the Subdivision Map Act regulating energy-efficient subdivision design.	The County enforces all provisions of the Subdivision Map Act.	Appropriate: Continued as part of Action Program 8 and Policy 4.22
9.13 Promote energy conservation by providing information about utility company weatherization programs to County Housing program managers, applicants and participants.	This is an ongoing practice of the County.	Appropriate: Continued as part of Action Program 8
10.11 Identify target areas for public housing assistance, based on a countywide needs assessment, housing condition surveys, and other relevant information.	CD&R maintains a waiting list that is utilized to identify target areas for grant applications, as well as, utilizing the RHNA, most recent housing condition survey, and other information.	Appropriate: Continued as part of Action Program 1

2003 Housing Program	Accomplishments Effectiveness/Progress	Appropriateness Continue/Modify/ Delete
10.21 In compliance with Government Code Section 54220, when land is purchased by the County in conjunction with installation of new public facilities, make any excess land available for sale by housing agencies to accommodate affordable housing including mixed-use and infill housing developments.	TCRA has purchased tax sale properties and will utilize those properties for affordable housing projects. All housing developed within a Redevelopment Project Area is required to provide inclusionary housing, which means a percent of the units must be provided as affordable units to low and very low income residents.	Modify: More appropriate as Policy 2.13
10.22 Continue the use of long-term housing affordability covenants to preserve housing affordability for projects.	TCRA staff has submitted for review the Deed of Trust, Promissory Note and other loan documents to determine the correct language necessary to maintain mandated affordability covenants associated with the housing rehabilitation, first-time homebuyer, and infill new construction programs within the Redevelopment Project Areas.	Appropriate: Continued as part of Action Program 1
10.31 Continue efforts to amend the Zoning and Subdivision Ordinance to allow higher densities, zero lot line development and other, more flexible, zoning provisions such as the administrative approval of second units required by AB 1866 (2002).	The County is in the process of preparing Density Bonus allowances as well as provisions incorporated in the Planned Unit Development stage of Site Plan Review as contained in the Zoning Ordinance. On September 29, 2002, Governor Davis approved AB 1866(Wright). This new law, which applies to second unit applications received on or after July 1, 2003, takes away city power to apply discretionary review and public hearing processes to second unit applications. The bill also dramatically changes the density bonus law. The bill amends Government Code section 65852.2 to require second unit applications to "be considered ministerial without discretionary review or a hearing. A second unit ordinance was adopted according to State Law in February of 2004.	Appropriate: Continued as part of Action Program 2
10.32 Implement the Density Bonus Ordinance consistent with State Density Bonus Law.	The County is in the process of preparing a Density Bonus Ordinance consistent with State Law. This process will be completed after the adoption of the General Plan 2030 update.	Appropriate: Continued as part of Action Program 2
Improve the understanding of housing issues at both the staff and decision-making levels.	CD&R staff regularly attend training provided by HCD (for CDBG, HOME and CalHome programs) and by California Redevelopment Association. They attend conferences sponsored by the Great Valley Center and other housing and economic development organizations. Education continues through independent reading and staff discussions. Staff reports addressing housing issues are provided with agenda items when necessary. CD&R willingly responds to requests for information from members of the Board of Supervisors.	Appropriate: Modified and included as part of Action Program 1
10.41 Make developers, builders and the public aware of changes, which have been made or are under consideration; increase the County's public relations efforts.	The County has continued to utilize fliers and other public relations efforts in order to make developers, builders and the public aware of changes, which have been made or are under consideration.	Appropriate: Continued as part of Action Program 6
10.42 Preparation of annual reports which enumerate new ordinances; policy and standard revisions undertaken during the previous year and review of accomplishments.	Annual reports are prepared and reviewed by the Planning Commission and Board of Supervisors.	Appropriate: Modified and included as part of Action Program 6
10.43 Include a more detailed analysis of pros and cons and likely results of ordinance amendments in Planning and Development Department staff reports.	The County continues to evaluate alternatives when proposing any ordinance amendments. The County initiates the formation of committees, when appropriate, for advice on proposed Ordinance amendments.	Appropriate: Modified as par of Action Program 6

2003 Housing Program	Accomplishments Effectiveness/Progress	Appropriateness Continue/Modify/ Delete
10.44 Encourage County staff to attend training offered by HCD, the California Redevelopment Association, and others to increase their understanding of housing issues.	CD&R attends trainings offered by HCD for CDBG, HOME, CalHome, WFH, the California Redevelopment Association, and other trainings annually.	Appropriate: Continued as part of Action Program 1
10.51 Work with school districts to pursue financial measures consistent with State law, which balance costs between new and existing residents, and to consider all other alternatives prior to imposing or increasing school	Individual school districts are now fully responsible for the implementation of school fees because of AB 2926. The County has no discretion on the matter.	Deleted: The County has no discretion on the matter
10.52 Investigate methods to reduce, provide for extended payment periods, and/or subsidize school impact fees for very low income households.	Flexible payment schedules are possible, but only at the discretion of the school district.	Deleted: The County has no discretion on this matter
10.61 Establish written standards for administrative use permits in order to reduce the number of discretionary permits.	Some standards have been adopted such as the Second Unit Ordinance and others are in the draft stage such as the Density Bonus Ordinance.	Appropriate: Continued as part of Action Program 7
10.62 Develop informational brochures in English and Spanish with diagrams to promote better understanding of County development standards.	The County has developed a series of informational brochures with diagrams to promote a better understanding of County development standards. The County publishes such documents as: General Plan Elements, House and Road Numbering Systems, Building Line Setback Requirements, and Dwelling House Requirements.	Appropriate: Continued as part of Action Program 7
10.71 Require the execution of a rent limitation agreement to restrict rent increases to an agreed percentage for low-income tenants of all rental units rehabilitated by publicly funded housing rehabilitation programs for a minimum of five (5) years, or as long as funding agencies require.	A few County-rehabilitated rental properties still have loans outstanding, but most Rent Limitation Agreements have expired. The multi-family Nueva Sierra Vista (NSV) Project funded by the County HOME Program was built in 1992-93 in a collaborative effort with Self-Help Enterprises. Ten units in NSV are monitored annually for their continued affordability for low-income tenants. Similar publicly funded future rental projects will include restrictions, as required by funding agencies and County.	Appropriate: Continued as part of Action Program 1
11.11 Make available information at the County Government Center within the CD&R using Spanish and English brochures from State and Federal agencies on fair housing laws, and refer inquiries regarding housing discrimination to the Fresno district office of the Department of Fair Employment and Housing and Central California Legal Services.	All County housing programs are implemented in ways consistent with the County's commitment to Fair Housing and equal opportunity, and in accordance with State and Federal fair lending regulations to assure nondiscriminatory treatment, outreach and access to the programs. The County continues to disseminate information on fair housing laws and refers inquiries regarding housing discrimination to the Fresno district office of the Department of Fair Employment and Housing, and to Central California Legal Services.	Appropriate: Continued as part of Action Program 3
11.12 Prominently display fair housing posters in offices of County government, housing program managers, rental projects, and at project sites.	Fair Housing posters are prominently displayed. The County adopts a resolution annually declaring the month of April as Fair Housing Month.	Appropriate: Continued as part of Action Program 3

2003 Housing Program	Accomplishments Effectiveness/Progress	Appropriateness Continue/Modify/ Delete
11.13 Display fair housing logos on all marketing materials, specifically Section 504 of the Rehabilitation Act of 1973, and ensure efficient communication with disabled housing applicants.	Fair Housing logos are displayed. Continue to have CD&R provide affirmative, fair housing information to the public through the County website, advertisements, procurement RFP processes, brochures (in English and Spanish), and through community presentations. Brochures are updated as necessary to provide information regarding the County's housing programs. All County housing programs are implemented in ways consistent with the County's commitment to Fair Housing and equal opportunity, and in accordance with State and Federal fair lending regulations to assure nondiscriminatory treatment, outreach and access to the programs. The County adopts a resolution annually declaring the month of April as Fair Housing Month.	Appropriate: Continued as part of Action Program 3
11.14 Include equal employment opportunity language in employment advertisements, construction bid solicitations and requests for proposal.	Equal Employment Opportunity language is included. Continue to have CD&R provide affirmative, fair housing information to the public through the County website, advertisements, procurement RFP processes, brochures (in English and Spanish), and through community presentations.	Appropriate: Continued as part of Action Program 3
12.11 Meet with Federal and State officials and local service providers on a regular basis to review grant program status and to advocate higher placement on priority funding lists for Tulare County Communities.	CD&R attends annual funding fairs presented by the California Financing Coordinating Committee (CFCC). Additionally, CD&R, as well as some non-profit partners, meet with funding agencies and advocate the severity of issues in the County and request high priority to be given to the County projects. Staff regularly attends public meetings and training sessions on programs, which will benefit Tulare County communities. The RMA communicates with the County Executive Office and is apprised of legislative action, which has impact on the County.	Appropriate: Continued as part of Action Program 1
12.21 Utilize benefit assessment districts, County Service Areas, and other similar entities to maintain privately developed public facilities in new subdivisions in unincorporated communities.	The Board of Supervisors recently approved an ordinance requiring assessment districts to be formed in development of new subdivisions proposed after August 2005.	Appropriate: Continued as part of Action Program 9
12.22 Utilize benefit assessment districts and/or the County Service Area as a vehicle to maintain new public facilities in unincorporated communities.	A landscaping and lighting district was established in Richgrove by way of a successful Proposition 218 election in 2004 that passed with 86% voters approving, in order to cover the costs of operations, maintenance and emergency response. In 2006 Ivanhoe voters passed Measure Z to establish a community street lighting project in the public utility district to supplement existing County sponsored street lighting in that redevelopment project area. CD&R continues to look for opportunities to utilize the CSA to meet O&M needs.	Appropriate: Continued as part of Action Program 9
12.23 Through the County Service Area, issue 1911 and 1915 Act bonds and utilize 1913 Act assessments for improvements in unincorporated communities provided that voters approve one assessment, as required under Proposition 218.	The Board of Supervisors increased the utility rates in all the CSAs in 2005.	Appropriate: Continued as part of Action Program 9
12.31 Identify target areas for public infrastructure assistance, through community needs assessments, housing condition surveys, redevelopment implementation plans and amendments, community plans and other relevant information.	CD&R continues to identify infrastructure needs based on information gathered through assessment and observation, than prioritizes target areas based on available funding, severity of need, and competitiveness. CD&R has a potential project list available upon request. See the notes for CD&R/TCRA on Policy 12.51 for a list of planned infrastructure	Appropriate: Continued as part of Action Program 9

2003 Housing Program	Accomplishments Effectiveness/Progress	Appropriateness Continue/Modify/ Delete
12.41 Where community sewer systems are not available, regulate and monitor installation of septic systems to assure public health and safety.	The County continues to regulate and monitor the installation of septic systems and to assure public health and safety.	Appropriate: Continued as part of Action Program 9
12.42 Encourage utilization of benefit assessment districts, the County Service Areas, or other similar entities for maintenance of new community facilities, and utilization of homeowners associations for appropriate maintenance responsibilities such as security, landscaping, recreation and common area maintenance.	CD&R continues to look for opportunities to utilize the CSA to meet O&M needs. Where necessary, CD&R will assist in the establishment of a PUD, CSD, JPA or other options to assist projects fulfill the maintenance responsibilities.	Appropriate: Continued as part of Action Program 9
12.51 Continue existing efforts whenever feasible to (1) provide data and other information to identify the needs for public infrastructure; (2) submit grant applications on behalf of the districts; and (3) administer grants provided by Federal and State governments.	CD&R completed a study of a regional wastewater treatment plant for Tipton, Pixley, and Earlimart, as well as, completing a Revitalization Plan for Sequoia Field airport. CD&R was awarded 2005 Workforce Housing funds that include the purchase of solar street lights in Goshen, Poplar and Cotton Center; and a Ditchwitch trencher for the Construction Trades Training School. The Richgrove storm water drainage project is under construction with funding from the USDA Community Facilities and Rural Development Programs, Congestion Mitigation and Air Quality (CMAQ) funding from the Federal Highways Administration, and CDBG grant funds. County was awarded 2006 CDBG funds on behalf of the Tooleville Not-For Profit Mutual Water District to prepare final plans and specifications for system improvements. The County was awarded CDBG funds to rehab a well for the Richgrove Community Services District, install laterals for the Plainview Community Services District and partially fund the Tooleville Water System Improvement Project. The County will apply for 2008 CDBG funds for $1,000,000 to perform additional infrastructure projects. Ivanhoe is receiving curb, gutter and sidewalk improvements through Transportation Enhancement (TE) funding. CD&R will continue to apply for grant funding for as many projects as possible.	Appropriate Continued as part of Action Program 9
12.52 Review non-compliance issues through technical assistance with public facilities for inconsistencies with public health and safety standards.	The County continues to provide technical assistance to Public Utility and Community Service Districts.	Appropriate Continued as part of Action Program 9
12.61 In redevelopment areas, use Redevelopment Agency funds to leverage other funds and resources as a means to subsidize public improvements.	TCRA funds subsidize 2005 CDBG General Allocation funds for public improvements to the Richgrove storm drainage project now under construction. In the 2006 CDBG P/TA application, TCRA funded a Traver park study. TCRA will continue to provide leverage for future applications for capital projects in redevelopment project areas. In Richgrove, future tax increment funds were pledged for debt repayment of a USDA loan for storm drainage system improvements.	Appropriate: Continued as part of Action Program 1
12.71 Coordinate community development and capital improvement programs through designation of target areas.	Areas are targeted for public facilities installations and upgrades based upon need and potential for funding. TCRA current redevelopment project areas include Cutler-Orosi, Earlimart, Goshen, Ivanhoe, Pixley, Poplar-Cotton Center, Richgrove and Traver. TCRA is in final stages of establishing Tipton as a new redevelopment project area and is in the process of establishing new redevelopment project areas in the communities of Strathmore and Terra Bella-Ducor. These designations allow the County to coordinate and target efforts on improving these communities.	Appropriate: Continued as part of Action Program 1

2003 Housing Program	Accomplishments Effectiveness/Progress	Appropriateness Continue/Modify/ Delete
12.81 Examine and, where appropriate, update improvement standards to distinguish between different types of improvements, based upon purpose and function.	Development standards for roads will be reviewed during update of the General Plan Circulation Element as part of the comprehensive General Plan update.	Modify: More appropriate as Policy 2.24
12.91 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.	Impact fees are not currently charged to new development. During the 2030 General Plan process, impact fees will be further assessed.	Appropriate Continued as part of Action Program 9
13.11 Research designs, which promote safety and security and incorporate these approaches into County standards and review practices.	Safety and security design considerations have been incorporated into County review practices.	Appropriate Continued as part of Action Program 11
13.21 Inspect residential lots and cite property owners in violation of health standards on a systematic basis.	The County continues to inspect residential lots and cites property owners in violation of health standards on a systematic basis.	Deleted: Due to budget constraints, inspection is done on a complaint basis and in conjunction with building permits as outlined Action Program 11
13.31 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.	The County continues to implement provisions of the California Environmental Quality Act and the Noise Element of the Tulare County General Plan with regard to new residential development in noise impact areas.	Modify: More appropriate as Policy 3.18
13.41 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.	Construction was completed in 2008 on WFH-funded sports field in London, solar-powered streetlights around the Goshen dual-use ponding basin/recreation park, and solar-powered streetlights in Poplar-Cotton Center. CD&R will apply for USDA funds for other dual use parks as part of storm drainage projects in Earlimart, Pixley and other areas. Project lists are being developed for future grant applications. CD&R regularly works with other divisions and agencies of the County in order to assist with their grant needs.	Modify: More appropriate as Policy 3.17
14.11 Apply for farmworker housing grants for sites in the Tulare County unincorporated area.	County CD&R continues to evaluate the feasibility of applying for Joe Serna Jr. Farmworker Housing Grant (JSJFWHG) funds, which require equal matching funds from other grants.	Appropriate: Continued as part of Action Plan 4
14.21 Identify and quantify the need for group quarters housing for farmworkers as part of the employee housing program, which is used to ensure that persons living in County-operated employee housing facilities are provided with a living environment that complies with the state of California health and Safety Requirements. Informational brochures about the program are provided at the permit counter.	Enforcement of the Employee Housing Act is through the Code Enforcement Division of the RMA. Housing needs of farmworkers are included in the Tulare County 2008 RHNA	Appropriate: Modified and continued as part of Action Plan 4
14.31 Continue to address substandard farmworker housing, through the administration and enforcement of the Employee Housing Act Program.	The County administers the Employee Housing Act through the Code Enforcement Division. There are annual inspections of farmworker housing facilities as part of the permit renewal process to ensure compliance with the Act.	Appropriate: Continued as part of Action Plan 4
14.32 Encourage State and Federal funding for farmworker housing; actively seek funding for projects of this type and coordinate with farming advocates to encourage more private development of farm labor housing.	Funds for specifically rehabilitating farmworker housing are being sought by the Housing Authority. The CD&R is considering applying for Joe Serna Farmworker Housing Rehabilitation funds.	Appropriate: Continued as part of Action Plan 4

2003 Housing Program	Accomplishments Effectiveness/Progress	Appropriateness Continue/Modify/ Delete
14.33 Investigate grant and loan programs not currently utilized, as well as private investors, to increase efforts for development of farm labor housing.	The County continues to research and evaluate the feasibility of funding sources for farm labor housing.	Appropriate: Continued as part of Action Plan 4
14.34 Work with farmers to encourage more private development of farm labor housing.	Farmers are allowed to place farmworker housing on their property either by right or through the Employee Housing Act. The County strives to work closely with the Farm Bureau regarding farmworker housing.	Appropriate: Continued as part of Action Plan 4
14.41 Review the Zoning Ordinance and existing zoning and amend to assure that adequate provisions are made for farm related housing opportunities in agricultural areas.	A comprehensive review of the Zoning Ordinance will occur after the adoption of the General Plan 2030 update.	Appropriate: Continued as part of Action Plan 4
15.11 Participate in the Continuum of Care Housing Program.	CD&R is a member of the Tulare/Kings Continuum of Care will continue to participate in their projects, as time allows.	Appropriate: Continued as part of Action Plan 1
15.12 Identify locations within the County where transitional shelters and other homeless facilities are needed.	TCRA purchased tax sale properties and is currently working with organizations to determine the feasibility of constructing emergency, transitional or limited permanent housing on various sites.	Appropriate: Continued as part of Action Plan 12
16.11 Research the special housing needs of populations in the County such as teenage parents and their children, persons with chronic diseases, people with physical or mental disabilities, etc.	Continue to work with Continuum of Care to assess the needs within the unincorporated communities and Redevelopment Project Areas. Review tax default properties and other available land to determine opportunities for collaborative efforts with other organizations to assist the special housing needs populations.	Appropriate: Continued as part of Action Plan 1
16.12 Research feasibility of adopting a reasonable accommodation ordinance, to include but not be limited to wheel chair ramps, writing specific exceptions into the ordinance. Until such time as the analysis is complete, require the use of an ADA compliance checklist to be developed as part of the Site Plan Review Committee process for housing projects, use Section 15 page 29 (L) General Exceptions, and Zoning variances with fees waived at the discretion of the Planning Director to comply with reasonable accommodation for disabled persons, their family and friends.	Reasonable accommodation ordinance not completed at this time. CD&R is required to make reasonable accommodations and have housing rehabilitation projects be ADA compliant where necessary to accommodate program participants.	Appropriate: Continued as part of Action Program 10

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. County has adopted no local energy efficient standards and practices since the

downturn, but requires compliance with State codes and laws, supports state energy efficiency requirements in new housing, encourages efforts of groups such as the Home Builders Association of Tulare/Kings Counties, and includes energy efficient features in grant-funded housing rehabilitation projects. County staff has been encouraged to be educated on conservation-related issues and to participate in community discussions about the future.

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.

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 most from those communities must commute to larger towns and cities for employment, health services, etc.

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

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.

The California Energy Commission is required by Public Resources Code Section 25942 to establish regulations for a statewide Home Energy Rating System (HERS) Program to certify home energy rating services in California. The goal of the program is to provide reliable information to differentiate the energy efficiency levels among California homes and to guide investment in cost-effective home energy efficiency measures. The Energy Commission has a process for certifying HERS Raters who perform third-party inspections when verification of duct sealing, thermostatic expansion valves (TXVs), refrigerant charge, airflow measurement, and building envelope sealing measures are used to comply with Title 24, Part 6, of the Building Energy Efficiency Standards. The new HERS regulations establish a systematic process for the delivery of whole-house home energy ratings that provide California homeowners and home buyers with information about the energy efficiency of the homes they live in or homes they are considering for purchase. The ratings also provide evaluation of the cost-effectiveness of options to achieve greater energy efficiency in those homes.

Tougher limits on paints with volatile organic compounds (VOCs) have been adopted as a way to alleviate the environmental impact of those compounds and the resulting health issues. According to the How Stuff Works Web site (www.howstuffworks.com), VOCs are unstable, carbon-containing compounds in paint that enter the air and react with other elements. This not only produces ozone, but fumes from the hundreds of other compounds can lead to health issues such as breathing problems, headaches, watery eyes and nausea. Some VOCs also have been linked to organ damage and cancer. Paint is the second largest source of VOC emissions into the atmosphere after automobiles, responsible for roughly 11 billion pounds every year. Oil-based paints have more VOCs, but latex paints can also contain significant amounts. Federal VOC limits are now set at 250 grams per liter (g/l) for flat paints and 380 g/l for others. Some states and regions have lowered the VOC levels for paints that can be legally sold in their areas. California's standards are stringent: 150 g/l for nonflat finishes and 100 g/l for flat. Even tougher is the 50 g/l level for all finishes set by the San Joaquin Valley Air Pollution Control District.

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% o 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 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.

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 greenhouse gas emission reduction target for Tulare County and the County creates a 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.

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

Pacific Gas and Electric (serving parts of northern Tulare County) and Southern California Gas (serving the majority of the county) both participate in the New Solar Homes Partnership (2 levels). Tier 1 rebates are for homes rating 15% above Title 24 with Energy Star appliances. Tier 2 rebates are for those rating 35% above Title 24 with solar panels installed or offered as an option. Southern California Edison also offers a California New Homes Program, with incentives for construction of new homes that exceed standard Title 24 requirements. In addition to financial incentives, homebuilders accepted into the program may take advantage of training opportunities, technical support and marketing resources. Builders may choose "Performance Method Incentives" that pay $400 per unit for those rating 15% above standard Title 24 requirements, $500 per unit for 20% above, or $700 per unit for 35% above. Builders may also customize their energy efficiency features as a "Prescriptive Measures" option.

The Gas Company offers a flexible set of energy-efficiency programs for new residential construction. "The Performance-Based Approach" applies to homes that exceed Title 24 standards by at least 15%. These homes may also receive California Energy Star Home label. "The Measure Approach" applies to homes that meet the Title 24 building standards and seek further efficiencies through a variety of improvements, such as insulation installation, maximum cooling capacity, verified duct design, verified ducting system and tank-less water heating.

Newsletters of the Home Builders Association of Tulare/Kings Counties were reviewed for issues related to housing. The City of Visalia has a Smart Growth Standards Task Force to develop principles to guide decisions related to future urban growth in the City of Visalia, which will influence building throughout the county. The voluntary California Green Builder Program was described as easing resistance to building new communities with homes that effectively reduce water and energy consumption, improve indoor air quality, promote efficient use of forest products and divert waste from landfills. The Builders newsletter noted the program offers contractors the potential to leverage the

"Green Builder" image, increase sales and garner public endorsement. The newsletter chronicled presentations of "California Green Builder – A workable program with measurable benefits" at a June 2008 meeting, "Meeting AB 32 – Cost-Effective Green House Gas Reductions in the Residential Sector" in August 2008, and others.

In 2003 the Building Industry Association (former name of the Home Builders Association of Tulare/Kings Counties) recognized air quality as an important issue and described a Clean Air Subdivision program that some Central Valley homebuilders offer. The Clean Air Subdivision classification applies when the following are provided:

- Install only EPA approved wood burning fireplaces or gas burning fireplaces to reduce particulate matter emissions.
- Provide a 110-volt recharge connection in garage for zero-emission vehicles
- Provide exterior electrical outlets on front and rear of house to encourage use of electric yard equipment such as mowers, etc.
- Provide exterior stub natural gas outlets to patios to encourage use of clean burning natural gas barbeques.
- Provide pedestrian access to surrounding streets at no less than ¼ mile intervals to promote a walk-able community.
- Provide trees to reduce pollution.

Several Central Valley homebuilders were listed as participants in the Clean Air Subdivision program, including Centex Homes, Daley Enterprises, Ennis Homes, Smee Builders and Woodard Homes. The February 2009 Home Builders Association newsletter noted that to date there are 30 Clean Air Subdivisions throughout Tulare/Kings Counties.

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6. Housing Program

6.1 Housing Program

"…The element shall contain a program which sets forth a five-year schedule of actions the local governments is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available…" Government Code Section 65583(c).

"…The element shall include a statement of the community's goals, quantified objectives and policies relative to the maintenance, preservation, improvement and development of housing…" Government Code Section 65583(b).

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

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 and satisfactory 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

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.

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.

Policy 1.11 Encourage the development of a broad range of housing types to provide an opportunity of choice in the local housing market.

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.

Policy 1.13 Encourage the utilization of modular units, prefabricated units, and manufactured homes.

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.

Policy 1.15 Encourage housing counseling programs for low income homebuyers and homeowners.

Policy 1.16 Review community plans and zoning to ensure they provide for adequate affordable residential development.

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.

Policy 1.22 Actively discourage housing discrimination based upon race, religion, sex, marital status, ancestry, national origin, family status, disability or other factors.

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.

Policy 1.32 Provide information to the public about farmworker housing needs and the County's Employee Housing Program.

Policy 1.33 Require employee housing to be maintained in such a manner to provide a satisfactory living environment.

Policy 1.33 Encourage and support a balance between housing and agricultural needs.

Guiding Principle 1.4

Enhance and support emergency shelters and transitional and supportive housing programs that assist the homeless and others in need.

Policy 1.41 Coordinate with Continuum of Care of Kings/Tulare Counties and other jurisdictions to provide housing and assistance for the homeless.

Policy 1.42 Support and encourage non-profit organizations expressing interest in developing special needs housing with incentives (fast track processing, etc.).

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.

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.

Policy 1.52 Support and encourage the development and improvement of senior citizen group-housing, convalescent homes and other continuous care facilities.

Policy 1.53 Give households displaced by government action priority in public housing programs.

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.

Policy 1.55 Encourage development of rental housing for large families, as well as providing for other housing needs and types.

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.

Policy 1.62 Analyze current practices, processes and standards for their effectiveness, and implement changes where necessary.

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.

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 Element Goal 2	Attainment of Infrastructure

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.

Guiding Principle 2.1

Encourage the development, improvement, and expansion of necessary public infrastructure serving the unincorporated communities.

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.

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.

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.

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.

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.

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.

Policy 2.22 Coordinate capital improvement programs for public infrastructure projects with housing rehabilitation programs.

Policy 2.23 Endeavor to develop and support improvement fees that are applied in an equitable manner.

Policy 2.24 Improvement requirements should reflect a balance between housing needs and the protection of public health and safety.

Housing Element Goal 3	Livable Communities

Livable communities offering safe neighborhoods, access to employment opportunities, transit opportunities, community facilities, and other amenities

Guiding Principle 3.1

Encourage “smart growth” designed development that serves the unincorporated communities, the environment, and the economy of Tulare County.

Policy 3.11 Support and coordinate with local economic development programs to encourage a “jobs to housing balance” throughout the unincorporated area.

Policy 3.12 Support locally initiated programs to provide neighborhood parks and recreational facilities for residential areas within unincorporated communities.

Policy 3.13 Encourage subdivision and housing unit design, which provides for a reasonable level of safety and security.

Policy 3.14 Review and revise (when and where appropriate), the development boundaries of unincorporated communities.

Policy 3.15 Allow multi-family residential projects or mixed-use developments in commercial zone districts within development boundaries of unincorporated communities.

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.

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.

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.

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.

Policy 3.22 Implement adopted community plans, which designate adequate sites for residential development.

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.

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

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.

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.

Policy 4.12 Facilitate land use policies and programs that meet housing and conservation objectives.

Policy 4.13 Promote energy efficiency and water conservation.

Policy 4.14 Enforce the requirements of County Ordinances regarding the disposal of construction and demolition debris.

Policy 4.15 Enforce energy Efficiency Standards for Residential and Non-Residential properties (Title 24).

Guiding Principle 4.2

Encourage developments that will maximize energy efficiency and contribute to the reduction of green house gases.

Policy 4.21 Promote energy conservation opportunities in new residential development.

Policy 4.22 Enforce provisions of the Subdivision Map Act regulating energy-efficient subdivision design.

Policy 4.23 Consider and include information regarding trip generation into staff reports and/or environmental assessments for development.

Housing Element Goal 5	Healthy and Safe Housing Opportunities

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.

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.

Policy 5.12 Conduct housing condition surveys to coincide with future housing element updates.

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.

Policy 5.14 Publicize and support the County's housing rehabilitation program that facilitates the rehabilitation of substandard housing in the unincorporated areas.

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 theHealth and Safety Code.

Policy 5.22 Promote and encourage residents and landowners to maintain their properties in good condition in order to preserve the existing housing stock.

Policy 5.23 Encourage the demolition of dilapidated housing units.

Policy 5.24 Encourage the development of suitable replacement housing when occupied housing units are demolished due to public action.

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.

Policy 5.26 Prohibit concentrations of dwelling units near potentially incompatible agricultural uses as defined in the Animal Confinement Facilities Plan.

6.3 Action Programs

Limitation of the Action Programs

The ability of the County to carry out programs, which provide or improve housing, will continue to depend on the availability of Federal and State grants and local funds. The availability of County funds and staff, as well as County priorities, will obviously determine the ultimate implementation date of each program. No program in this Housing Element is intended to commit the County to expend unavailable resources. In addition to the contingency on County resources, implementation of all programs is subject to a current trade-off analysis that considers social, economic and environmental impacts.

Action Program 1	Coordination of Housing Programs

The County of Tulare is committed to implementing and achieving the goals set forth in the Tulare County Housing Element. To that end, the Tulare County Redevelopment Agency (TCRA) will continue to pursue the implementation of a variety of affordable housing programs and projects funded by a variety of federal, state, and local sources.

TCRA coordinates and manages the County's affordable housing programs and projects. With these programs and projects, TCRA is committed to providing healthy, safe and affordable housing in the unincorporated areas. The programs managed by TCRA include a variety of projects and activities designed to accomplish the goals set forth in the Housing Element.

TCRA implements the County's housing rehabilitation program. With this program, TCRA 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.

TCRA also implements the County's home buyer assistance program. With this program, TCRA 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.

TCRA also implements the County's housing-related infrastructure program. With this program, TCRA 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.

In addition to these activities directly benefiting the homeowners of the unincorporated areas, TCRA 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, TCRA 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.

Responsibility Resource Management Agency (RMA), Tulare County Redevelopment Agency (TCRA)

Timing At a minimum of at least annually and going forth on a continuous basis.

Funding Federal & State grant funds, General fund

Objective To provide a variety of healthy, safe and affordable housing opportunities in Tulare County for lower-income residents

Action Program 2	Bonus Density Ordinance

The County will adopt a bonus density ordinance to allow greater density bonuses and incentives and concessions for affordable and senior citizen housing, in accordance with changes made in the State mandated density bonus law effective in 2005 (SB 1818). The ordinance will provide for greater density and incentive options based on the level of affordability and percentage of affordable units, as well as incentives for senior housing. The ordinance may also allow basic incentives and concessions to be granted through an administrative procedure, regardless of whether or not the project otherwise require a discretionary review.

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. 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.

Responsibility Resource Management Agency (RMA), Countywide Planning, Planning Commission, Board of Supervisors

Timing Adopted by 2012

Funding General Fund

Objective To comply with State law and encourage the development of affordable and senior housing.

Action Program 3	Encourage Fair Housing Practices

To discourage housing discrimination based upon race, religion, sex, marital status, ancestry, national origin, color, family status, disability or any other arbitrary basis the County will do the following:

- Revising the definition of "family" in the Zoning Ordinance to comply with fair housing laws.
- Prominently display fair housing posters in offices of County government, housing program managers, rental projects, and at project sites.
- Make available informational brochures in both Spanish and English from State and Federal agencies regarding fair housing law.
- Include the fair housing logo on 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.

Responsibility Resource Management Agency (RMA), Tulare County Redevelopment Agency (TCRA), Housing Authority of Tulare County (HATC)

Timing Revise the definition of "family" in the Zoning Ordinance by 2011, continue the ongoing promotion and enforcement of fair housing practices.

Funding General Fund, HATC

Objective 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

Action Program 4	Farmworker Housing

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 do the following:

- Dialogue with farmers and farming advocates to encourage more private development of farmworker housing during the monthly meeting of the Tulare County Agricultural Committee. In addition, at least twice in the planning period the County will invite developers, non-profit developers, farmers and farmworkers, and farmworker advocates to discuss the County's plans, resources, and development opportunities for farmworker housing.
- Investigate and apply for grant and loan programs not currently utilized for projects of this type. As part of funding opportunities and coordination and dialogue with developers, farmers and farmworker advocates, the County will assist in the development of housing through a variety of actions, such as site identification, concessions and incentives and priority permit processing.
- Encourage state and federal funding for the development of farmworker housing.
- 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). The Zoning Ordinance will explicitly define housing providing accommodations for six or fewer employees as a permitted single-family use and does 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. Further, 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.
- Ensure that the zoning ordinance provides adequate provisions for farmworker housing
- Administer and enforce the Employee Housing Act.
    - 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.
    - Require employee housing to be maintained in such a manner to provide a satisfactory living environment

- Require appropriate separation between dwelling units and potentially incompatible agricultural uses as defined by the Animal Confinement Facilities Plan
- Consider the establishment of a prototypical employee housing site plan to encourage the development of farmworker housing

Responsibility Resource Management Agency (RMA), Employee Housing Program, Building Department, Permit Center

Timing Open dialogue with farmers and advocates to occur at monthly meetings of the Tulare County Agricultural Advisory Committee; farmworker housing development will be placed on the formal agenda at least once a year and additionally as warranted. Investigate grant and loan program opportunities a minimum of at least annually and going forth on a continuous basis throughout the planning period and encourage state and federal funding of farmworker housing on a continuous basis. Apply for funding for farmworker housing at least twice in the planning period. Amend the Zoning Ordinance to be consistent with Health and Safety Code Section 17021.5 and 17021.6 within 1 year of Housing Element adoption. Administration of the Employee Housing Act is a through annual permit application renewals and site inspections.

Funding General Fund, Employee Housing Permit Fees

Objective To meet the housing needs of Tulare County's farmworkers and provide their families with a suitable living environment

Action Program 5	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, on a regular basis, to enable tabulation of the change in housing units on a countywide basis. The monthly report should be developed into a computer generated record that includes the following types of permits (listed by street address, census tract and the nearest community):

- 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
- Relocated units, including address of previous locations
- Rehabilitated single and multiple family units

The County will attempt:

- The development a uniform tracking system of the income categories (extremely low, very low, low and special needs), of the newly built housing units.
- To enlist the cooperation of other interested agencies in this endeavor as the information is vital to monitoring the availability of affordable housing.
- 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), Permit Center

Timing Ongoing (currently reports are manually generated), Computerized processing by 2011

Funding General Fund, Building Permit Fees

Objective To obtain timely and relevant housing data to be used for reporting purposes, grant applications and identifying progress towards Regional Housing Needs Assessment (RHNA) allocation for the planning period

Action Program 6	Open Exchange of Ideas and Information

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. Encouraging greater transparency will promote accountability. Participation will allow members of the public to contribute ideas and expertise to county initiatives. And, collaboration improves effectiveness of the County 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 on a regular basis with multiple stakeholder groups representing the developers, cities and the agricultural community. Working closely with these groups provided the

support to make a revision to the County's home-site ordinance in late 2010. The County continues to meet regularly with stakeholders in an effort of transparency and open dialogue.

Responsibility Resource Management Agency (RMA)

Timing A minimum of at least annually and going forth on a continuous basis throughout the planning period.

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 7	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:

- Streamlined review processing requirements.
- Allowing concurrent processing of land use applications and building permits.
- Providing pre-application consultations with applicants/developers to provide more efficient application processing.
- Providing informational brochures in English and Spanish with diagrams to promote a better understanding of development standards.

The County is in the review stage of the following processes and procedures that will ultimately improve the development of affordable housing throughout the unincorporated area:

- Establishment of written standards and procedures for administrative use permits in order to reduce the number of discretionary permits (anticipated completion by June 2012).
- Streamlining the Site Plan Review process by amending the Zoning Ordinance to allow an administrative review process for residential projects, both single and multifamily, that currently require a Site Plan Review (anticipated completion by June 2012).
- Reviewing the list of ministerial and discretionary projects to determine whether more residential projects could be handled at an administrative level (anticipated completion by 2012).
- Consideration of using such practices as to tier 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 (anticipated completion by 2012).

Responsibility Resource Management Agency (RMA), Permit Center, Project Review, Countywide Planning

Timing Currently underway, completion within 1 year of adoption of the Housing Element

Funding General Fund

Objective To streamline the processing of permits and land use applications, saving time, money and certainty for developers of affordable housing projects

Action Program 8	Sustainable Practices

The County encourages development practices that meet the needs of the present without comprising the ability of meeting future needs. The County will take the following steps

- The County will research the feasibility and adoption of appropriate policies and procedures to promote environmentally sustainable or "green" practices (within one year of HCD certification of the Housing Element).
- Enforce the provisions of the Subdivision Map Act regulating energy-efficient subdivision design (continuous throughout the planning period).
- Encourage community groups to plant trees for shade and energy conservation (continuous throughout the planning period).
- 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. (within one year of HCD certification of the Housing Element).
- Enforce the County's Water Efficient Landscape Ordinance (continuous throughout the planning period).

Responsibility Resource Management Agency (RMA), Tulare County Redevelopment Agency (TCRA), Countywide Planning Branch, Engineering Branch

Timing A minimum of at least annually and going forth on a continuous basis throughout the planning period. Enforcement of existing ordinances is ongoing and continuous. Energy conservation policies, procedures and programs will be initiated within one year of adoption of the Housing Element.

Funding Federal & State planning funds

Objective To reduce greenhouse gas emissions, manage water and energy resources and create more livable communities.

Action Program 9	Housing Related Infrastructure Needs

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 HHSA 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.

In addition to this commitment, the County will also take the following steps:

Technical Assistance to local service providers

- Create a referral system with an initial response within 3-5 days, with the goal of providing timely responses and technical assistance to Public Utility Districts (PUD)s, Community Services Districts (CSD)s and other 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 trainings and other available and known trainings that will provide technical assistance to special districts (within one year of adoption and going forth on a continuous basis throughout the planning period).
- Seek grant funding to provide annual trainings designed to increase the capacity of Public Utility Districts (PUD), Community Services Districts (CSD) and other service providers (e.g., Mutual Water Companies). Trainings 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).

Infrastructure Development Priorities

- Create a matrix of Infrastructure Development Priorities for disadvantaged unincorporated communities in Tulare County that establishes infrastructure development priorities for Tulare County in four phases. (See matrix content below.) The matrix will determine 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 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: Aggregate and compile existing information and data from extant documents and studies as well as from relevant stakeholders regarding infrastructure and service needs and availability. Information and data will be gathered from stakeholders at an initial stakeholder meeting and through written comments submitted during this phase (within 6 months of adoption and going forth on a continuous basis throughout the planning period).
    - Phase Two: 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 (seek grant funding within 12 months of adoption and continuous throughout the planning period).
    - Phase Three: 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. Prior to adoption, the RMA will release a draft matrix and hold a public meeting to consider comments from stakeholders (seek grant funding within 12 months of adoption and going forth on a continuous basis throughout the planning period).
    - Phase Four: 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 (seek grant funding within 12 months of adoption and going forth on a continuous basis throughout the planning period).
- Annual Public Meeting: The County will hold a public meeting annually, 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 (12 months from adoption and anually going forth throughout the planning period).
- Matrix Content: The adopted matrix of Infrastructure Development Priorities will include at least the following components:
    - An analysis of the specific infrastructure and service needs in each of the unincorporated communities of Tulare County. This infrastructure analysis should include: water system

capacity, water quality, necessary water system repairs, availability of a public sewer system, wastewater capacity (if applicable), quality and functionality of septic systems, stormwater drainage, flood control, the availability of natural gas services, adequacy of streetlights, sidewalks, road quality and existence of parks and community centers

- 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 availble to complete these projects. This analysis would consider the feasibility of crating 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 (ie. drinking water contamination, overflowing septic systems), the frequency of infrastructure assistance provided by the County in the past, and whether a community is “disadvantaged.”

- 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
- 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 (whenever appropriate).
- In redevelopment areas, use Redevelopment Agency funds to leverage other funds and resources as a means to subsidize expansion or repair of infrastructure and municipal services (continuous throughout the planning period), provided that the County continues its participation as a Redevelopment Agency.
- During building permit process, review applications to ensure adequate water source and proper liquid waste disposal (current policy and going forth on a continuous basis).
- 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).
- Support and provide technical assistance for applications from cities and non-profit organizations for Federal and State grant funds and other appropriate funding sources to upgrade public facilities to assure adequate capacity for affordable housing (whenever funding opportunities are available).
- For new improvements which serve both new and existing residents, and over which the County has fee-setting authority, the County will balance new charges and assessments between new and existing residents (current policy and going forth on a continuous basis).

Responsibility Resource Management Agency (RMA), Tulare County Redevelopment Agency (TCRA), Health and Human Services Agency (HHSA), Environmental Health, Local Agency Formation Commission (LAFCO), County Administration – Government 101.

Timing Phased development of matrix as detailed above, annual meetings and seeking available grant funding opportunities going forth on a continuous basis throughout the planning period.

Funding Federal and State grants, developer fees, TCRA, general fund

Objective Provide vital information used for planning and development purposes, target expansion or repair of infrastructure and municipal services to areas with the most need and secure Federal and State funding for housing-related infrastructure. Provide technical assistance to PUDs, CSDs, and Mutuals to fund infrastructure improvement and expansion, ensure safe and adequate water and liquid waste disposal, and have an equitable balance of fees between new and existing residents.

Action Program 10	Reasonable Accommodations

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. 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. 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. Therefore, the County will take the following steps to assist in meeting the needs of persons with disabilities:

- Adopt written procedures for making requests for reasonable accommodation to land use and zoning decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities
- Provide information to residents on reasonable accommodation procedures via public counters and the County website.
- 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.
- Ensure efficient communication with disabled housing applicants through use of telecommunication devices (TTD/TTY) and interpreters.

Responsibility Resource Management Agency (RMA), Tulare County Redevelopment Agency (TCRA), Housing Authority of Tulare County (HATC), Health and Human

	Services Agency (HHSA), Environmental Health, Local Agency Formation Commission (LAFCO)
Timing	Adopt reasonable accommodation procedures within 1 year of adoption of the Housing Element.
Funding	Federal and State grants, developer fees, TCRA, general fund
Objective	Remove potential and actual constraints by establishing written reasonable accommodation procedures for persons with disabilities.

Action Program 11	Healthy and Safe Housing Opportunities

The County will promote the maintenance, preservation, and rehabilitation of the existing housing stock to provide healthy and safe housing opportunities by the following:

- 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 the Substandard Abatement Program
- Annual inspections of permitted employee housing units.
- 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	Resource Management Agency (RMA), Building Inspections, Tulare County Redevelopment Agency (TCRA)
Timing	Ongoing
Funding	Building permits, employee housing fees, general fund
Objective	Reduce unsafe housing conditions and demolition of dilapidated housing units

Action Program 12	Emergency Shelters

State law requires jurisdictions to provide for a variety of housing types including emergency shelters and transitional/supportive housing. Senate Bill 2 of 2007 requires all jurisdictions to allow emergency shelters by-right in at least one zone. In addition, it stipulates that transitional and supportive housing is a residential use subject only to the same standards and procedures as for other residential uses of the same type in the same zone. The Tulare County Zoning Ordinance will be updated to be consistent

with the requirements of SB 2; the M-1 (Light Manufacturing) Zone will be amended to include emergency shelters as a permitted use subject to appropriate development standards. 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 1.5 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 a least one emergency shelter. Pursuant to SB 2; the County will revise the Zoning Ordinance in the following ways:

- Add 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.
- Add 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.
- In addition, the County will develop 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.

Responsibility Resource Management Agency (RMA), Planning Commission, Board of Supervisors

Timing Amend the Zoning Ordinance within 1 year of adoption of the Housing Element

Funding General fund

Objective Amend the Zoning Ordinance to make explicit provisions for transitional and supportive housing, and emergency shelters. Develop objective standards to regulate emergency shelters as provided for under SB2.

Action Program 13	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 subsided 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), Tulare County Redevelopment Agency (TCRA), 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 14	Affordable Housing

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 County shall give priority for permit processing to development projects that include an affordable residential component.
- 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.

- The County shall encourage the use of appropriately located surplus public property for the construction of housing affordable to extremely low, very low, and low-income households.
- The County shall continue to 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. The County shall continue to assess potential funding sources to support construction and rehabilitation of low-income housing, such as, but not limited to Community Development Block Grant (CDBG) and HOME programs.
- The County shall also 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. 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.
- The County shall 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.

Responsibility Resource Management Agency (RMA), Tulare County Redevelopment Agency (TCRA)

Timing At a minimum annually, and going forth on a continuous basis throughout the planning period.

Funding General fund, HOME, CDBG, Proposition 1-C

Objective To assist and encourage the development and preservation of affordable housing to meet the needs of lower income, including extremely low income households.

Action Program 15	Zoning and General Plan Consistency

There are many inconsistencies between the existing zoning and the General Plan. Upon adoption of the General Plan Update, there will be additional 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. 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:

- 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.
- The County will update General Plan land use designations on identified sites that provide for a minimum of 400 affordable housing units within one year of adoption and going forth throughout the planning period.

Responsibility Resource Management Agency (RMA)

Timing Within one year from adoption of the Housing Element, and going forth on a continuous basis throughout the planning period.

Funding General fund

Objective To gain complete consistency between the Zoning Ordinance and the General Plan.

Action Program 16	No Net Loss

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. If the inventory indicates a shortage of available sites, the County shall rezone sufficient sites to accommodate the County's RHNA.

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 pursuant to Government Code Section 56863. 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 Resource Management Agency (RMA)

Timing Begin development of evaluation procedure to implement Government Code Section 65863 by July 1, 2012, and going forth on a continuous basis throughout the planning period.

Funding General fund

Objective To ensure adequate sites are available throughout the planning period to accommodate the County's RHNA.

6.4 Quantified Objectives

California Housing Element Law requires jurisdictions to estimate the number of affordable housing opportunities that will be created over the five-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 7,035 new housing units, 4,426 of which are for extremely-low, very-low and low-income households. The County has

demonstrated the availability of a sufficient amount of properly zoned, vacant and/or under utilized land in the unincorporated areas to provide for this projected need. The sites are identified in the Adequate Sites Inventory (Chapter 7).

The allotted regional share of the RHNA projected housing need is greater than the County has available resources to facilitate. Therefore, the County establishes a quantified objective for the actual creation of affordable housing opportunities and the provision of other housing assistance. The County reasonably expects that a total of 6,446 affordable housing units will be constructed, rehabilitated or otherwise assisted, as summarized in Table 6-A. In addition to the construction, rehabilitation and conservation of affordable housing units, the County has set additional assistance objectives (Table 6-B). 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-A
Summary of Quantified Objectives – January 1, 2007 through June 30, 2014

Unit Type/Description	Extremely Low	Very Low	Low	Moderate	Total
New Privately Developed Affordable Units					
Single Family Units		80	320	580	980
Multiple Family Units	35	105	140	70	350
Manufactured Homes		52	150	198	400
Mobile Homes	105	315	420	210	1,050
Total	140	552	1,030	1,058	2,780
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 Multi-Family Housing Direct Loan –MFH 515 Loan	25	25			50
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
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

Unit Type/Description	Extremely Low	Very Low	Low	Moderate	Total
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	705	600	2,716
Total Affordable Housing Units Assisted	967	1,531	2,045	1,903	6,446

Table 6-B
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+

Tulare County has eight Redevelopment Project Areas within the unincorporated communities of; Cutler-Orosi, Earlimart, Goshen, Ivanhoe, Pixley, Poplar-Cotton Center, Richgrove, and Traver. Table 6-C shows current and planned TCRA activities within the Redevelopment Project Areas.

Table 6-C
Ongoing and Planned TCRA Activities

Community	Housing Activities Planned	Infrastructure/Economic Development Projects Planned
Cutler – Orosi	Housing Rehabilitation, First Time Homebuyer (FTHB); annual compliance checks to verify insurance coverage, property condition & upkeep (TCRA Housing Set-aside)	Funded replacement of failing sewer collection system pipelines, upgrades/expansion to joint wastewater treatment facility. Pedestrian Corridor Project Phase 5b & 7 (Transportation Enhancement Act Grant); "Safe Routes to School" by Golden Valley School; Business Facade Program (EDBG grant); Microenterprise (EDBG grant)
Earlimart	Housing Rehabilitation; annual compliance checks to verify insurance coverage, property condition & upkeep (TCRA Housing Set-aside)	Storm water & recreation master plan, community street sweeper. Reconstruct /construct new curb, gutter & sidewalk; reconstruct storm water basins (TCRA Tax Increment Reserves); Community Center (Workforce Housing Rewards Grant & TCRA)
Goshen	Housing Rehabilitation & FTHB; annual compliance checks to verify insurance coverage, property condition & upkeep (TCRA Housing Set-aside)	Remove at-grade railroad crossing (Measure R Grant with City of Visalia); community park in progress, with separate funding for solar-powers street lights for pedestrian trail (Developer Fees and TCRA).
Ivanhoe	Housing Rehabilitation & FTHB; annual compliance checks to verify insurance coverage, property condition & upkeep (TCRA Housing Set-aside)	Jasmine St Development Project (pending Neighborhood Stabilization Grant with TCRA); Hwy 216 Multi-Family Development Project (HOME/CDBG Grants); Community Center Project (Workforce Housing Rewards Grant & TCRA); Business Facade Program (EDBG grant) ; Microenterprise (EDBG grant)
Pixley	Housing Rehabilitation & FTHB; annual compliance checks to verify insurance coverage, property condition & upkeep (TCRA Housing Set-aside)	Sidewalk safety program (Safe Routes to School & TCRA). Road reconstruction (TCRA Tax Increment Reserves); Business Facade Program (EDBG grant) ; Microenterprise (EDBG grant)
Poplar	Housing Rehabilitation; annual compliance checks to verify insurance coverage, property condition & upkeep (TCRA Housing Set-aside)	Community street sweeper; County Fire Station Project (DHS-FEMA & Workforce Housing Rewards Grants, Tulare Co Millennium Fund, TCRA Tax Increment Reserves)
Richgrove	Housing Rehabilitation; annual compliance checks to verify insurance coverage, property condition & upkeep (TCRA Housing Set-aside)	Separate RCSD admin bldg/Community Mtg Room Project (Workforce Housing Rewards Grant); Green Alleys Project (HCD-CDBGR Grant)
Traver	Housing Rehabilitation; annual compliance checks to verify insurance coverage, property condition & upkeep (TCRA Housing Set-aside)	New community sewer collection system & wastewater treatment facility (USDA-RD Loan/Grant and Ecostar Corp)
Other Unincorporated & Fringe Areas	Housing Rehabilitation & FTHB	

6.5 Redevelopment Set-Aside

Jurisdictions with redevelopment agencies are required to allocate at least 20% of tax increment revenues into a housing fund, which is used to assist in the development of low- and moderate-income

(LMI) housing. It is estimated that approximately $4.4 million will accrue in the County's eight (8) Low- and Moderate-Income Set-Aside Funds over the planning period.

As stated in the Agency's Implementation Plans for all of its eight Redevelopment Project Areas, the Agency intends to undertake the following projects and programs to ensure expenditure of the Low and Moderate Income Housing Fund in the proportions required by Section 33333.4:

- **Financial Assistance to Affordable Projects**: Use Redevelopment Housing Set-Aside Funds to assist affordable housing production by private developers.
- **Land Acquisition**: Pursue the purchase of blighted property within the Project Area for the purpose of assisting with the construction of affordable housing.
- **Infrastructure Assistance Fund**: Establish a fund to assist affordable housing developers in the construction of water and sewer infrastructure required to serve projects.
- **Weatherization for Low Income Homes**: Establish a weatherization program for home owners within the Project Area that qualify as low and very-low income households. Program would provide grant money for energy upgrades for homes in need. This program could work in conjunction with the Tulare County Housing Rehabilitation Program.
- **Green Building Assistance**: Establish a program that will assist developers of affordable housing to exceed the County's current Green Building Ordinance.
- **Silent Second Mortgage Program**: Provide assistance with down payments for first time home buyers. The County will apply for state and federal grant funds to increase access to the program. Information about the program will be made available on the County's website and other public locations.
- **Mobile Home Park Revolving Fund**: Establish a revolving loan program to assist in the preservation of mobile home parks. Loans will be considered for capital improvements, the sale of parks to non-profits and other measures.
- **Emergency Shelter Funding**: Provide financial support for homeless services, and if appropriate support a regional effort to develop a homeless shelter.
- **Farm Worker Housing / SRO**: Establish a fund to assist in the development of farm worker and single room occupancy housing.

The Agency may also assist in a variety of programs to develop affordable housing. The following are some of the affordable housing activities:

- Production Activities. The Agency can make loans and grants from the Low and Moderate Income Housing Fund to non-profit and for-profit developers for the new construction of affordable housing. Loans can be made on a deferred payment and/or below market interest rate basis. The Agency can also participate in land acquisition, land cost write-down, developer recruitment, credit enhancement, and other participation to cause affordable housing to be developed.
- Preservation Activities. The Agency may offer low-interest or no-interest loans or grants to assist low and moderate income homeowners in making repairs to existing residences. Such repairs can consist of correcting health and safety violations, weatherization and re-painting. This preserves the affordability of the housing and extends its lifespan, as well as improving the neighborhood. Rehabilitation may also include full reconstruction if the systems in a house are determined to be so deteriorated that it is more costly to rehab. The Agency utilizes the U. S. Department of Housing and Urban Development (HUD) test for reconstruction as standard to

determine this need. Additionally, the Agency may assist owners of rental properties to make repairs to affordable housing. The Agency can offer English and Spanish workshops and technical assistance for obtaining financial assistance to undertake energy improvements.

- Affordability Assistance. These activities can involve direct subsidies to lower the cost of producing housing or first-time homebuyer programs to assist very low to moderate income families with mortgage assistance for the purchase of a home. The Agency can provide silent second mortgages to assist buyers of affordable housing units. The Agency can also make a deferred loan with a low interest rate and equity sharing provisions. When the home is sold, the loan and equity share would be used to help another first time homebuyer.
- Other Preservation Assistance. The Agency may also assist in preservation of affordable units by assisting in the payment of development impact fees for second dwelling units in exchange for affordable housing agreements restricting the rent of the unit to low and very low incomes. To further develop low income housing, the Agency may establish a fund to assist in the development of farm worker and single room occupancy housing.

The above activities will make home ownership housing available to more low and moderate income residents in the Project Area. By making more ownership housing available, the tax base for the Project Area will increase and in turn, provide funding for additional housing and non-housing programs. This will create market support for community retail, thus causing commercial uses to increase. Providing incentives to landlords and homeowners to rehabilitate their properties will increase the value of the surrounding properties and provide an incentive for those not qualified for rehabilitation assistance to also improve their properties. Specific projects identified for implementation during the five-year period include:

- Financial assistance to affordable housing projects;
- Land acquisition;
- Housing Rehab/Reconstruction;
- Preservation;
- First Time Home Buyer Program; and
- Developer Assistance

In addition, the following programs are generally available to promote affordable housing:

- Emergency Repair
- Inclusionary Housing
- Infill Housing
- Multi-family Housing
- Utilization of Tax Default Properties

7. Adequate Sites Inventory

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 redevelopment, 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, 2007 – June 30, 2014. 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 2007-2014 period, the County's RHNA are listed in Table 7-A.

Table 7-A
Regional Housing Needs Allocation
January 1, 2007 – June 30, 2014

Extremely Low < 30% AMI	Very Low < 50% AMI	Low < 80% AMI	Moderate 80% < 120%	Above Moderate > 120%	Total
1,147	1,147	2,132	2,138	471	7,035

AMI = Area Median Income

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;
- 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)

Progress toward Meeting the RHNA Goals

TCAG uses January 1, 2007 as the baseline for growth projections for the Housing Element planning period of 2007-2014. As a result, the County may count toward the RHNA goals any new units built, under construction, or approved since January 1, 2007(Table 7-B).

Table 7-B
Summary of Units Permitted
January 1, 2007 to December 31, 2010

Reporting Year	Total	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Mobile Homes	Multifamily Units
2008 RHNA	**7,035**	**1,147**	**1,147**	**2,132**	**2,138**	**471**		
2007	350		217	88	43	2	219	40
2008	126		98	16	11	1	108	
2009	111		65	33	12	1	81	
2010	227	6	132	76	10	3	102	56
Remaining Need	**6,221**	**1,141**	**635**	**1,919**	**2,062**	**464**		

All units counted toward the progress of meeting the RHNA goals are based on the following criteria:

- The actual sales price for each new single family residence. However, owner built homes are not included and most likely would have fallen into the above moderate category. Based upon affordability by income level on Table 3-W, a four-person very-low income household can afford up to a $94,979 house, low income household can afford up to a $172,592 house and a moderate income household can afford up to a $279,948 house.
- Multi-family units are allocated on actual and/or anticipated rental rates that were confirmed by the management companies.
- Mobilehomes are allocated 80% very low income, 14% low income, and 6% moderate income based on the affordability analysis provided later in this section.

<u>Units Built 2007</u>

- Self-Help Enterprises built and sold 34 houses in Orosi for $54,000 each (34 very-low)
- Self-Help Enterprises built and sold 8 houses in Tipton for $55,000 each (8 very-low)
- Pixley Apartments built 40 units (rental rates confirmed by management company)
    - 12 1-bedroom units $604 (12 low)

  - 17 2-bedroom units $702 (17 low)
  - 11 3-bedroom units $897 (11 low)
- Forty-nine (49) single family tract homes:
  - 17 sales price between $94,979 and $172,592 (17 low)
  - 30 sales price between $172,592 and $279,948 (30 moderate)
  - 2 sales price above $279,948 (2 above moderate)
- Two hundred and nineteen (219) mobilehomes (175 very-low, 31 low, 13 moderate).

Units Built 2008

- Self-Help Enterprises built and sold 12 houses in Orosi for $54,000 each (12 very-low)
- Six (6) single family tract homes:
  - 1 sales price between $94,979 and $172,592 (1 low)
  - 4 sales price between $172,592 and $279,948 (4 moderate)
  - 1 sales price above $279,948 (1 above moderate)
- One hundred and eight (108) mobilehomes (86 very-low, 15 low, 7 moderate)

Units Built 2009

- Thirty (30) single family tract homes:
  - 22 sales price between $94,979 and $172,592 (22 low)
  - 7 sales price between $172,592 and $279,948 (7 moderate)
  - 1 sales price above $279,948 (1 above moderate)
- Eighty-one (81) mobilehomes (65 very-low, 11 low, 5 moderate)

Units Built 2010

- Self-Help Enterprises 41 single family homes in Goshen (under construction)
  - 4 3-bedroom houses $127,000 (4 low)
  - 37 4-bedroom house $130,000 (37 low)
- Self-Help Enterprises a 56 unit affordable multi-family project in Goshen
  - 28 2-bedroom units
    - 3 units at $336 (3 extremely low)
    - 14 units at $550 (14 very low)
    - 11 units at $585 (11 very low)
  - 28 3-bedroom units
    - 3 units at $385 (3 extremely low)

- 14 units at $585 (14 very low)
- 11 units at $635 (11 very low)

- Twenty-eight (28) single family tract homes:
  - 21 sales price between $94,979 and $172,592 (21 low)
  - 4 sales price between $172,592 and $279,948 (4 moderate)
  - 3 sales price above $279,948 (3 above moderate)
- One hundred and two (102) mobilehomes (82 very-low, 14 low, 6 moderate)

Zoning Appropriate to Accommodate Lower Income Housing

Density is a recognized as a major factor in the development of affordable housing. In theory, maintaining low densities typically increase 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 will adopt a bonus density ordinance 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 15-28 units per acre in the R-3, C-1, C-2, O, and P-O zones. The site inventory includes 324.49 acres of available land that fits into this density standard. Based on historical development trends and the realistic capacity of 14du/ac; the available sites in these high density zones provide a basis for the potential development of 4,543 affordable housing units.

Zoning and General Plan Density Inconsistencies

There are some inconsistencies between the number of dwelling units allowed per acre by the Tulare County Zoning Ordinance and those allowed by the current General Plan. As an example; many of the rural communities in the unincorporated area are considered a Rural Service Center (RSC) which allows residential uses but does not define any dwelling unit density. Other areas fall under the Rural Valley Lands Plan (RVLP) which also allows residential uses but fails to define density. The General Plan update proposes to adopt Hamlet Development Boundaries (HDB) and change the 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
- Delft Colony
- East Tulare Villa
- Lindcove
- Monson
- Seville

- Teviston
- Tonyville
- Waukena
- West Goshen
- Yettem

In addition, the General Plan update proposes to adopt Urban Development Boundaries (UDB) for twenty-one areas that are designated as communities. The twelve (12) underlined communities listed below currently have adopted community plans and the remaining nine (9) do not have adopted plans.

- 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
- 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. The General Plan Update continues toward adoption and will then be followed by implementation programs and policies to achieve cohesive and consistent ordinances and plans. These updates will take resources and time to complete. In the meantime, 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 development which is currently under construction. 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 where 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.

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; 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; currently under construction, 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. The site inventory includes 50.98 acres of available land with R-2 zoning that allows up to 14 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 459 affordable housing units.

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).

Included in this Housing Element is Action Program 14 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 the Tulare County Redevelopment Agency (TCRA). A substandard dwelling was demolished and the parcel was subsequently divided into four (4) separate parcels. Central Valley Christian (CVC) Housing Development Corporation is building a new home on each newly created parcel. These houses are currently under construction and plans are that once the houses are completed, they will be acquired and managed by the Housing Authority of the County of Tulare (HATC) and used as affordable rental units in the community of Ivanhoe.

- Self-Help Enterprise 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 14 units per acre in R-3. These are the same density standards that were used in the previous HCD certified 2003 Housing Element and 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-C.

Table 7-C
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
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

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 June 30, 2014 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 draft 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 an immediate impact on residential construction and the rental and sales of homes. Residential permits in the County have plummeted in the past two years. Sales prices for new and existing homes have also faced double digit declines.

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-W describes 2009 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 2010, a total of twenty-eight (28) homes were built and sold at market-rate prices. The sales price breakdowns of these houses are as follows:

   - 21 were sold at prices between $123,000 and $162,000
   - 4 were sold at prices between $175,950 and $269,000
   - 3 were sold at prices above $286,500

   Based upon affordability by income level on Table 3-W, a four-person low income household can afford a $172,592 house and a four-person moderate income household can afford $279,948 house, which includes financing costs, taxes, mortgage insurance and homeowners insurance. Therefore, 21 out of the 28 (75%) are considered affordable to low income households, 4 out of the 28 (14%) are considered affordable to moderate income households, and 3 out of the 28 (11%) are considered above moderate. However, the County will take a conservative position and allocate 60% of the single family density residential sites as affordable to moderate income households and 40% to 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 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 102 mobilehomes installed in 2010 is as follows:

   - 63 mobilehomes value to equal or less than $10,000
   - 19 mobilehomes value to equal or less than $20,000
   - 6 mobilehomes value to equal or less than $50,000

- 8 mobilehomes value to equal or less than $75,000
- 6 mobilehomes value to equal or less than $107,000

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-W, a three-person very low income household can afford $73,822, and a three-person low income household can afford $136,769, which includes financing costs, taxes, mortgage insurance and homeowners insurance. Therefore, 82 out of the 102 (80%) mobilehomes are considered affordable to very low income households, 14 out of the 102 (14%) mobilehomes are considered to be affordable to low income households, and 6 out of the 102 (6%) mobilehomes are considered affordable to moderate income households.

Mobilehomes are allowed in all residentially zones; however, the "M" Special Mobile Home Zone overlay allows older mobilehomes at higher densities and without architectural requirements which provides additional affordable housing opportunities for very-low and extremely-low income households. There are a total of 52,510 acres in the unincorporated area (including 413.89 vacant and/or underutilized acres within the site inventory) that have the "M" Special Mobilehome zoning overlay.

Based on historical trends, it is anticipated that an additional 510 mobile/manufactured homes considered affordable to lower income households will be installed during the remaining planning period. Therefore, based on the above affordability analysis, sites designated with the "M" Special Mobilehome Zone overlay and the historical development trend in the County, 510 mobile/manufactured homes will be allocated toward meeting the remaining need of the lower income RHNA of 3,711 dwelling units.

c. **Apartment Rents:** As with single-family homes, apartment rents are very affordable in Tulare County. 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 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 site inventory includes 286 acres of available land on parcels larger than 1 acre that fits into this density standard. Based upon historical development trends and the realistic development capacity of 14du/ac; the available sites in these high density zones provide a basis for the potential development of affordable housing for 4,004 lower income households.

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 site inventory includes 50.98 acres of available land that fits into this density. Based upon historical development trends and the realistic development capacity of 9 du/ac; the available sites in the R-2 zone provide a basis for the potential development of 459 affordable housing units for low income households. However, the County will take a conservative approach and allocate these sites to affordable to moderate income households.

Adequate Sites Inventory Capacity

As demonstrated in Table 7-D the County has identified sufficient sites zoned appropriately to accommodate the remaining RHNA of 6,221 units. A total of 2,842 units can be accommodated on 203 acres consisting of sites larger than 1 acre and zoned to allow high density (up to 28 dwelling units per acre) residential development, 1,162 units can be accommodated on 83 acres consisting of sites larger than 1 acre and zoned to allow high density residential development where there are some inconsistencies between zoning and the General Plan (Action Program 15 has been included to remedy these inconsistencies), and based upon historical development trends 510 mobile/manufactured units will be developed during the remaining planning period. Therefore a total capacity for 4,514 dwelling units affordable to lower income household has been identified and exceeds the remaining RHNA need of 3,695 units for low income households.

Although not required, the County has provided an affordable assumption analysis in this section that demonstrates that affordable housing development regularly occurs at density of less than the state standard of 20 dwelling units per acre. Based on this affordability analysis, the County has provided an adequate sites inventory for potential development of 13,359 housing units, of which 4,055 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.

Tulare County has demonstrated an adequate supply of appropriately zoned vacant and/or underutilized land to accommodate its 2008 Regional Housing Needs Allocation. A summary of the adequate sites inventory is shown by community in Table 7-E. 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 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 15-28 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.

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, increased 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.

Mixed Use areas allow for higher density and intensity development, redevelopment, 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, 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 (Planning Framework FP3.4).

Additionally, the General Plan update includes a new program to identify opportunities for infill sites in all new community updates, hamlet plans, and redevelopment project area 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.

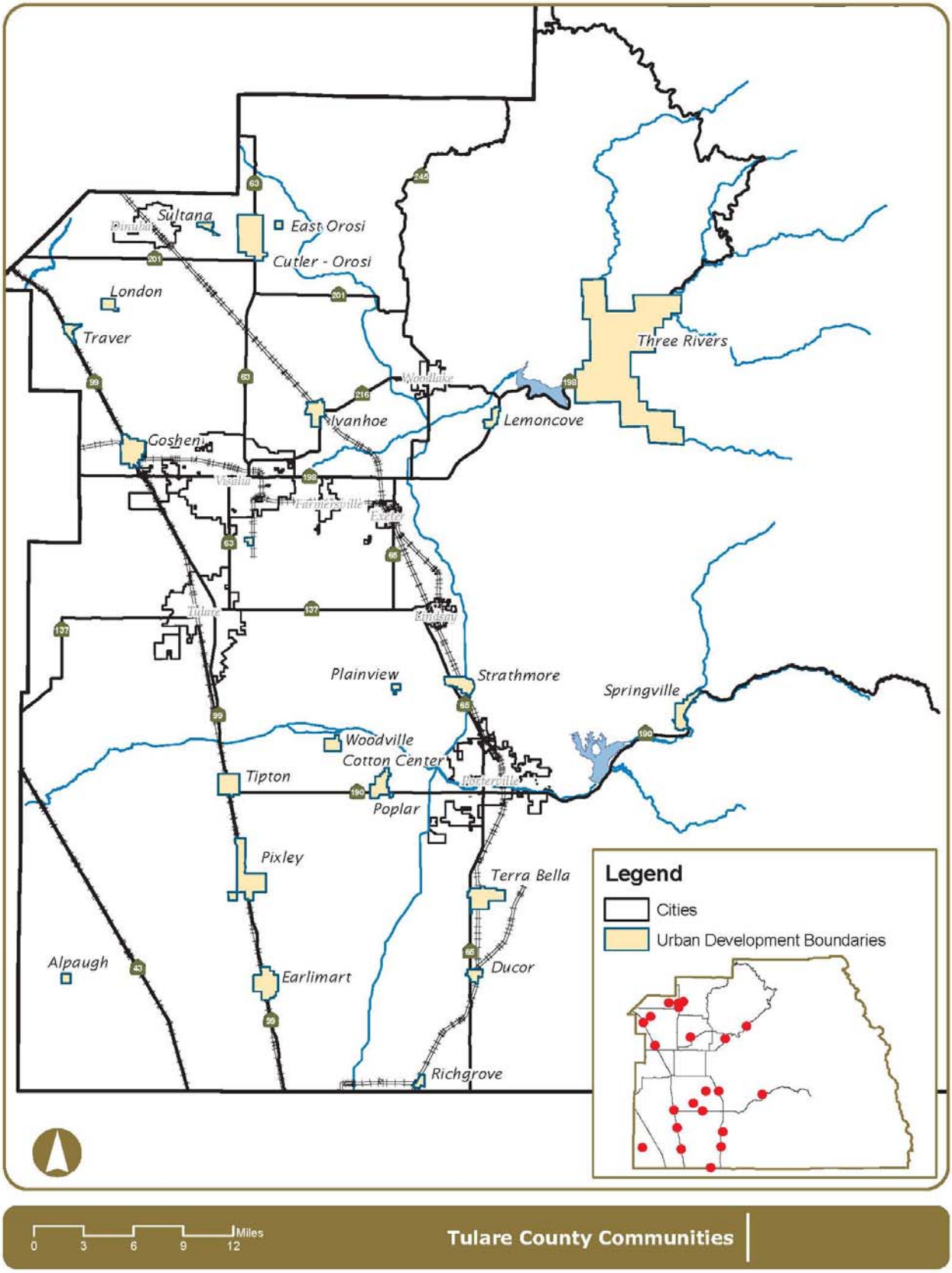
To ensure adequate sites are available throughout the planning period to accommodate the County's regional housing need, specifically for lower income households, Action Program 16, No Net Loss, has been added to the element.

Table 7-D
Adequate Sites Inventory Capacity

Comparison of Remaining Regional Housing Needs Assessment and Adequate Sites Inventory		
RHNA Remaining Need by Income Category	**Site Inventory Capacity**	
Low Income – 3,695		
203 acres of parcels 1+ac, zoned at 28 du/ac	2,842	
83 acres of parcels 1+ac, zoned at 28 du/ac (inconsistency with the General Plan)*	1,162*	
Mobile/Manufactured Houses	510	
Capacity	4,514	
Remaining Low Income RHNA	3,695	
	Excess Capacity	**819**
Moderate Income – 2,062		
50.98 acres zoned at 14 du/ac	459	
60 percent of 892 acres zoned R-1	2,140	
Capacity	2,599	
Plus Excess Capacity Described Above	819	
Total Capacity	3,418	
Remaining Moderate Income RHNA	2,062	
	Excess Capacity	**1,356**
Above Moderate Income – 464		
907 acres at equal to or less than 7 du/ac	2,036	
40 percent of the 892 acres zoned R-1	1,427	
3,242 units in approved and/or pending subdivisions	3,242	
Capacity	6,705	
Plus Excess Capacity Described Above	1,356	
Total Capacity	8,061	
Remaining Above Moderate Income RHNA	464	
	Total Excess Capacity	**7,597**

Table 7-E
Adequate Sites Inventory

Adequate Sites Inventory				
Community	Single Family	Multi-family	Approved/ Pending Subdivisions	Total Units
Communities				
Alpaugh	137	16	0	153
Cutler-Orosi	795	652	40	1,487
Ducor	509	180	0	689
Earlimart	263	632	385	1,280
East Orosi	14	0	0	14
East Porterville	877	62	113	1,052
Goshen	51	46	526	623
Ivanhoe	30	586	80	696
Lemon Cove	26	0	0	26
London	15	0	0	15
Patterson Tract	109	58	55	222
Pixley	220	412	558	1,190
Plainview	4	0	0	4
Poplar-Cotton Center	233	208	406	847
Richgrove	0	52	0	52
Springville	0	299	206	505
Strathmore	24	154	47	225
Terra Bella	296	321	0	617
Three Rivers	0	698	0	698
Tipton	901	164	172	1,237
Traver	208	16	0	224
Woodville	196	71	247	514
Proposed Hamlet Development Boundaries				
Allensworth	660	0	0	660
Delft Colony	8	0	0	8
East Tulare	65	0	0	65
Lindcove	16	0	0	16
Seville	144	0	0	144
Teviston	49	0	0	49
Tonyville	4	0	0	4
Waukena	15	0	0	15
West Goshen	10	0	0	10
Yettem	6	0	0	6
City Fringe				
Dinuba	410	0	0	410
Exeter	16	0	0	16
Tooleyville	2	0	0	2
Farmersville	35	0	0	35
Lindsay	80	0	0	80
El Ranch Tract	16	0	0	16
Porterville	711	47	113	871
Tulare	108	16	0	124
Visalia	120	0	178	298
Tract 92	2	0	0	2
Woodlake	5	272	46	323
Kingsburg	0	0	70	70
Total	7,390	4,962	3,242	15,594


Sultana
East Orosi
Cutler - Orosi
London
Traver
Three Rivers
Woodlake
Ivanhoe
Lemoncove
Goshen
Visalia
Farmersville
Exeter
Tulare
Lindsay
Plainview
Strathmore
Springville
Woodville
Cotton Center
Tipton
Porterville
Poplar
Pixley
Terra Bella
Alpaugh
Earlimart
Ducor
Richgrove
Legend
Cities
Urban Development Boundaries
0 3 6 9 12 Miles
Tulare County Communities

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Alpaugh Site Inventory

Potential lot assembly scenarios illustrated in shaded and non-shaded rows.

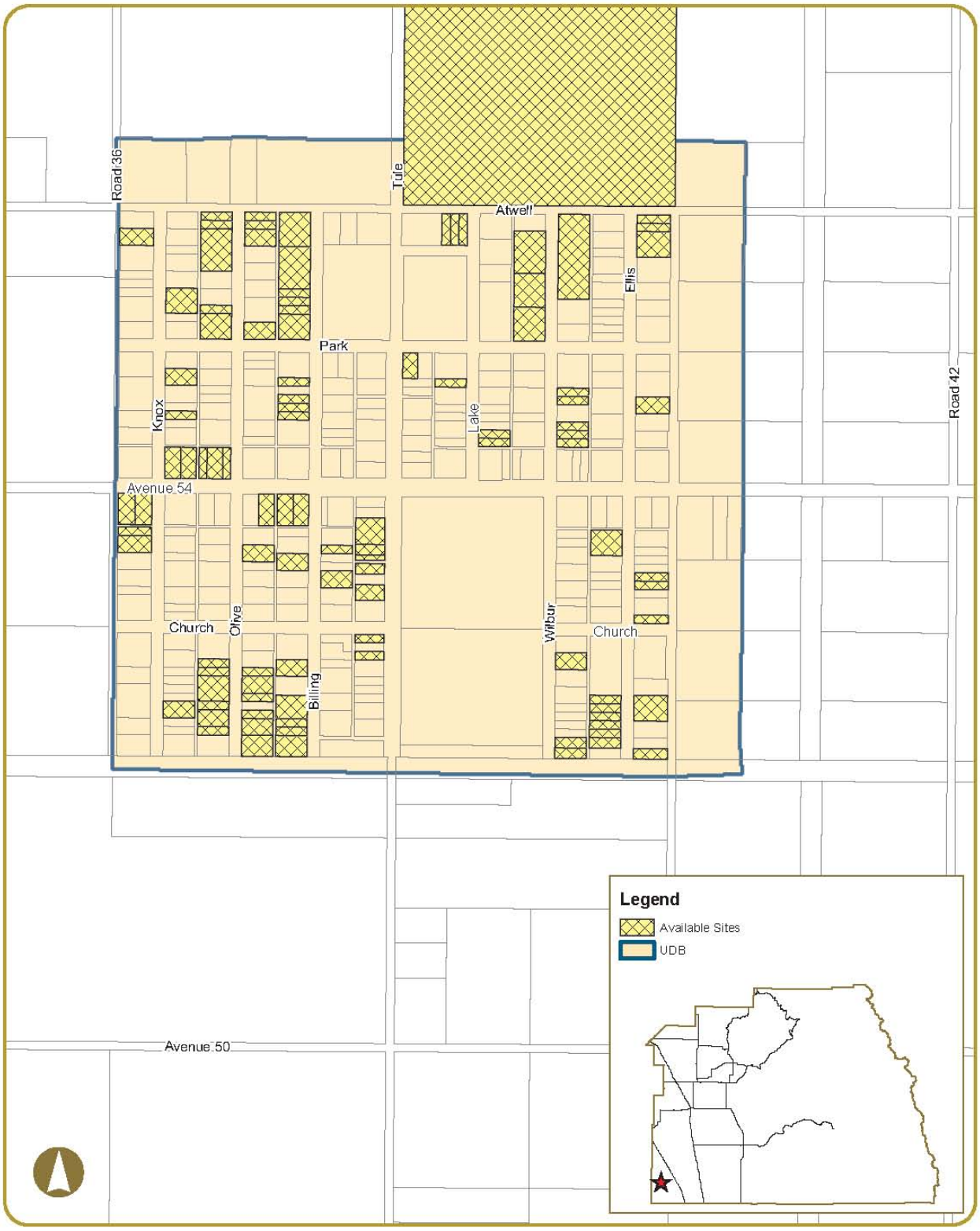
Alpaugh Urban Development Boundary

APN	Acres	Zone	Zone Density	General Plan	GP Density	Current Use	Water	Sewer	Realistic Density	Realistic Capacity	Draft GP	Draft GP Density	Notes
Single Family Parcels													
311-191-010	0.29	R-A	1-7du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-192-015	0.41	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-192-013	0.41	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-192-012	0.14	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-192-023	0.14	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-192-022	0.14	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-192-020	0.68	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-193-004	0.17	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-193-003	0.14	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-193-002	0.27	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-193-017	0.54	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-193-007	0.68	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-193-019	0.14	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-193-020	0.14	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-193-009	0.14	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-193-010	0.41	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-193-011	0.27	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-202-023	0.27	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-202-021	0.14	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-202-018	0.25	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-202-017	0.25	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-202-016	0.13	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-202-015	0.25	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-202-014	0.13	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-203-010	0.14	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-203-023	0.14	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-203-024	0.14	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-203-025	0.14	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-211-001	0.27	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-211-002	0.27	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-211-003	0.15	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-213-002	0.25	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-213-018	0.25	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-213-019	0.25	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-213-021	0.27	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-211-004	0.29	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-213-022	0.27	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-214-015	0.27	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-214-011	0.24	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-214-009	0.16	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-214-007	0.16	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-214-021	0.40	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-214-008	0.08	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-214-018	0.14	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-222-019	0.27	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
321-222-032	0.14	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-222-026	0.14	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-222-027	0.14	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-222-022	0.41	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-222-007	0.14	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-222-008	0.27	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-222-009	0.14	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-223-002	0.14	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-223-001	0.27	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-223-030	0.14	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-223-014	0.14	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-223-025	0.27	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-223-011	0.34	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-223-010	0.34	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	

Alpaugh Urban Development Boundary													
APN	Acres	Zone	Zone Density	General Plan	GP Density	Current Use	Water	Sewer	Realistic Density	Realistic Capacity	Draft GP	Draft GP Density	Notes
311-223-028	0.14	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-223-027	0.14	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-223-022	0.37	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-223-017	0.27	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-224-008	0.13	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-224-010	0.13	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-230-007	0.41	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-230-015	0.15	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-230-016	0.15	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-230-019	0.15	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-240-003	0.27	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-240-030	0.17	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-240-031	0.17	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-240-033	0.14	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-240-034	0.14	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-240-035	0.14	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-240-027	0.14	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-240-028	0.14	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-240-029	0.17	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-240-023	0.18	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-240-009	0.44	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-230-016	0.15	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-230-015	0.15	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-172-006	0.14	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-172-007	0.14	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-172-008	0.14	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-173-014	0.68	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-173-021	0.54	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-173-020	0.54	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-174-012	1.36	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-175-006	0.15	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-175-007	0.15	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-175-002	0.44	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-181-006	0.19	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-181-009	0.14	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-182-018	0.14	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-182-017	0.14	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-182-001	0.14	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-183-021	0.14	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-183-022	0.14	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-183-018	0.14	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-183-019	0.14	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-183-020	0.14	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-184-004	0.29	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	
311-160-011	8.60	R-A	1-7 du/ac	RSC	N/S	Vacant	X	N	4du/ac	34	MU	1-30du/ac	1
									Total	137			
Multi-Family Parcels													
311-214-005	0.16	C-2	15-28 du/ac	RSC	N/S	Vacant	X	N	14du/ac	2	MU	1-30du/ac	
311-214-020	0.16	C-2	15-28 du/ac	RSC	N/S	Vacant	X	N	14du/ac	2	MU	1-30du/ac	
311-204-017	0.19	C-2	15-28 du/ac	RSC	N/S	Vacant	X	N	14du/ac	3	MU	1-30du/ac	
311-181-016	0.15	C-2	15-28 du/ac	RSC	N/S	Vacant	X	N	14du/ac	2	MU	1-30du/ac	
311-181-014	0.47	C-2	15-28 du/ac	RSC	N/S	Vacant	X	N	14du/ac	7	MU	1-30du/ac	
									Total	16			
												Alpaugh Site Inventory	153

Alpaugh notes:

1. An 8.6 acre portion of a 37.7 acre parcel



Alpaugh Urban Development Boundary | Inventory

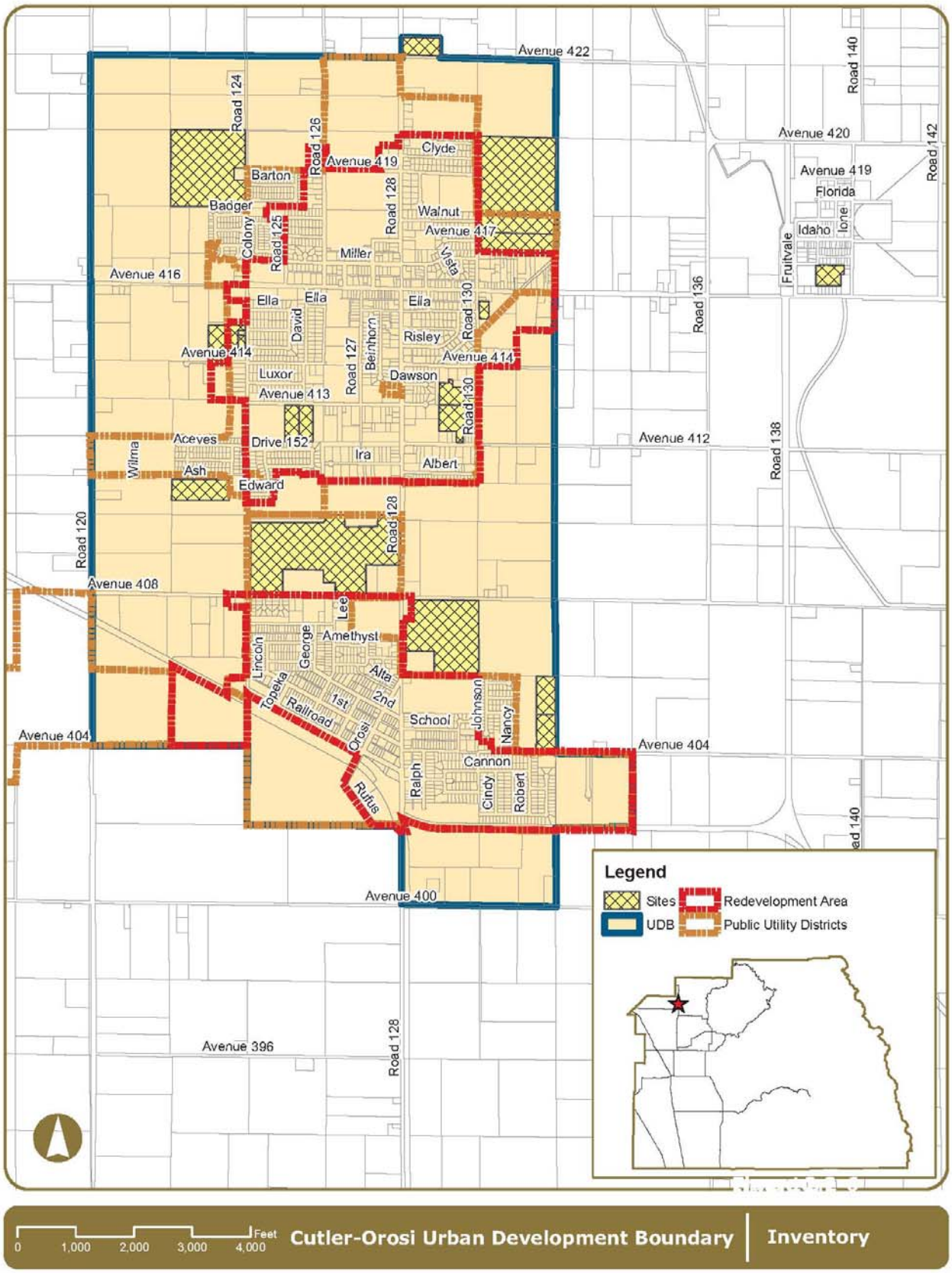
Cutler-Orosi Site Inventory

Potential lot assembly scenarios illustrated in shaded and non-shaded rows.

Cutler-Orosi Urban Development Boundary												
APN	Acres	Zone	Zone Density	General Plan	GP Density	Current Use	PUD	Realistic Density	Realistic Capacity	Draft GP	Draft GP Density	Notes
Single Family Parcels												
023-070-042	40.00	R-1	1-7du/ac	MDR	1-14du/ac	Vacant	ADJ	4du/ac	160	same	same	
023-070-056	9.97	R-1	1-7du/ac	MDR	1-14du/ac	Vacant	ADJ	4du/ac	40	same	same	
023-070-057	9.97	R-1	1-7du/ac	MDR	1-14du/ac	Vacant	ADJ	4du/ac	40	same	same	
021-260-040	7.5	R-1	1-7du/ac	MDR	1-14du/ac	Vacant	ADJ	4du/ac	30	same	same	
023-170-033	3.52	R-1	1-7du/ac	MDR	1-14du/ac	Vacant	X	4du/ac	14	same	same	
023-170-032	3.52	R-1	1-7du/ac	MDR	1-14du/ac	Vacant	X	4du/ac	14	same	same	
021-260-049	59.69	R-1	1-7du/ac	MDR	1-14du/ac	Vacant	X	4du/ac	238	same	same	
032-250-001	4.88	R-1	1-7du/ac	MDR	1-14du/ac	Vacant	ADJ	4du/ac	20	same	same	
032-240-001	4.98	R-1	1-7du/ac	MDR	1-14du/ac	Vacant	ADJ	4du/ac	20	same	same	
032-150-072	23.96	R-1	1-7du/ac	MDR	1-14du/ac	Vacant	ADJ	4du/ac	95	same	same	1,2
021-350-001	18.00	R-1	1-7du/ac	MDR	1-14du/ac	Vacant	ADJ	4du/ac	72	same	same	3
025-150-017	13.00	R-1	1-7du/ac	MDR	1-14du/ac	Vacant	X	4du/ac	52	same	same	4
								Total	795			
Multi-Family Parcels												
025-050-001	5.0	R-2	1-14du/ac	QP	N/S	SFD	ADJ	9du/ac	45	same	same	
032-150-072	8.42	R-3/C-2	15-28du/ac	MDR	1-14du/ac	Vacant	ADJ	14du/ac	118	same	same	1,2
023-120-015	5.44	R-3	15-28du/ac	MDR	1-14du/ac	Vacant	X	14du/ac	76	same	same	
023-120-047	4.07	R-3	15-28du/ac	MDR	1-14du/ac	Vacant	X	14du/ac	57	same	same	
023-090-022	1.13	R-2	1-14du/ac	MDR	1-14du/ac	Vacant	X	9du/ac	10	same	same	
032-102-004	0.33	P-O	15-28du/ac	MDR	1-14du/ac	Vacant	X	14du/ac	5	same	same	
025-150-017	5.99	R-3/C-2	15-28du/ac	HDR	1-29du/ac	SFD	X	14du/ac	84	same	same	4
023-170-022	8.97	C-2	15-28du/ac	MDR	1-14du/ac	Vacant	X	14du/ac	126	same	same	
021-250-032	4.97	C-2	15-28du/ac	G-COM	N/S	Vacant	X	14du/ac	70	same	same	
023-031-014	4.34	C-2	15-28du/ac	G-COM	N/S	Vacant	X	14du/ac	61	same	same	
								Total	652			
Approved Subdivisions												
021-250-056 021-250-057	1.2	R-1	1-7du/ac	MDR	1-14du/ac	Vacant	X	5.83 du/ac	7	same	same	5
								Total	7			
Pending Subdivisions												
021-250-058 021-250-059	7.52	R-1	1-7du/ac	MDR	1-14du/ac	Vacant	X	4.39 du/ac	33	same	same	6
								Total	40			
											Cutler-Orosi Site Inventory	1,487

Cutler-Orosi notes

1. In addition to Medium Density Residential, the Community Plan designates a portion of the parcel as General Commercial.
2. Parcel located in two residential zones; R-1 and R-3.
3. An 18 acre portion of a 37.8 acre parcel.
4. Portion of a 19 acre parcel.
5. Tract Map No. 780 approved on 7/12/2006.
6. Tract Map No. 796 pending.


Avenue 422
Avenue 420
Avenue 419
Avenue 417
Avenue 416
Avenue 414
Avenue 413
Avenue 412
Avenue 408
Avenue 404
Avenue 400
Avenue 396
Road 120
Road 124
Road 125
Road 126
Road 127
Road 128
Road 130
Road 136
Road 138
Road 140
Road 142
Fruitvale
Clyde
Barton
Badger
Colony
Walnut
Miller
Vista
Ella
David
Beinhorn
Risley
Dawson
Luxor
Aceves
Drive 152
Ira
Albert
Wilma
Ash
Edward
Lee
Amethyst
Lincoln
George
Alta
Topeka
1st
2nd
Railroad
Orosi
School
Johnson
Nancy
Cannon
Ralph
Cindy
Robert
Rufus
Florida
Idaho
Ione
Legend
Sites
Redevelopment Area
UDB
Public Utility Districts
0
1,000
2,000
3,000
4,000
Feet
Cutler-Orosi Urban Development Boundary
Inventory

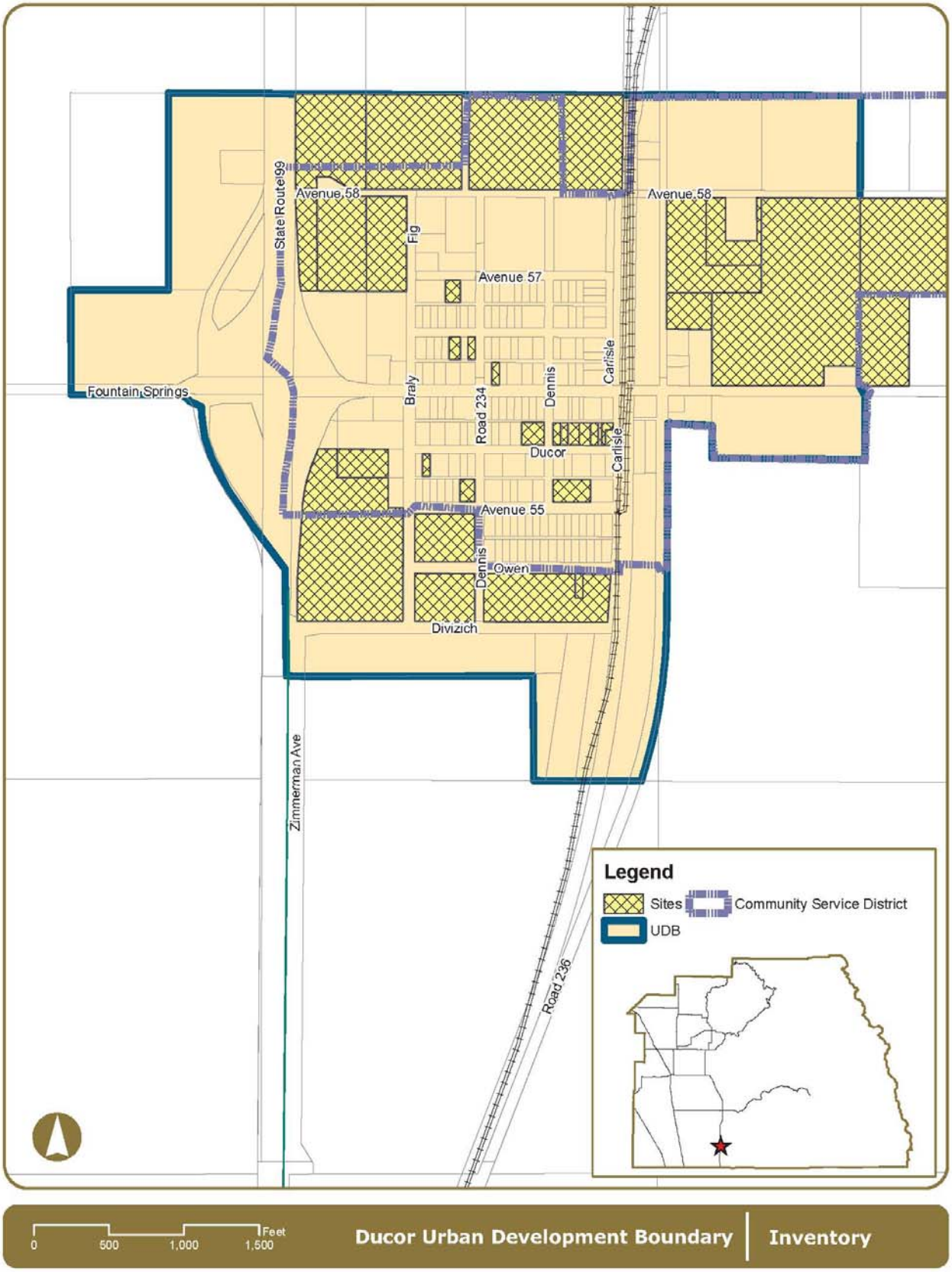
Ducor Site Inventory

Potential lot assembly scenarios illustrated in shaded and non-shaded rows.

Ducor Urban Development Boundary												
APN	Acres	Zone	Zone Density	General Plan	GP Density	Current Use	CSD	Realistic Density	Realistic Capacity	Draft GP	Draft GP Density	Notes
Single Family Parcels												
321-186-008	0.35	R-1	1-7du/ac	MDR	1-14du/ac	Vacant	X	4du/ac	1	same	same	
321-170-064	1.49	R-1	1-7du/ac	MDR	1-14du/ac	Vacant	X	4du/ac	6	same	same	
321-170-066	3.91	R-1	1-7du/ac	MDR	1-14du/ac	Vacant	X	4du/ac	16	same	same	
321-186-008	0.35	R-1	1-7du/ac	MDR	1-14du/ac	Vacant	X	4du/ac	2	same	same	
321-170-067	11.5	R-1	1-7du/ac	MDR	1-14du/ac	Vacant	X	4du/ac	46	same	same	
321-170-069	2.94	R-1	1-7du/ac	MDR	1-14du/ac	Vacant	X	4du/ac	12	same	same	
321-170-025	2.94	R-1	1-7du/ac	MDR	1-14du/ac	Vacant	X	4du/ac	12	same	same	
321-170-068	5.97	R-1	1-7du/ac	MDR	1-14du/ac	Vacant	X	4du/ac	24	same	same	
321-170-006	0.18	R-1	1-7du/ac	MDR	1-14du/ac	Vacant	X	4du/ac	1	same	same	
321-095-011	0.17	R-1	1-7du/ac	MDR	1-14du/ac	Vacant	X	4du/ac	1	same	same	
321-080-045	1.30	R-A	1-7du/ac	MDR	1-14du/ac	Vacant	X	4du/ac	5	same	same	
321-080-026	4.79	R-A	1-7du/ac	MDR	1-14du/ac	Vacant	X	4du/ac	19	same	same	
321-080-025	4.06	R-A	1-7du/ac	MDR	1-14du/ac	Vacant	X	4du/ac	16	same	same	
321-091-011	0.35	R-A	1-7du/ac	MDR	1-14du/ac	Vacant	X	4du/ac	1	same	same	
321-080-003	10.0	R-A	1-7du/ac	RR	1-14du/ac	Vacant	ADJ	4du/ac	40	same	same	
321-080-073	9.8	R-A	1-7du/ac	RR	1-14du/ac	Vacant	ADJ	4du/ac	39	same	same	
321-080-072	6.0	R-A	1-7du/ac	RR	1-14du/ac	Vacant	ADJ	4du/ac	24	same	same	
321-080-074	6.46	R-A	1-7du/ac	RR	1-14du/ac	Vacant	ADJ	4du/ac	26	same	same	
321-186-002	0.17	R-1	1-7du/ac	MDR	1-14du/ac	Vacant	X	4du/ac	1	same	same	
321-080-043	14.99	R-A	1-7du/ac	RR	1-14du/ac	AG	X	4du/ac	60	same	same	
321-080-020	24.26	R-A	1-7du/ac	RR	1-14du/ac	AG	X	4du/ac	97	same	same	
321-080-018	4.99	R-A	1-7du/ac	RR	1-14du/ac	AG	ADJ	4du/ac	20	same	same	
321-080-049	6.20	R-A	1-7du/ac	RR	1-14du/ac	AG	X	4du/ac	25	same	same	
321-080-048	2.41	R-A	1-7du/ac	RR	1-14du/ac	AG	X	4du/ac	10	same	same	
321-080-050	1.30	R-A	1-7du/ac	RR	1-14du/ac	AG	X	4du/ac	5	same	same	
								Total	509			
Multi-Family Parcels												
321-182-009	0.52	R-2	1-14du/ac	MDR	7-14du/ac	Vacant	X	9du/ac	4	same	same	
321-096-002	0.26	R-2	1-14du/ac	MDR	7-14du/ac	Vacant	X	9du/ac	2	same	same	
321-096-004	0.17	R-2	1-14du/ac	MDR	7-14du/ac	Vacant	X	9du/ac	1	same	same	
321-096-014	0.17	R-2	1-14du/ac	MDR	7-14du/ac	Vacant	X	9du/ac	1	same	same	
321-100-005	3.98	R-3	15-28du/ac	MDR	7-14du/ac	UU/MH	X	9du/ac	55	same	same	
321-184-007	0.86	R-3	15-28du/ac	MDR	7-14du/ac	Vacant	X	14du/ac	12	same	same	
321-183-010	0.09	R-3	15-28du/ac	MDR	7-14du/ac	UU	X	14du/ac	1	same	same	
321-183-011	0.17	R-3	15-28du/ac	MDR	7-14du/ac	UU	X	14du/ac	2	same	same	
321-183-012	0.26	R-3	15-28du/ac	MDR	7-14du/ac	UU	X	14du/ac	4	same	same	
321-183-013	0.26	R-3	15-28du/ac	MDR	7-14du/ac	UU	X	14du/ac	4	same	same	
321-183-014	0.17	R-3	15-28du/ac	MDR	7-14du/ac	UU	X	14du/ac	2	same	same	
321-183-015	0.17	R-3	15-28du/ac	MDR	7-14du/ac	UU	X	14du/ac	2	same	same	
321-183-008	0.12	R-3	15-28du/ac	MDR	7-14du/ac	UU	X	14du/ac	2	same	same	
321-183-017	0.14	R-3	15-28du/ac	MDR	7-14du/ac	UU	X	14du/ac	5	same	same	
321-170-014	0.39	C-2	15-28du/ac	COM	N/A	Vacant	X	14du/ac	5	same	same	
321-170-012	1.92	C-2	15-28du/ac	COM	N/A	Vacant	X	14du/ac	27	same	same	
321-095-009	0.34	C-2	15-28du/ac	COM	N/A	Vacant	X	14du/ac	5	same	same	
321-160-028	1.28	C-2	15-28du/ac	COM	N/A	Vacant	X	14du/ac	18	same	same	
321-160-029	1.98	C-2	15-28du/ac	RVLP	N/A	Vacant	ADJ	14du/ac	28	same	same	1
								Total	180			
											Ducor Site Inventory	689

Ducor notes

1. 1.98 acre portion of a104 acre parcel.


State Route 99
Avenue 58
Avenue 58
Fig
Avenue 57
Fountain Springs
Braly
Road 234
Dennis
Carlisle
Ducor
Carlisle
Avenue 55
Dennis
Owen
Divizich
Zimmerman Ave
Road 236
Legend
Sites
Community Service District
UDB
0
500
1,000
1,500
Feet
Ducor Urban Development Boundary
Inventory

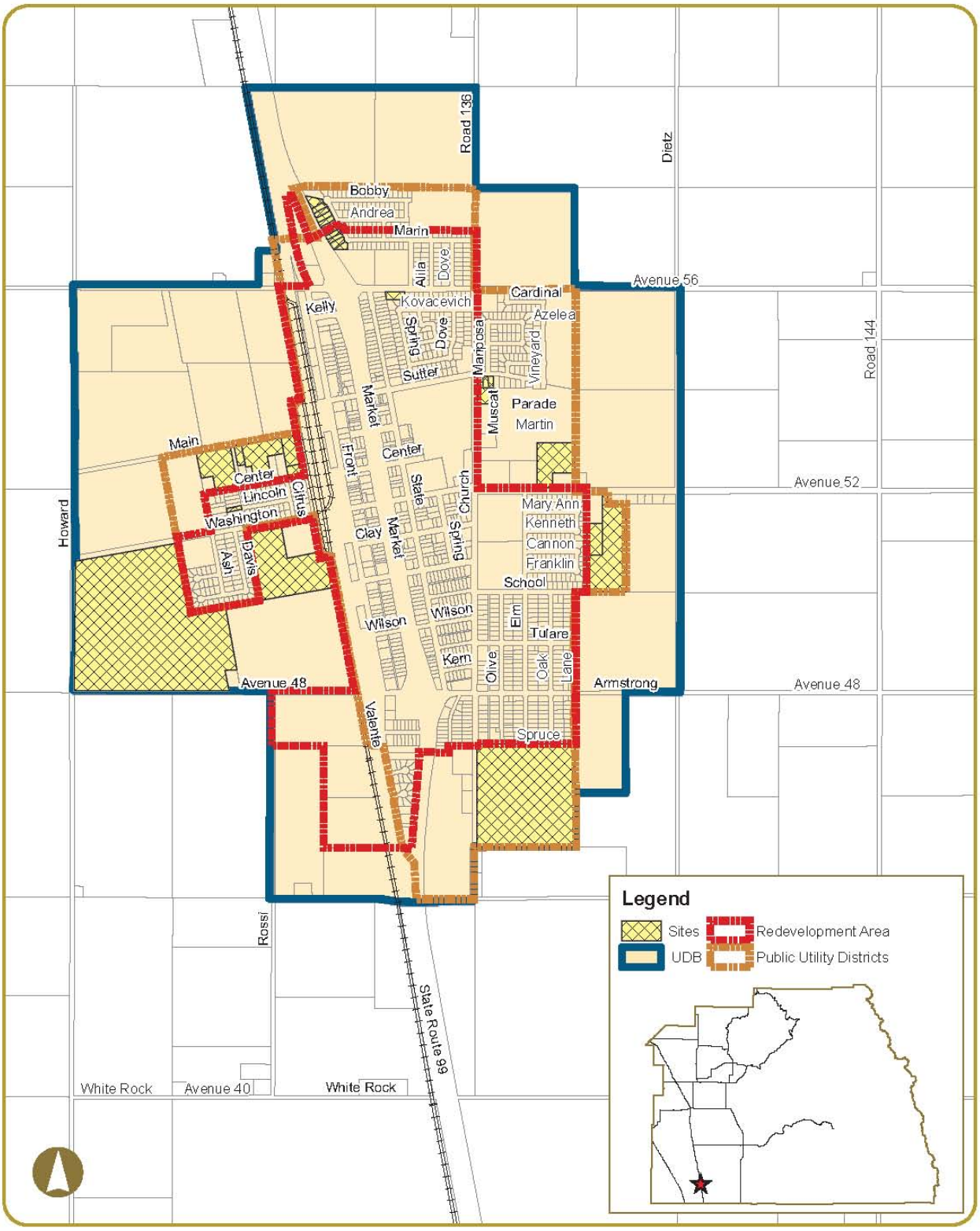
Earlimart Site Inventory

Potential lot assembly scenarios illustrated in shaded and non-shaded rows.

Earlimart Site Urban Development Boundary												
APN	Acres	Zone	Zone Density	General Plan	GP Density	Current Use	PUD	Realistic Density	Realistic Capacity	Draft GP	Draft GP Density	Notes
Single Family Parcels												
318-400-031	5.26	R-1	1-7du/ac	LDR	1-14du/ac	Vacant	X	4du/ac	21	same	same	
318-050-014	2.00	R-1	1-7du/ac	LDR	1-14du/ac	Vacant/AG	X	4du/ac	8	same	same	
337-090-001	41.00	R-1	1-7du/ac	LDR	1-14du/ac	UU/AG/SFD	X	4du/ac	164	same	same	
315-040-004	0.60	R-1	1-7du/ac	LDR	1-14du/ac	Vacant/AG	X	4du/ac	2	same	same	
315-040-005	4.37	R-1	1-7du/ac	LDR	1-14du/ac	Vacant/AG	X	4du/ac	17	same	same	
315-040-006	1.87	R-1	1-7du/ac	LDR	1-14du/ac	Vacant/AG	X	4du/ac	7	same	same	
315-040-007	0.74	R-1	1-7du/ac	LDR	1-14du/ac	Vacant/AG	X	4du/ac	3	same	same	
315-040-012	4.93	R-1	1-7du/ac	LDR	1-14du/ac	Vacant/AG	X	4du/ac	20	same	same	
315-180-046	0.57	R-1	1-7du/ac	LDR	1-14du/ac	Vacant	X	4du/ac	2	same	same	
318-380-022	0.22	R-1	1-7du/ac	LDR	1-14du/ac	Vacant	X	4du/ac	1	same	same	
318-380-023	0.22	R-1	1-7du/ac	LDR	1-14du/ac	Vacant	X	4du/ac	1	same	same	
318-380-024	0.26	R-1	1-7du/ac	LDR	1-14du/ac	Vacant	X	4du/ac	1	same	same	
318-390-058	1.00	R-1	1-7du/ac	LDR	1-14du/ac	Vacant	X	4du/ac	4	same	same	
314-230-041	0.47	R-1	1-7du/ac	LDR	1-14du/ac	Vacant	X	4du/ac	1	same	same	
314-230-042	0.30	R-1	1-7du/ac	LDR	1-14du/ac	Vacant	X	4du/ac	1	same	same	
314-230-043	0.32	R-1	1-7du/ac	LDR	1-14du/ac	Vacant	X	4du/ac	1	same	same	
314-230-019	0.32	R-1	1-7du/ac	LDR	1-14du/ac	Vacant	X	4du/ac	1	same	same	
314-230-020	0.32	R-1	1-7du/ac	LDR	1-14du/ac	Vacant	X	4du/ac	1	same	same	
314-230-021	0.31	R-1	1-7du/ac	LDR	1-14du/ac	Vacant	X	4du/ac	1	same	same	
314-230-008	0.29	R-1	1-7du/ac	LDR	1-14du/ac	Vacant	X	4du/ac	1	same	same	
314-230-007	0.26	R-1	1-7du/ac	LDR	1-14du/ac	Vacant	X	4du/ac	1	same	same	
314-230-006	0.28	R-1	1-7du/ac	LDR	1-14du/ac	Vacant	X	4du/ac	1	same	same	
314-240-007	0.34	R-1	1-7du/ac	LDR	1-14du/ac	Vacant	X	4du/ac	1	same	same	
314-240-006	0.26	R-1	1-7du/ac	LDR	1-14du/ac	Vacant	X	4du/ac	1	same	same	
315-030-010	0.22	R-1	1-7du/ac	LDR	1-14du/ac	Vacant	X	4du/ac	1	same	same	
								Total	263			
Multi-Family Parcels												
315-010-002	15.20	R-3/C-2	15-28du/ac	HDR	9-29du/ac	Vacant	ADJ	14du/ac	213	same	same	
315-010-004	21.2	C-2	15-28du/ac	COM	N/A	Vacant	ADJ	14du/ac	297	same	same	
314-240-008	3.95	C-2	15-28du/ac	COM	N/A	Vacant	X	14du/ac	55	same	same	
314-210-064	4.75	C-2	15-28du/ac	COM	N/A	Vacant	X	14du/ac	67	same	same	
								Total	632			
Pending Subdivisions												
315-010-009	73.6	AE-40	N/A	LDR	1-14du/ac	Vacant/AG	ADJ	4.41du/ac	324	same	same	1
318-050-016	10.17	R-1	1-7du/ac	LDR	1-14du/ac	Vacant/AG	X	5.99du/ac	61	same	same	2
								Total	385			
									Earlimart Site Inventory		1,280	

Earlimart notes

1. Tract Map No. 800 pending.
2. Tract Map No. 765 pending.


Road 136
Dietz
Bobby
Andrea
Marin
Aila
Dove
Avenue 56
Cardinal
Kovacevich
Azelea
Kelly
Spring
Dove
Mariposa
Vineyard
Road 144
Sutter
Parade
Muscat
Martin
Market
Main
Center
Front
Center
State
Church
Avenue 52
Center
Lincoln
Cirrus
Mary Ann
Kenneth
Washington
Clay
Market
Spring
Cannon
Franklin
Howard
Ash
Davis
School
Wilson
Wilson
Elm
Tulare
Kern
Olive
Oak
Lane
Avenue 48
Armstrong
Avenue 48
Valentia
Spruce
Legend
Sites
Redevelopment Area
UDB
Public Utility Districts
Rossi
State Route 99
White Rock
Avenue 40
White Rock
0
1,000
2,000
3,000
Feet
Earlimart Urban Development Boundary
Inventory

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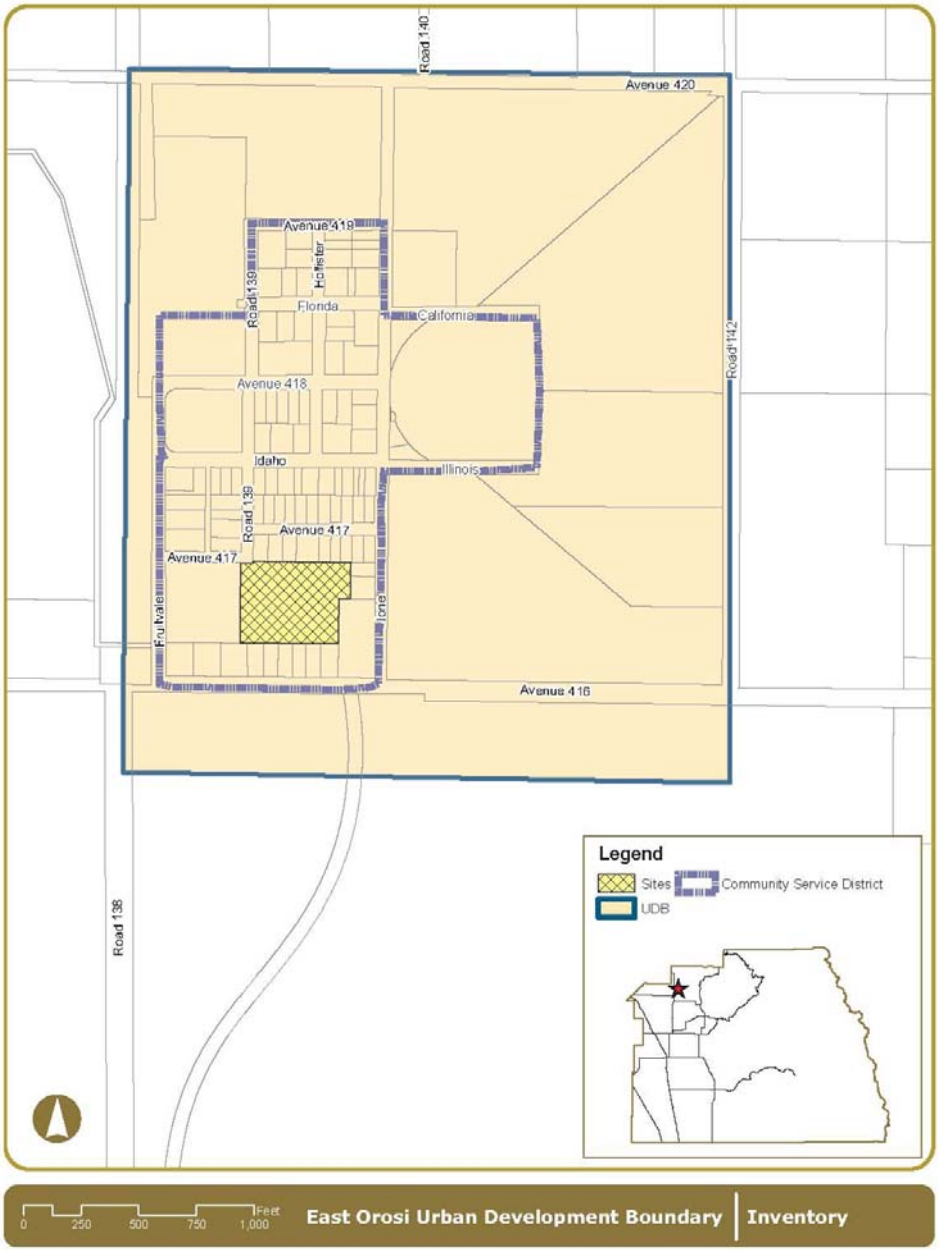
East Orosi Site Inventory

Potential lot assembly scenarios illustrated in shaded and non-shaded rows.

East Orosi Urban Development Boundary												
APN	Acres	Zone	Zone Density	General Plan	GP Density	Current Use	CSD	Realistic Density	Realistic Capacity	Draft GP	Draft GP Density	Notes
Single Family Parcels												
025-120-035	3.66	R-A-M	1-7du/ac	LDR	1-14du/ac	Vacant	X	4du/ac	14	MU	1-30du/ac	
								Total	14			
East Orosi Site Inventory												14



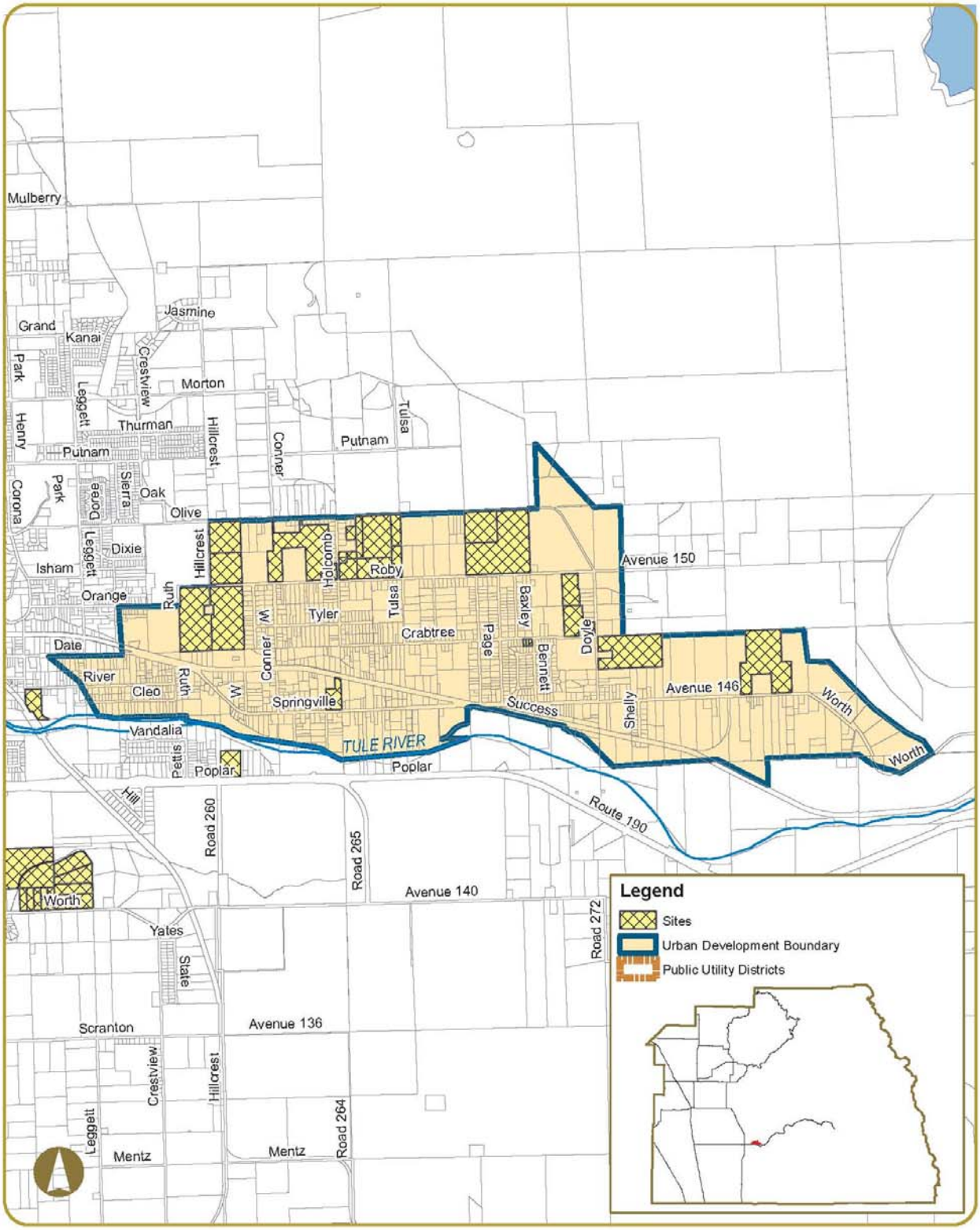
East Porterville Site Inventory

Potential lot assembly scenarios illustrated in shaded and non-shaded rows.

East Porterville Urban Development Boundary												
APN	Acres	Zone	Zone Density	General Plan	GP Density	Current Use	PUD	Realistic Density	Realistic Capacity	Draft GP	Draft GP Density	Notes
Single Family Parcels												
263-080-001	10.0	R-1-M	1-7du/ac	LDR	2-7du/ac	Vacant	X	4du/ac	40	same	same	
263-080-004	30.0	R-1-M	1-7du/ac	LDR	2-7du/ac	Vacant	X	4du/ac	120	same	same	
262-050-004	10.0	R-1-M	1-7du/ac	LDR	2-7du/ac	Vacant	X	4du/ac	40	same	same	
264-050-003	19.0	R-A-M	1-7du/ac	LDR	2-7du/ac	Vacant	X	4du/ac	76	same	same	
264-070-007	23.0	R-A-M	1-7du/ac	LDR	2-7du/ac	Vacant	X	4du/ac	92	same	same	
262-120-063	3.98	R-A-M	1-7du/ac	LDR	2-7du/ac	UU/MH	X	4du/ac	39	same	same	
262-050-005	10.0	R-A-M	1-7du/ac	LDR	2-7du/ac	UU	X	4du/ac	40	same	same	
261-270-017	4.0	R-A-M	1-7du/ac	LDR	2-7du/ac	UU/SFD	X	4du/ac	40	same	same	
263-030-040	0.43	R-A-M	1-7du/ac	LDR	2-7du/ac	Vacant	X	4du/ac	2	same	same	
263-030-039	0.43	R-A-M	1-7du/ac	LDR	2-7du/ac	Vacant	X	4du/ac	2	same	same	
263-030-047	0.69	R-A-M	1-7du/ac	LDR	2-7du/ac	Vacant	X	4du/ac	3	same	same	
263-030-041	3.24	R-A-M	1-7du/ac	LDR	2-7du/ac	Vacant	X	4du/ac	13	same	same	
263-030-042	6.91	R-A-M	1-7du/ac	LDR	2-7du/ac	Vacant	X	4du/ac	28	same	same	
263-030-024	2.93	R-A-M	1-7du/ac	LDR	2-7du/ac	Vacant	X	4du/ac	12	same	same	
263-030-021	2.93	R-A-M	1-7du/ac	LDR	2-7du/ac	Vacant	X	4du/ac	12	same	same	
263-030-002	11.84	R-A-M	1-7du/ac	LDR	2-7du/ac	Vacant	X	4du/ac	47	same	same	
263-030-015	2.72	R-A-M	1-7du/ac	LDR	2-7du/ac	Vacant	X	4du/ac	11	same	same	
263-030-043	1.27	R-A-M	1-7du/ac	LDR	2-7du/ac	Vacant	X	4du/ac	5	same	same	
262-080-030	24.18	R-A-M	1-7du/ac	LDR	2-7du/ac	UU	X	4du/ac	96	same	same	
262-060-002	20.08	R-A-M	1-7du/ac	LDR	2-7du/ac	Vacant	X	4du/ac	80	same	same	
262-060-004	19.78	R-A-M	1-7du/ac	LDR	2-7du/ac	Vacant	X	4du/ac	79	same	same	
								Total	877			
Multi-Family Parcels												
263-162-006	0.20	R-2	1-14du/ac	MDR	8-14du/ac	Vacant	X	9du/ac	2	same	same	
263-162-007	0.19	R-2	1-14du/ac	MDR	8-14du/ac	Vacant	X	9du/ac	2	same	same	
263-162-008	0.22	R-2	1-14du/ac	MDR	8-14du/ac	Vacant	X	9du/ac	2	same	same	
262-120-039	2.49	C-2	15-28du/ac	CC	N/A	Vacant	X	14du/ac	35	same	same	
262-010-015	0.50	C-2	15-28du/ac	HC	N/A	Vacant	X	14du/ac	7	same	same	
262-010-013	0.48	C-2	15-28du/ac	HC	N/A	Vacant	X	14du/ac	7	same	same	
262-010-012	0.49	C-2	15-28du/ac	HC	N/A	Vacant	X	14du/ac	7	same	same	
								Total	62			
Approved Subdivisions												
263-090-012 263-100-022	11.97	R-2	1-14u/ac	HDR	15-30 du/ac	Vacant	X	9.4du/ac	113	same	Same	1
								Total	113			
									East Porterville Site Inventory			1,052

East Porterville notes

1. A 113 unit senior apartment complex approved by General Plan Amendment No. GPA 99-004 and Final Site Plan PSR 03-013. Extension of Time approved until March 2, 2012.


Mulberry
Grand
Kanai
Jasmine
Park
Crestview
Morton
Leggett
Henry
Thurman
Hillcrest
Putnam
Tulsa
Conner
Putnam
Corona
Park
Donna
Sierra
Oak
Olive
Leggett
Dixie
Hillcrest
Holcomb
Roby
Isham
Orange
Ruth
Tyler
Tulsa
Baxley
Avenue 150
Crabtree
Page
Doyle
Date
Conner
W
Bennett
River
Cleo
Ruth
W
Springville
Success
Shelly
Avenue 146
Worth
Vandalia
TULE RIVER
Pettis
Poplar
Poplar
Worth
Hill
Road 260
Route 190
Road 265
Avenue 140
Worth
Yates
State
Road 272
Legend
Sites
Urban Development Boundary
Public Utility Districts
Scranton
Avenue 136
Crestview
Hillcrest
Leggett
Mentz
Mentz
Road 264
0 1,000 2,000 3,000 4,000 Feet
East Porterville Urban Development Boundary
Inventory

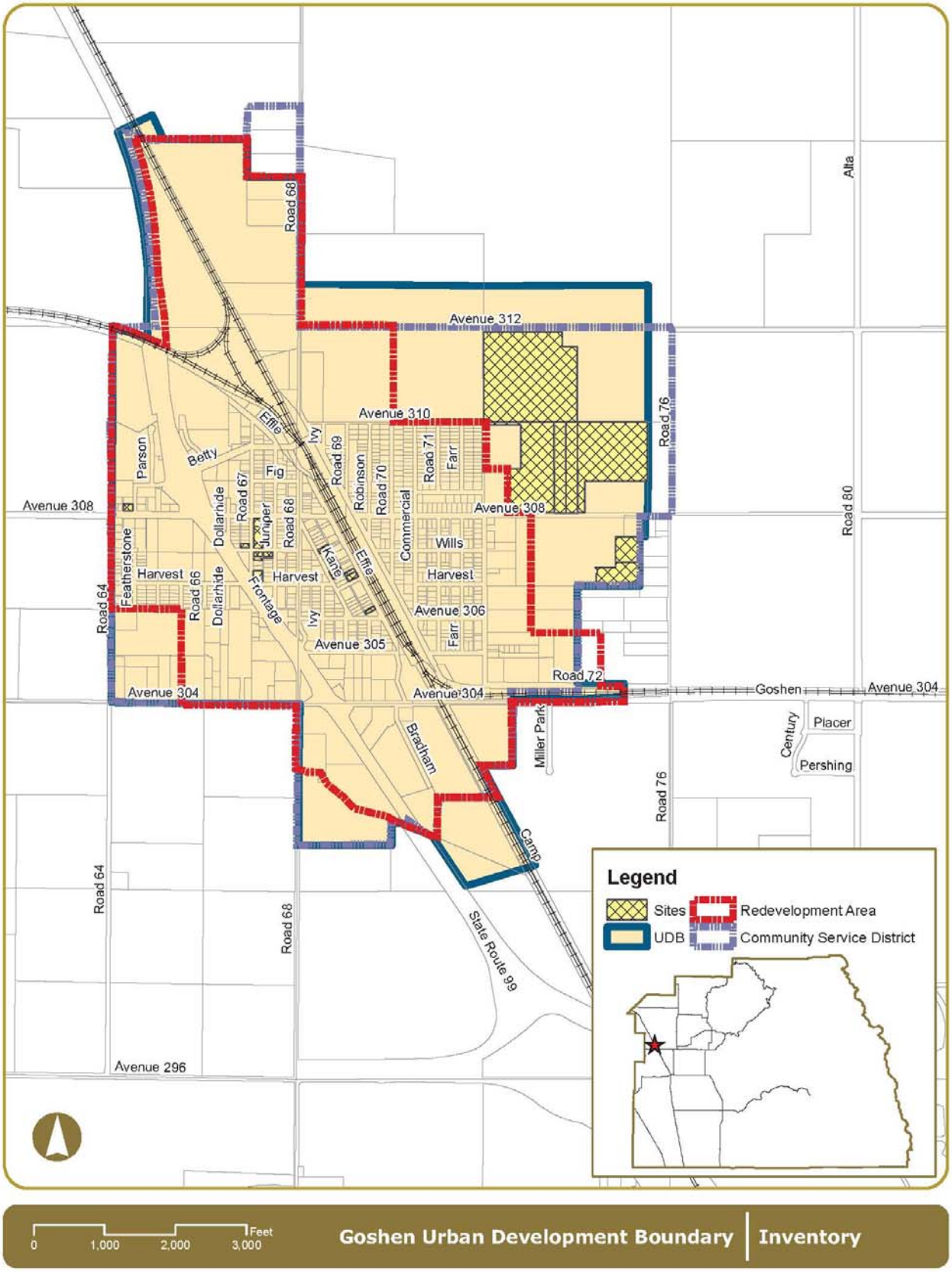
Goshen Site Inventory

Potential lot assembly scenarios illustrated in shaded and non-shaded rows.

Goshen Urban Development Boundary												
APN	Acres	Zone	Zone Density	General Plan	GP Density	Current Use	CSD	Realistic Density	Realistic Capacity	Draft GP	Draft GP Density	Notes
Single Family Parcels												
075-360-010	2.83	R-1	1-7du/ac	RR	N/S	Vacant	X	4du/ac	11	same	same	
075-380-006	3.97	R-1	1-7du/ac	RR	N/S	Vacant	X	4du/ac	16	same	same	
075-170-031	6.14	R-1	1-7du/ac	RES	N/S	Vacant	X	4du/ac	24	same	same	1
								Total	51			
Multi-Family Parcels												
075-080-022	0.31	R-2	1-14du/ac	RES	N/S	Vacant	X	9du/ac	3	same	same	
075-080-020	0.71	R-2	1-14du/ac	RES	N/S	Vacant	X	9du/ac	6	same	same	
075-080-018	0.17	R-2	1-14du/ac	RES	N/S	Vacant	X	9du/ac	2	same	same	
075-280-031	0.17	R-2	1-14du/ac	RES	N/S	Vacant	X	9du/ac	2	same	same	
075-280-029	0.14	R-2	1-14du/ac	RES	N/S	Vacant	X	9du/ac	1	same	same	
075-280-032	0.17	R-2	1-14du/ac	RES	N/S	Vacant	X	9du/ac	2	same	same	
075-280-030	0.07	R-2	1-14du/ac	RES	N/S	Vacant	X	9du/ac	1	same	same	
075-040-019	0.17	R-2	1-14du/ac	RES	N/S	Vacant	X	9du/ac	2	same	same	
075-280-021	0.44	R-2	1-14du/ac	RES	N/S	Vacant	X	9du/ac	4	same	same	
075-270-043	0.46	R-2	1-14du/ac	RES	N/S	Vacant	X	9du/ac	4	same	same	
075-090-032	0.23	R-2	1-14du/ac	RES	N/S	Vacant	X	9du/ac	2	same	same	
075-280-021	0.44	R-2	1-14du/ac	RES	N/S	Vacant	X	9du/ac	4	same	same	
075-270-010	0.17	R-2	1-14du/ac	RES	N/S	Vacant	X	9du/ac	2	same	same	
075-270-012	0.29	R-2	1-14du/ac	RES	N/S	Vacant	X	9du/ac	3	same	same	
075-240-022	0.59	R-2	1-14du/ac	RES	N/S	Vacant	X	9du/ac	5	same	same	
075-240-009	0.17	R-2	1-14du/ac	RES	N/S	Vacant	X	9du/ac	1	same	same	
075-330-014	0.30	R-2	1-14du/ac	RES	N/S	Vacant	X	9du/ac	2	same	same	
								Total	46			
Approved Subdivisions												
075-170-011 075-170-012 075-170-017 075-180-018 075-190-020 075-190-036 075-190-037 075-190-038 075-190-039 075-190-005 075-190-034	82.1	R-1	1-7du/ac	RES	N/S	Vacant	X	3.89du/ac	320	same	same	2
075-170-022	17.06	R-1	1-7du/ac	RES	N/S	Vacant	X	4.29du/ac	73	same	same	3
								Total	393			
Pending Subdivision												
075-170-031	31.38	R-1/R-2	1-14du/ac	RR	N/S		X	4.24du/ac	133	same	same	4
								Total	133			
									Goshen Site Inventory			623

Goshen notes

1. A 6.14 acre portion of a 37.5 acre parcel.
2. Tract Map No. 792 approved on June 19, 2007.
3. Tract Map No. 789 approved on November 29, 2006.
4. Pending Tract Map No. 804.


Avenue 312
Avenue 310
Avenue 308
Avenue 306
Avenue 305
Avenue 304
Avenue 296
Road 64
Road 66
Road 67
Road 68
Road 69
Road 70
Road 71
Road 72
Road 76
Road 80
Alta
Goshen
Placer
Pershing
Century
Miller Park
Bradham
Camp
State Route 99
Effie
Ivy
Betty
Parson
Fig
Juniper
Kane
Frontage
Dollarhide
Featherstone
Harvest
Robinson
Commercial
Farr
Wills
Legend
Sites
Redevelopment Area
UDB
Community Service District
0
1,000
2,000
3,000
Feet
Goshen Urban Development Boundary
Inventory

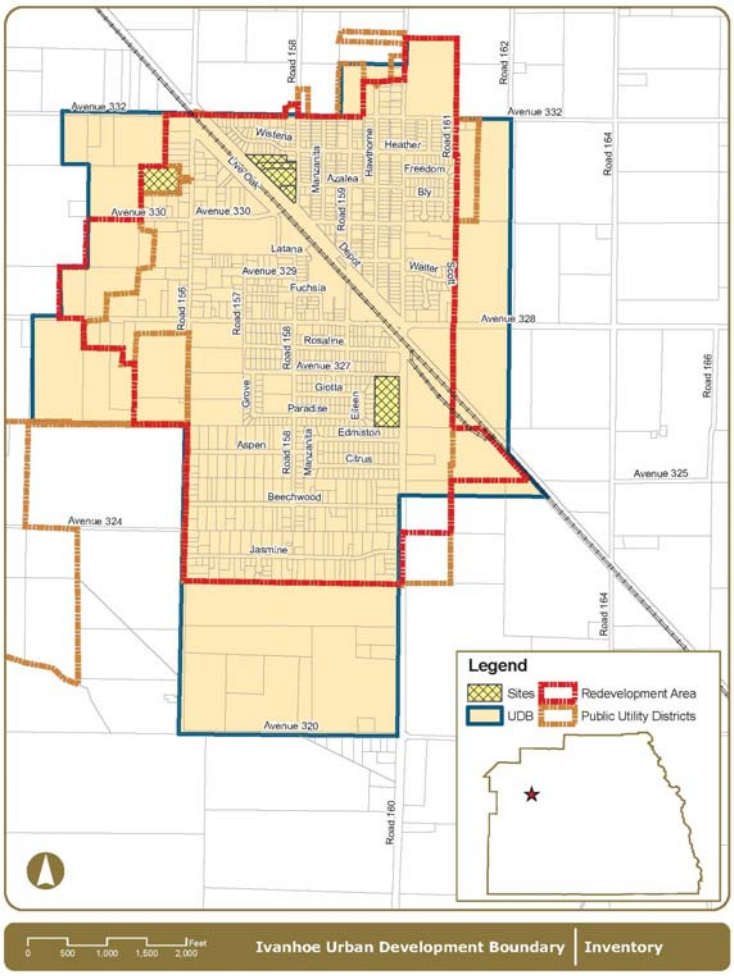
Ivanhoe Site Inventory

Potential lot assembly scenarios illustrated in shaded and non-shaded rows.

Ivanhoe Urban Development Boundary												
APN	Acres	Zone	Zone Density	General Plan	GP Density	Current Use	PUD	Realistic Density	Realistic Capacity	Draft GP	Draft GP Density	Notes
Single Family Parcels												
107-030-036	1.11	R-A	1-7du/ac	LDR	1-8du/ac	Vacant	X	4du/ac	4	same	same	
107-030-038	0.87	R-A	1-7du/ac	LDR	1-8du/ac	Vacant	X	4du/ac	3	same	same	
107-030-009	1.78	R-A	1-7du/ac	LDR	1-8du/ac	Vacant	X	4du/ac	7	same	same	
107-030-049	0.64	R-A	1-7du/ac	LDR	1-8du/ac	Vacant	X	4du/ac	3	same	same	
108-240-013	3.29	R-A	1-7du/ac	R-RES	N/S	Vacant	ADJ	4du/ac	13	same	same	
								Total	30			
Multi-Family Parcels												
108-070-036	3.24	C-2	15-28du/ac	COM	N/A	Vacant	X	14du/ac	45	same	same	
108-070-035	4.18	C-2	15-28du/ac	COM	N/A	Vacant	ADJ	14du/ac	59	same	same	
108-070-037	6.07	C-2	15-28du/ac	COM	N/A	Vacant	ADJ	14du/ac	85	same	same	
108-070-019	4.0	C-2	15-28du/ac	COM	N/A	Vacant	X	14du/ac	56	same	same	
108-070-008	5.0	C-2	15-28du/ac	COM	N/A	Vacant	ADJ	14du/ac	70	same	same	1
108-080-030	2.5	C-2	15-28du/ac	COM	N/A	Vacant	ADJ	14du/ac	35	same	same	2
107-140-002	4.72	C-2	15-28du/ac	MDR	1-14du/ac	Vacant	X	14du/ac	66	same	same	
108-260-002	2.28	C-2	15-28du/ac	COM	N/A	Vacant	X	14du/ac	32	same	same	
107-020-064	9.84	C-2	15-28du/ac	COM	N/A	Vacant	X	14du/ac	138	same	same	
								Total	586			
Approved Projects												
107-162-032	4.57	R-3	15-28du/ac	HDR	15-28du/ac	Vacant	X	17.5du/ac	80	same	same	3
								Total	80			
									Ivanhoe Site Inventory			696

Ivanhoe notes

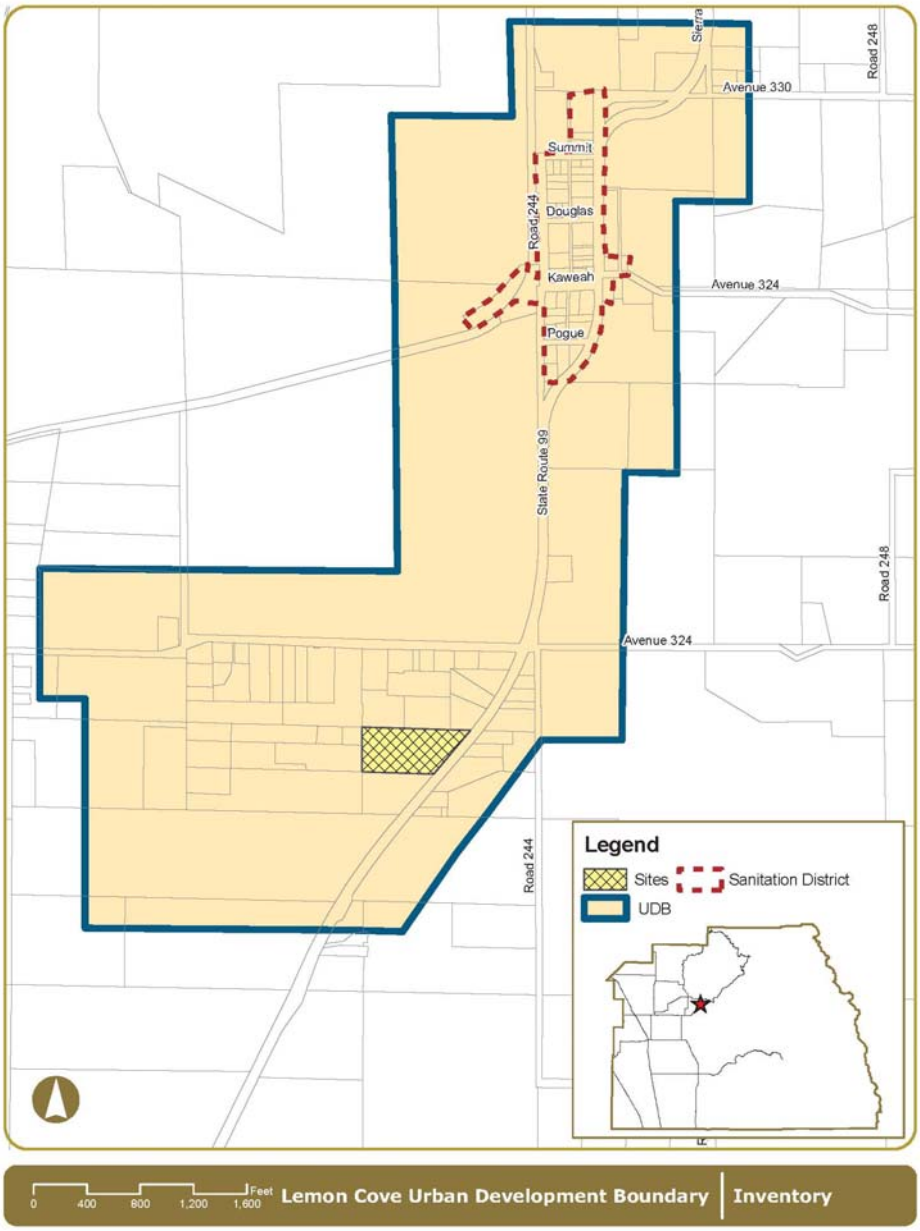
1. A 5 acre portion of a 10 acre parcel.
2. A 2.5 acre portion of a 45 acre parcel
3. Corporation for Better Housing development for low income households (PSR 09-05).


Avenue 332
Avenue 330
Avenue 329
Avenue 328
Avenue 327
Avenue 325
Avenue 324
Avenue 320
Road 158
Road 162
Road 161
Road 164
Road 166
Road 156
Road 157
Road 160
Wisteria
Heather
Freedom
Bly
Azalea
Hawthorne
Manzanita
Live Oak
Depot
Latana
Fuchsia
Walter
Rosaline
Giotta
Paradise
Eileen
Edmiston
Aspen
Citrus
Grove
Beechwood
Jasmine
Legend
Sites
UDB
Redevelopment Area
Public Utility Districts
0 500 1,000 1,500 2,000 Feet
Ivanhoe Urban Development Boundary
Inventory

Lemon Cove Site Inventory

Potential lot assembly scenarios illustrated in shaded and non-shaded rows.

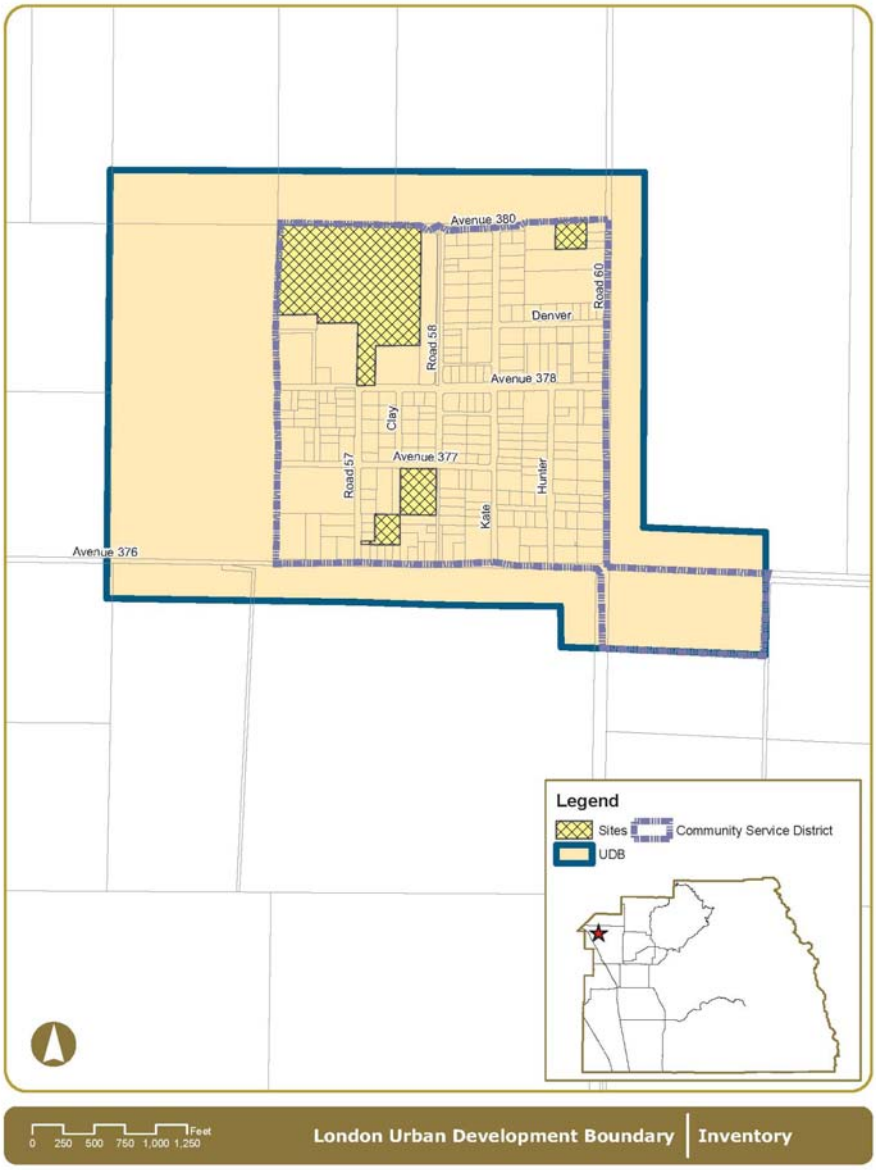
Lemon Cove Urban Development Boundary												
APN	Acres	Zone	Zone Density	General Plan	GP Density	Current Use	LCSD	Realistic Density	Realistic Capacity	Draft GP	Draft GP Density	Notes
Single Family Parcels												
113-250-049	5.19	R-A-M	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	21	MU	1-30du/ac	
043-082-027	1.21	R-1	1-7 du/ac	RSC	N/S	Vacant	X	4du/ac	5	MU	1-30du/ac	
								Total	26			
Lemon Cove Site Inventory 26												



London Site Inventory

Potential lot assembly scenarios illustrated in shaded and non-shaded rows.

London Urban Development Boundary												
APN	Acres	Zone	Zone Density	General Plan	GP Density	Current Use	CSD	Realistic Density	Realistic Capacity	Draft GP	Draft GP Density	Notes
Single Family Parcels												
043-082-033	2.51	A-1	1du/2.5ac	RSC	N/S	Vacant	X	4du/ac	1	MU	1-30du/ac	
043-082-027	1.21	R-1	1-7 du/ac	RSC	N/S	Vacant	X	4du/ac	4	MU	1-30du/ac	
043-030-027	23.87	A-1	1du/2.5ac	RSC	N/S	UU/MH	X	4du/ac	9	MU	1-30du/ac	
043-042-020	1.33	A-1	1du/2.5ac	RSC	N/S	Vacant	X	4du/ac	1	MU	1-30du/ac	
								Total	15			
											London Site Inventory	15



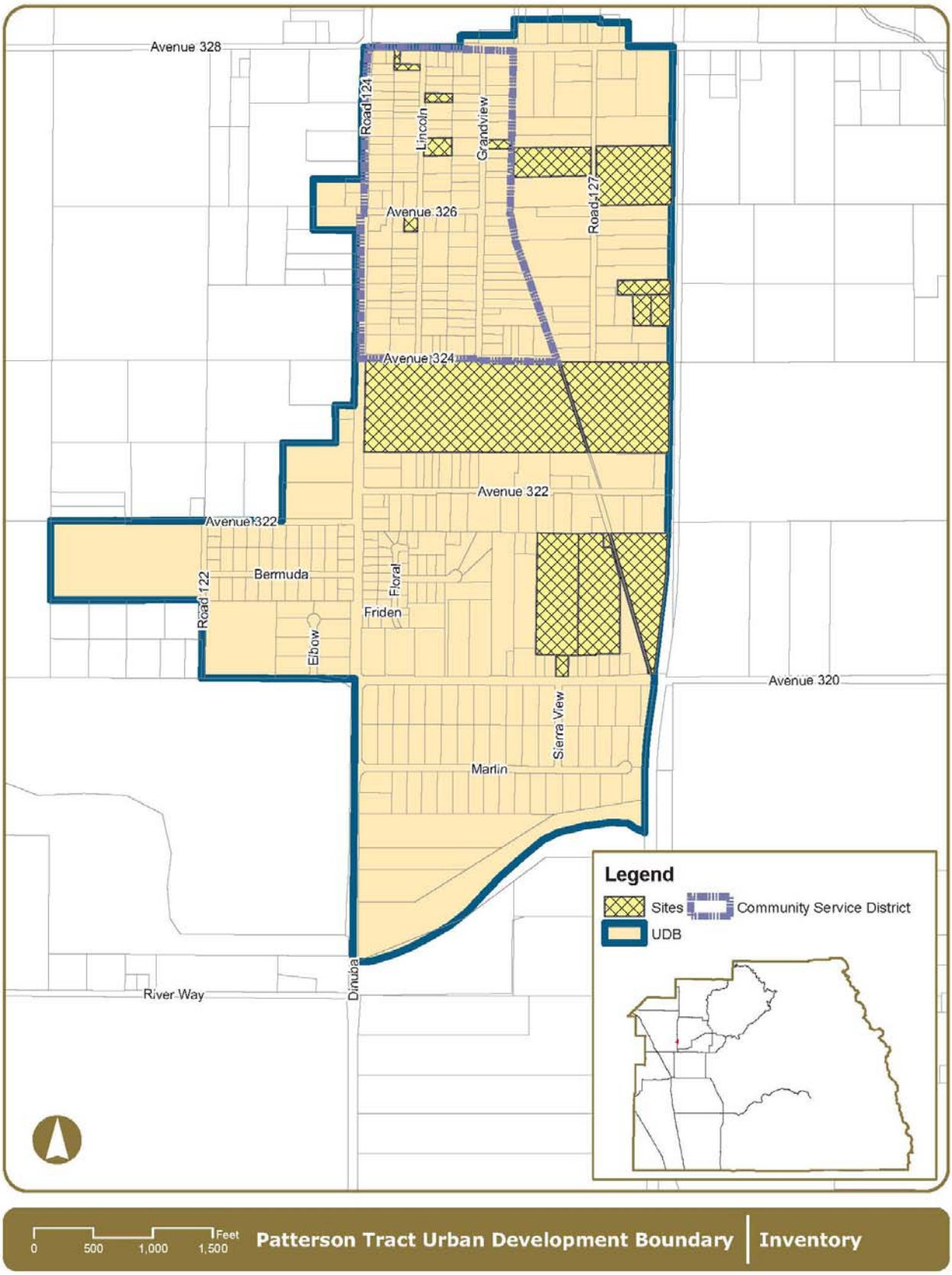
Patterson Tract Site Inventory

Potential lot assembly scenarios illustrated in shaded and non-shaded rows.

Patterson Tract Urban Development Boundary												
APN	Acres	Zone	Zone Density	General Plan	GP Density	Current Use	CSD	Realistic Density	Realistic Capacity	Draft GP	Draft GP Density	Notes
Single Family Parcels												
079-115-002	0.14	R-A	1-7du/ac	Rural Res	1-7du/ac	Vacant	X	4du/ac	1	same	same	
079-115-003	0.26	R-A	1-7du/ac	Rural Res	1-7du/ac	Vacant	X	4du/ac	1	same	same	
079-210-032	0.42	R-A	1-7du/ac	Rural Res	1-7du/ac	Vacant	X	4du/ac	1	same	same	
079-210-036	0.80	R-A	1-7du/ac	Rural Res	1-7du/ac	Vacant	X	4du/ac	3	same	same	
079-210-008	0.37	R-A	1-7du/ac	Rural Res	1-7du/ac	Vacant	X	4du/ac	1	same	same	
079-120-030	0.96	R-A-M	1-7du/ac	Rural Res	1-7du/ac	Vacant	700'	4du/ac	4	same	same	
079-120-051	1.25	R-A-M	1-7du/ac	Rural Res	1-7du/ac	Vacant	700'	4du/ac	5	same	same	
079-120-031	0.90	R-A-M	1-7du/ac	Rural Res	1-7du/ac	Vacant	700'	4du/ac	4	same	same	
079-230-012	0.37	R-A	1-7du/ac	Rural Res	1-7du/ac	Vacant	X	4du/ac	1	same	same	
079-120-006	7.21	R-A-M	1-7du/ac	Rural Res	1-7du/ac	UU	ADJ	4du/ac	29	same	same	
079-120-019	3.67	R-A-M	1-7du/ac	Rural Res	1-7du/ac	UU	ADJ	4du/ac	15	same	same	
079-100-023	44.64	R-O	1du/ac	Rural Res	1-7du/ac	Vacant/AG	ADJ	1du/ac	44	same	same	
								Total	109			
Multi-Family Parcels												
078-080-016	4.14	C-1	15-28du/ac	Rural Res	1-7du/ac	SFD	¼ mi	14du/ac	58	same	same	
								Total	58			
Approved Subdivisions												
079-240-022 079-240-011 079-250-009 079-250-016	14.7	R-A-M	1-7du/ac	Rural Res	1-7du/ac	Vacant	ADJ	3.74du/ac	55	same	same	1
								Total	55			
									Patterson Tract Site Inventory			222

Patterson Tract notes

1. Tract Map No. 767 approved on May 16, 2006.


Avenue 328
Road 121
Lincoln
Grandview
Avenue 326
Road 127
Avenue 324
Avenue 322
Avenue 322
Bermuda
Road 122
Floral
Friden
Elbow
Avenue 320
Sierra View
Marlin
River Way
Dinuba
Legend
Sites
Community Service District
UDB
0
500
1,000
1,500
Feet
Patterson Tract Urban Development Boundary
Inventory

Pixley Site Inventory

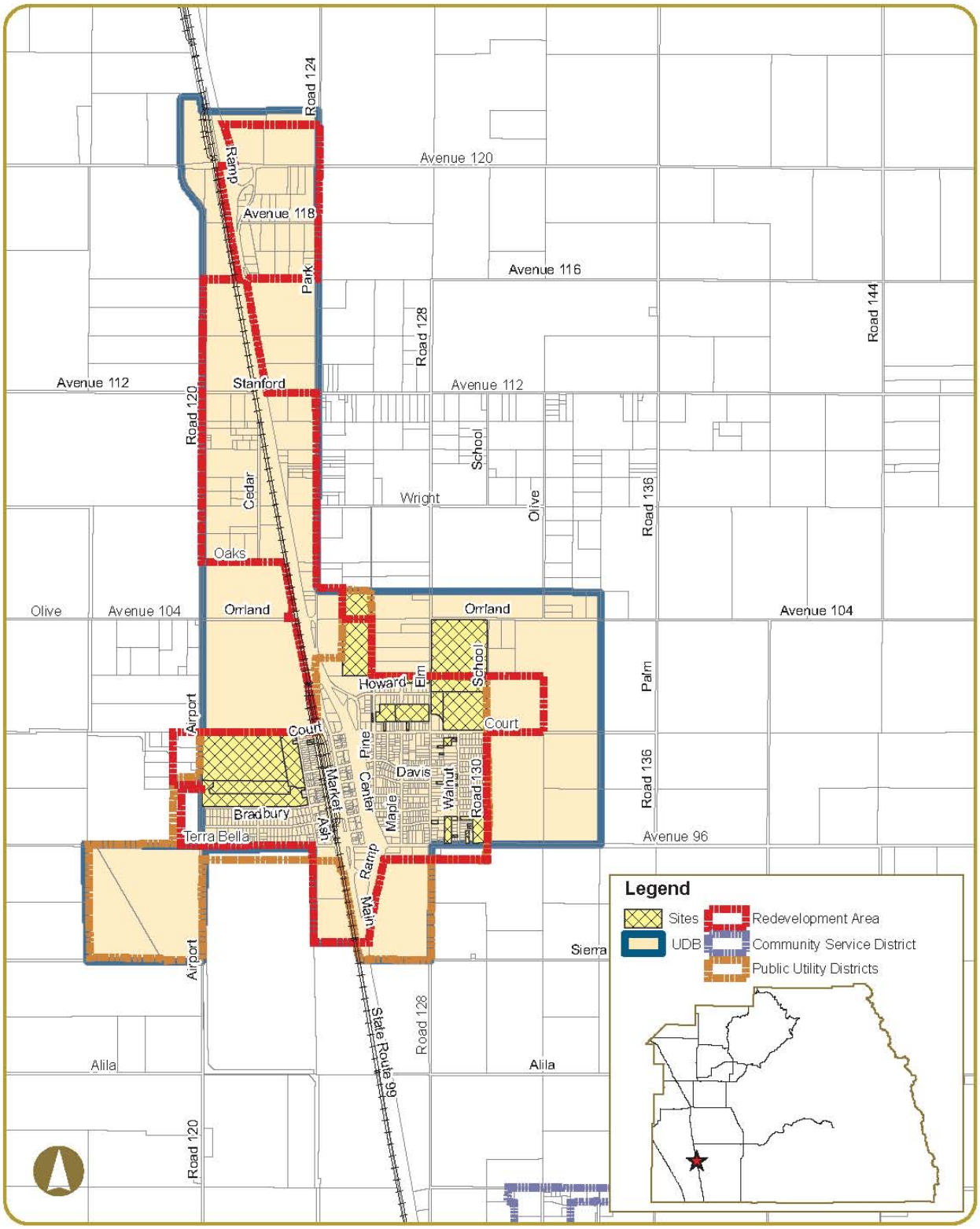
Potential lot assembly scenarios illustrated in shaded and non-shaded rows.

Pixley Urban Development Boundary

APN	Acres	Zone	Zone Density	General Plan	GP Density	Current Use	PUD	Realistic Density	Realistic Capacity	Draft GP	Draft GP Density	Notes
Single Family Parcels												
299-014-025	3.95	R-1	1-7du/ac	LDR	1-7du/ac	UU/MH	X	4du/ac	15	same	same	
299-014-022	0.24	R-1	1-7du/ac	LDR	1-7du/ac	Vacant	X	4du/ac	1	same	same	
299-014-032	0.28	R-1	1-7du/ac	LDR	1-7du/ac	Vacant	X	4du/ac	1	same	same	
299-020-035	5.21	R-1	1-7du/ac	LDR	1-7du/ac	Vacant	X	4du/ac	20	same	same	
299-040-013	3.74	R-1	1-7du/ac	LDR	1-7du/ac	Vacant	X	4du/ac	15	same	same	
299-040-012	21.0	R-1	1-7du/ac	LDR	1-7du/ac	Vacant	X	4du/ac	84	same	same	
299-040-014	11.06	R-1	1-7du/ac	LDR	1-7du/ac	Vacant	X	4du/ac	44	same	same	
299-091-035	0.83	R-1	1-7du/ac	LDR	1-7du/ac	Vacant	X	4du/ac	3	same	same	
299-091-034	0.17	R-1	1-7du/ac	LDR	1-7du/ac	Vacant	X	4du/ac	1	same	same	
299-091-027	0.18	R-1	1-7du/ac	LDR	1-7du/ac	Vacant	X	4du/ac	1	same	same	
299-091-015	0.13	R-1	1-7du/ac	LDR	1-7du/ac	Vacant	X	4du/ac	1	same	same	
299-081-034	1.01	R-1	1-7du/ac	LDR	1-7du/ac	Vacant	X	4du/ac	4	same	same	
299-081-009	0.63	R-1	1-7du/ac	LDR	1-7du/ac	Vacant	X	4du/ac	2	same	same	
299-081-020	0.37	R-1	1-7du/ac	LDR	1-7du/ac	Vacant	X	4du/ac	1	same	same	
299-062-007	0.58	R-1	1-7du/ac	LDR	1-7du/ac	Vacant	X	4du/ac	2	same	same	
299-062-003	0.15	R-1	1-7du/ac	LDR	1-7du/ac	Vacant	X	4du/ac	1	same	same	
299-062-002	0.18	R-1	1-7du/ac	LDR	1-7du/ac	Vacant	X	4du/ac	1	same	same	
299-062-011	0.21	R-1	1-7du/ac	LDR	1-7du/ac	Vacant	X	4du/ac	1	same	same	
299-062-019	0.26	R-1	1-7du/ac	LDR	1-7du/ac	Vacant	X	4du/ac	1	same	same	
299-062-017	2.13	R-1	1-7du/ac	LDR	1-7du/ac	Vacant	X	4du/ac	9	same	same	1
299-061-044	0.18	R-1	1-7du/ac	LDR	1-7du/ac	Vacant	X	4du/ac	1	same	same	
299-061-047	0.28	R-1	1-7du/ac	LDR	1-7du/ac	Vacant	X	4du/ac	1	same	same	
299-061-005	0.28	R-1	1-7du/ac	LDR	1-7du/ac	Vacant	X	4du/ac	1	same	same	
299-061-043	2.35	R-1	1-7du/ac	LDR	1-7du/ac	UU/SFD	X	4du/ac	9	same	same	
								Total	220			
Multi-Family Parcels												
295-210-007	10.17	R-2	1-14du/ac	MDR	1-14du/ac	Vacant	X	9du/ac	92	same	same	
299-030-007	10.27	R-2	1-14du/ac	MDR	1-14du/ac	Vacant	X	9du/ac	92	same	same	2
298-042-001	0.20	R-3	15-28du/ac	HDR	15-28du/ac	Vacant	X	14du/ac	3	same	same	
298-042-002	0.20	R-3	15-28du/ac	HDR	15-28du/ac	Vacant	X	14du/ac	3	same	same	
299-140-005	0.32	C-2	15-28du/ac	COM	N/A	Vacant	X	14du/ac	4	same	same	
299-140-006	0.33	C-2	15-28du/ac	COM	N/A	Vacant	X	14du/ac	5	same	same	
299-012-035	7.52	C-2	15-28du/ac	COM	N/A	Vacant	X	14du/ac	105	same	same	
314-090-021	7.7	C-2	15-28du/ac	COM	N/A	Vacant	X	14du/ac	108	same	same	
								Total	412			
Approved Subdivisions												
299-040-010	38.40	R-1	1-7du/ac	RR	1-7du/ac	Vacant	X	4.583 du/ac	176	same	same	3
299-014-002	7.12	R-1	1-7du/ac	LDR	1-7du/ac	Vacant	X	4.213du/ac	30	same	same	4
								Total	206			
Pending Subdivisions												
298-030-014 298-030-015 298-030-016 298-030-017	89.67	R-1	1-7du/ac	LDR	1-7du/ac	Vacant	X	3.926du/ac	352	same	same	5
								Total	352			
												Pixley Site Inventory 1,190

Pixley notes

1. A 2.13 acre portion of a 4.25 acre parcel.
2. A 10.27 acre portion of a 20.56 acre parcel.
3. Tract Map No. 770 approved on January 31, 2007.
4. Tract Map No.783 approved on September 18, 2007
5. Tract Map No. 769 pending.


Road 124
Ramp
Avenue 120
Avenue 118
Park
Avenue 116
Road 128
Road 144
Avenue 112
Stanford
Avenue 112
Road 120
School
Cedar
Wright
Olive
Road 136
Oaks
Olive
Avenue 104
Orland
Orland
Avenue 104
Howard
Elm
School
Palm
Airport
Court
Court
Pine
Center
Davis
Walnut
Road 130
Road 136
Market St
Maple
Bradbury
Ash
Terra Bella
Avenue 96
Ramp
Main
Legend
Sites
Redevelopment Area
UDB
Community Service District
Public Utility Districts
Sierra
Airport
State Route 99
Road 128
Alila
Alila
Road 120
0 1,100 2,200 3,300 4,400 Feet
Pixley Urban Development Boundary
Inventory

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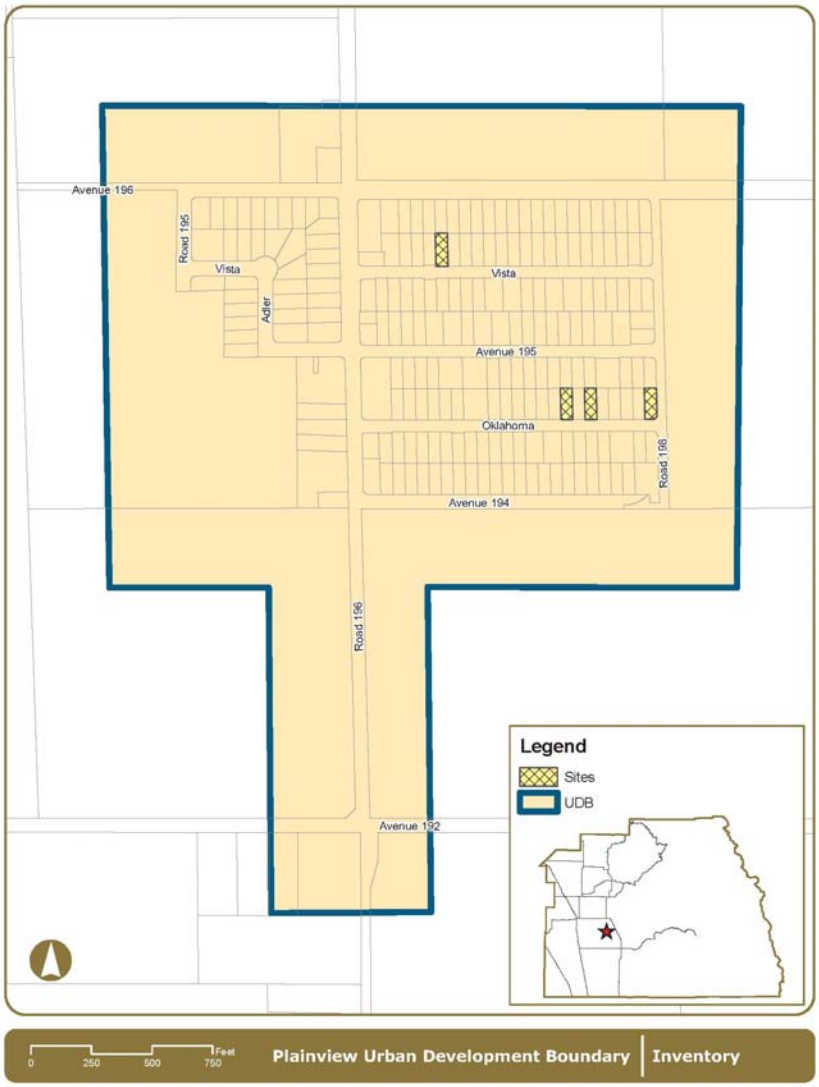
Plainview Site Inventory

Potential lot assembly scenarios illustrated in shaded and non-shaded rows.

Plainview Urban Development Boundary													
APN	Acres	Zone	Zone Density	General Plan	GP Density	Current Use	Water	Sewer	Realistic Density	Realistic Capacity	Draft GP	Draft GP Density	Notes
Single Family Parcels													
214-201-040	0.15	R-A-M	1-7du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	1
214-191-021	0.14	R-A-M	1-7du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	1
214-191-025	0.14	R-A-M	1-7du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	1
214-191-027	0.14	R-A-M	1-7du/ac	RSC	N/S	Vacant	X	N	4du/ac	1	MU	1-30du/ac	1
									Total	4			
												Plainview Site Inventory	4

Plainview notes

1. Water is provided by Plainview Mutual Water Company; wastewater is by individual septic system.



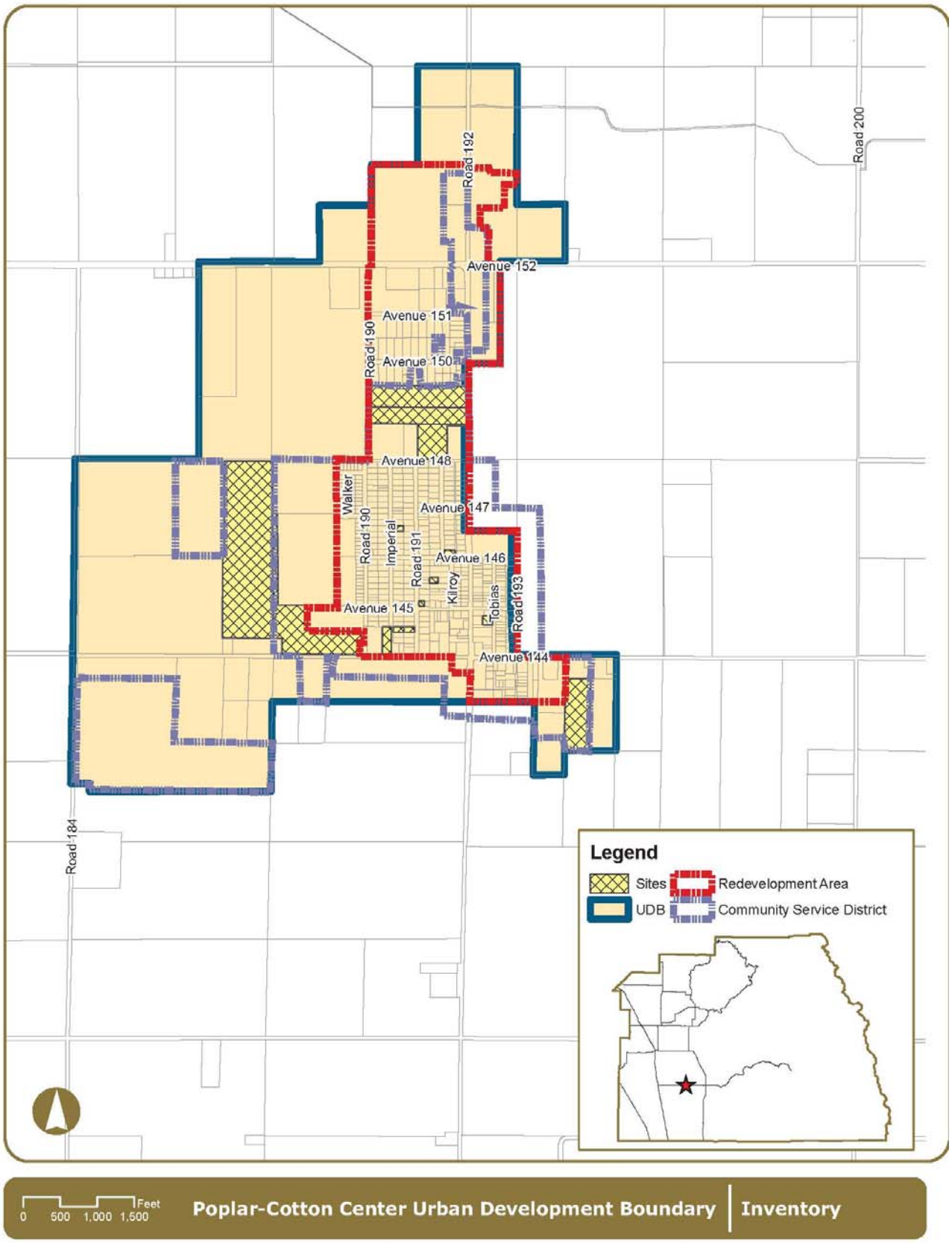
Poplar-Cotton Center Site Inventory

Potential lot assembly scenarios illustrated in shaded and non-shaded rows.

Poplar-Cotton Center Urban Development Boundary												
APN	Acres	Zone	Zone Density	General Plan	GP Density	Current Use	CSD	Realistic Density	Realistic Capacity	Draft GP	Draft GP Density	Notes
Single Family Parcels												
237-140-006	58.08	R-1	1-7du/ac	LDR	1-7du/ac	Vacant	X	4du/ac	232	same	same	
237-113-009	0.13	R-1	1-7du/ac	LDR	1-7du/ac	Vacant	ADJ	4du/ac	1	same	same	
								Total	233			
Multi-Family Parcels												
237-124-013	0.23	R-2	1-14du/ac	MDR	1-14du/ac	Vacant	X	9du/ac	2	same	same	
237-091-001	0.21	R-2	1-14du/ac	MDR	1-14du/ac	Vacant	X	9du/ac	3	same	same	
237-113-009	0.13	R-2	1-14du/ac	MDR	1-14du/ac	Vacant	X	9du/ac	1	same	same	
237-122-017	0.26	R-2	1-14du/ac	MDR	1-14du/ac	Vacant	X	9du/ac	2	same	same	
237-102-020	0.25	R-2	1-14du/ac	MDR	1-14du/ac	Vacant	X	9du/ac	2	same	same	
237-102-017	0.25	R-2	1-14du/ac	MDR	1-14du/ac	Vacant	X	9du/ac	2	same	same	
237-101-007	1.08	R-2	1-14du/ac	MDR	1-14du/ac	Vacant	X	9du/ac	10	same	same	
237-082-005	0.37	R-2	1-14du/ac	MDR	1-14du/ac	Vacant	X	9du/ac	3	same	same	
237-020-008	4.5	R-3	15-28du/ac	QP	15-28du/ac	Vacant	X	14du/ac	63	same	same	
237-190-002	7.69	C-2	15-28du/ac	COM	N/A	Vacant	X	14du/ac	108	same	same	
300-310-018	0.88	C-2	15-28du/ac	COM	N/A	Vacant	X	14du/ac	12	same	same	
								Total	208			
Approved Subdivisions												
237-140-025 237-150-005 237-170-001 237-180-002 237-190-002	65.20	R-1	1-7du/ac	LDR	1-7du/ac	Vacant	X	5.796du/ac	262	same	same	1
237-020-010 237-030-024	14.92	R-1	1-7du/ac	LDR	1-7du/ac	Vacant	X	6.099du/ac	91	same	same	2
								Total	353			
Pending Subdivisions												
302-040-032	7.58	AE-20	N/A	RSC	N/S	Vacant	X	6.99du/ac	53	same	same	
								Total	53			
Poplar-Cotton Center Site Inventory 847												

Poplar-Cotton Center notes

1. Tract Map No. 799 approved on May 16, 2007.
2. Tract Map No. 786 approved on July 5, 2006.
3. Tract Map No. 802 pending.


Road 192
Road 200
Avenue 152
Avenue 151
Road 190
Avenue 150
Avenue 148
Walker
Avenue 147
Road 190
Imperial
Road 191
Avenue 146
Kilroy
Tobias
Road 193
Avenue 145
Avenue 144
Road 184
Legend
Sites
Redevelopment Area
UDB
Community Service District
0 500 1,000 1,500 Feet
Poplar-Cotton Center Urban Development Boundary
Inventory

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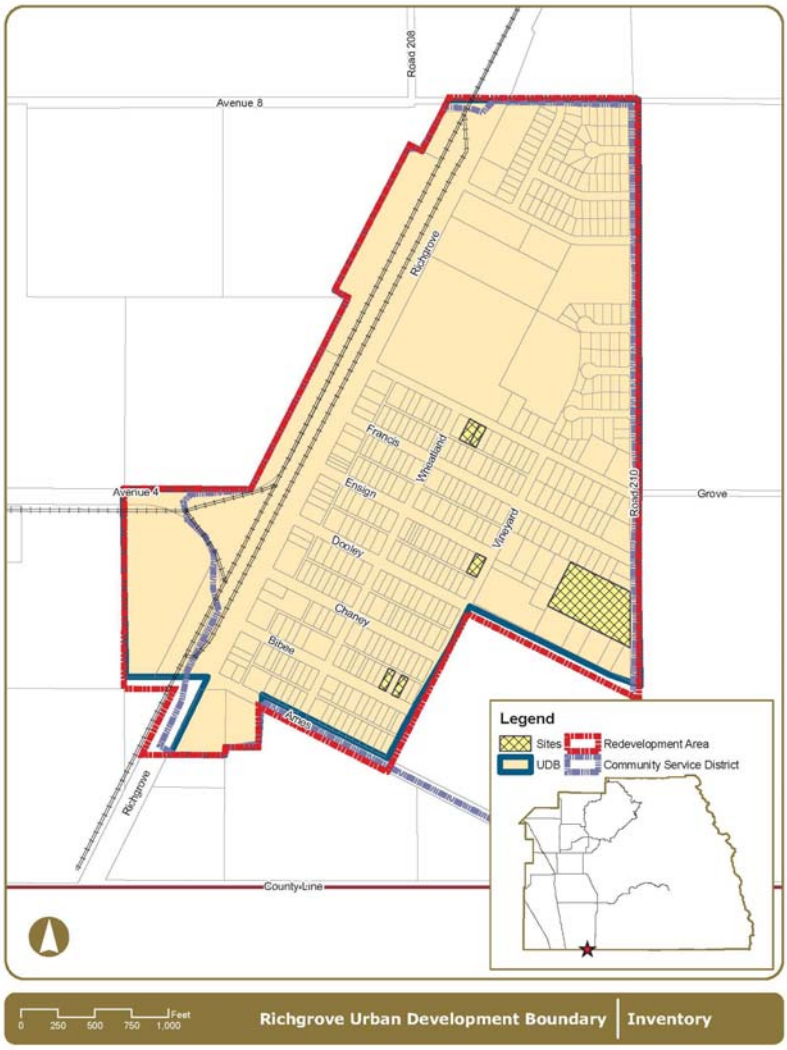
Richgrove Site Inventory

Potential lot assembly scenarios illustrated in shaded and non-shaded rows.

Richgrove Urban Development Boundary												
APN	Acres	Zone	Zone Density	General Plan	GP Density	Current Use	CSD	Realistic Density	Realistic Capacity	Draft GP	Draft GP Density	Notes
Multi-Family Parcels												
340-052-017	0.17	R-2	1-14du/ac	RES	N/S	Vacant	X	9du/ac	1	same	same	
340-052-015	0.17	R-2	1-14du/ac	RES	N/S	Vacant	X	9du/ac	1	same	same	
340-032-002	0.27	R-2	1-14du/ac	RES	N/S	Vacant	X	9du/ac	2	same	same	
340-032-003	0.17	R-2	1-14du/ac	RES	N/S	Vacant	X	9du/ac	2	same	same	
340-042-012	0.25	R-2	1-14du/ac	RES	N/S	Vacant	X	9du/ac	2	same	same	
340-060-072	4.10	R-2	1-14du/ac	RES	N/S	Vacant	X	9du/ac	36	same	same	
340-051-008	0.60	C-2	15-28du/ac	COM	N/A	Vacant	X	14du/ac	8	same	same	
								Total	52			
											Richgrove Site Inventory	52



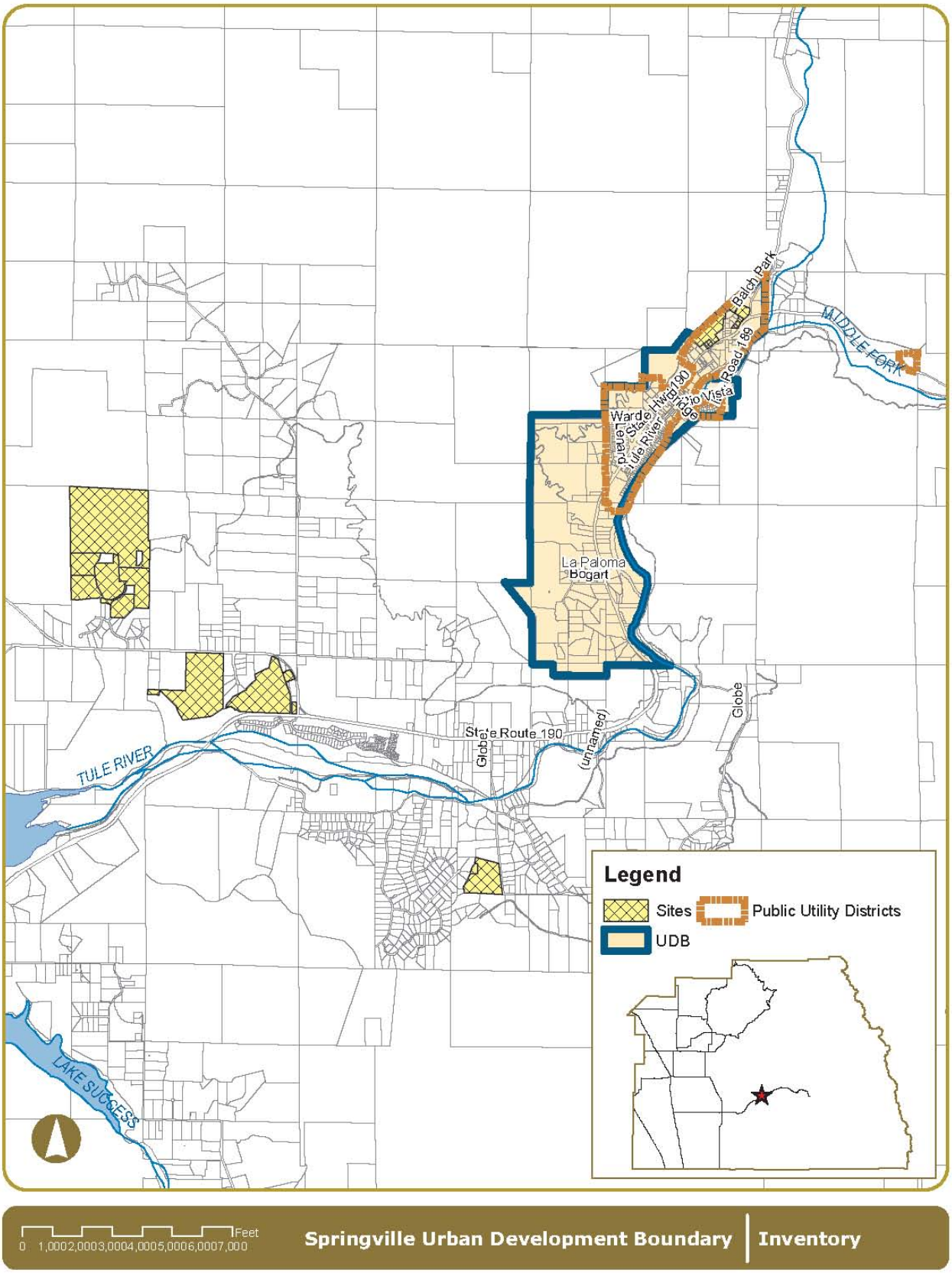
Springville Site Inventory

Potential lot assembly scenarios illustrated in shaded and non-shaded rows.

Springville Urban Development Boundary												
APN	Acres	Zone	Zone Density	General Plan	GP Density	Current Use	PUD	Realistic Density	Realistic Capacity	Draft GP	Draft GP Density	Notes
Multi-Family Parcels												
219-230-034	0.51	R-3	1-28du/ac	HDR	12du/ac	Vacant	X	12du/ac	6	same	same	
219-230-033	0.61	R-3	1-28du/ac	HDR	12du/ac	Vacant	X	12du/ac	7	same	same	
219-230-035	0.46	R-3	1-28du/ac	HDR	12du/ac	Vacant	X	12du/ac	6	same	same	
219-230-031	6.14	R-3	1-28du/ac	HDR	12du/ac	UU/SFD	X	12du/ac	74	same	same	
285-110-021	2.04	C-2	1-28du/ac	PRC	12du/ac	UU/SFD	X	12du/ac	24	same	same	
219-130-090	13.9	R-3	1-28du/ac	HDR	12du/ac	Vacant	X	12du/ac	167	same	same	
219-130-088	0.67	R-3	1-28du/ac	HDR	12du/ac	Vacant	X	12du/ac	8	same	same	
219-130-087	0.60	R-3	1-28du/ac	HDR	12du/ac	Vacant	X	12du/ac	7	same	same	
								Total	299			
Springville Area Approved Subdivisions												
284-640-028 284-640-025 284-640-026 284-640-029	56	PD-F-M	N/S	FGMP/ FMU	N/S	Vacant	N	0.55du/ac	31	same	same	1,2
284-610-008 284-610-009	27.7	PD-F-M	N/S	FGMP/ FMU	N/S	Vacant	N	1du/ac	25	same	same	1,3
284-550-022	11.5	PD-F-M	N/S	FGMP/ FMU	N/S	Vacant	N	3.22du/ac	37	same	same	1,4
284-090-084 284-090-091 284-810-002 284-810-003 284-810-004 284-810-005	67.3	PD-F-M	N/S	FGMP/ FMU	N/S	Vacant	N	0.6du/ac	40	same	same	1,5
								Total	133			
Springville Area Pending Subdivisions												
284-640-006	71.063	PD-F-M	N/S	FGMP/ FMU	N/S	Vacant	N	1du/ac	73	same	same	1,6
								Total	73			
									Springville Site Inventory			505

Springville notes

1. These subdivisions are outside of the UDB in a Development Corridor of the Foothill Growth Management Plan
2. Tract Map No. TM766 approved on July 26, 2005, EOT August 28, 2007
3. Tract Map No. TM795 approved on July 22, 2008
4. Tract Map No. TM758 approved on September 21, 2004
5. Tract Map No. TM776 approved on November 7, 2006
6. Tract Map No. TM785 pending


Balch Park
MIDDLE FORK
Road 189
Rio Vista
State Hwy 190
Ward
Leonard
Tule River
La Paloma
Bogart
Globe
State Route 190
(unnamed)
Globe
TULE RIVER
LAKE SUCCESS
Legend
Sites
Public Utility Districts
UDB
Feet
0 1,000 2,000 3,000 4,000 5,000 6,000 7,000
Springville Urban Development Boundary
Inventory

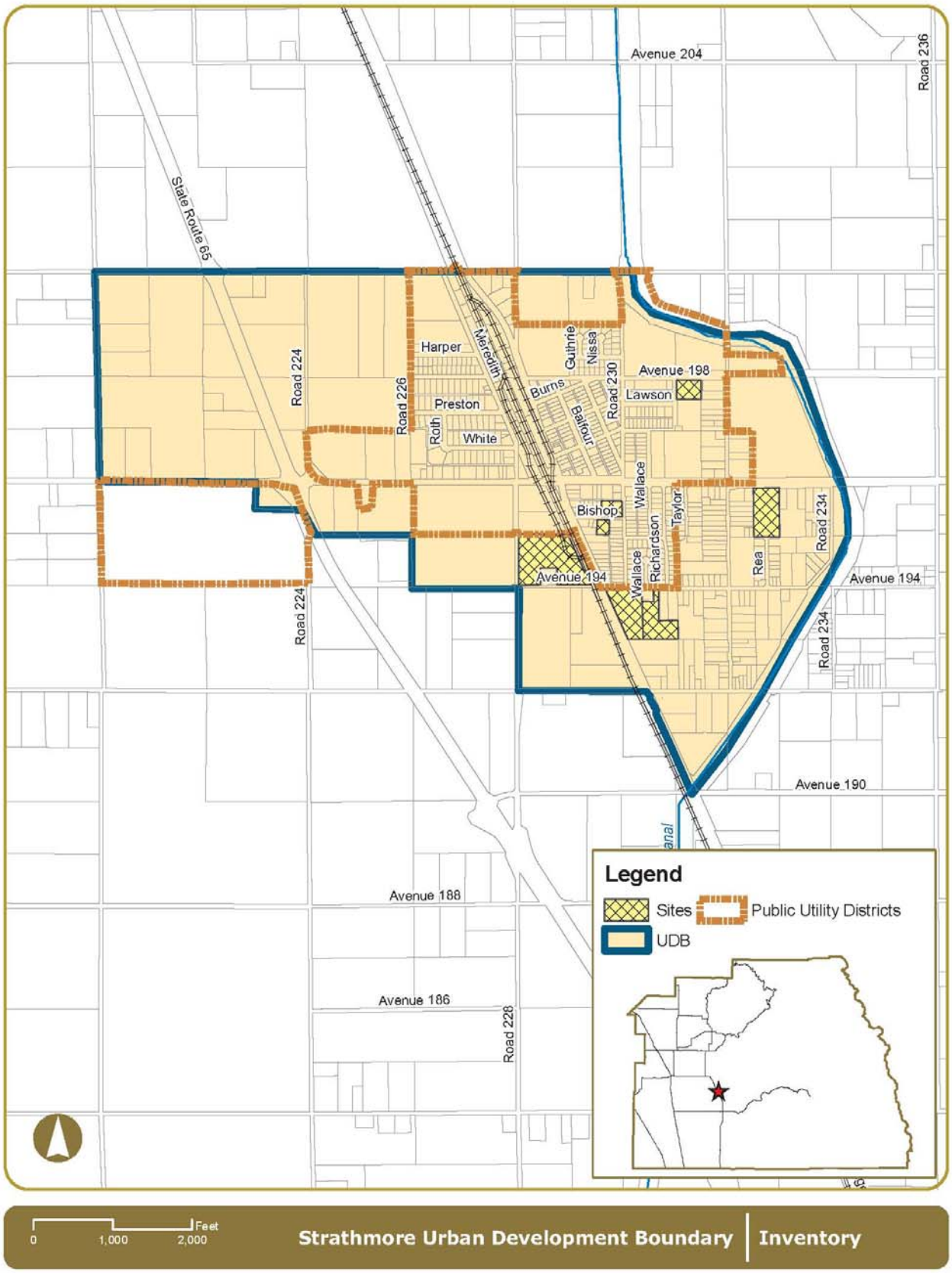
Strathmore Site Inventory

Potential lot assembly scenarios illustrated in shaded and non-shaded rows.

Strathmore Urban Development Boundary												
APN	Acres	Zone	Zone Density	General Plan	GP Density	Current Use	PUD	Realistic Density	Realistic Capacity	Draft GP	Draft GP Density	Notes
Single Family Parcels												
215-250-003	4.77	R-1	1-7du/ac	LDR	1-8du/ac	Vacant	ADJ	4du/ac	19	same	same	
215-170-010	5.00	R-A	1du/ac	LDR	1-8du/ac	Vacant	ADJ	1du/ac	5	same	same	
								Total	24			
Multi-Family Parcels												
215-250-014	3.80	R-3	15-28du/ac	HDR	1-28du/ac	Vacant	ADJ	14du/ac	53	same	same	
215-073-002	1.70	R-2	1-14du/ac	MDR	1-14du/ac	Vacant	X	9du/ac	15	same	same	
215-131-002	0.51	R-3	15-28du/ac	HDR	1-28du/ac	Vacant	X	14du/ac	7	same	same	1
215-132-026	0.67	R-3	15-28du/ac	HDR	1-28du/ac	UU/MH	X	14du/ac	9	same	same	
215-300-024	3.72	C-2	15-28du/ac	SERC	N/A	Vacant	X	14du/ac	52	same	same	
215-320-029	0.69	C-2	15-28du/ac	SERC	N/A	Vacant	X	14du/ac	10	same	same	
215-320-030	0.55	C-2	15-28du/ac	SERC	N/A	Vacant	X	14du/ac	8	same	same	
								Total	154			
Approved Subdivisions												
215-260-013	10.18	R-3-SR	15-28du/ac	HDR	1-28du/ac	Vacant	X	4.62du/ac	47	same	same	2
								Total	47			
									Strathmore Site Inventory			225

Strathmore notes

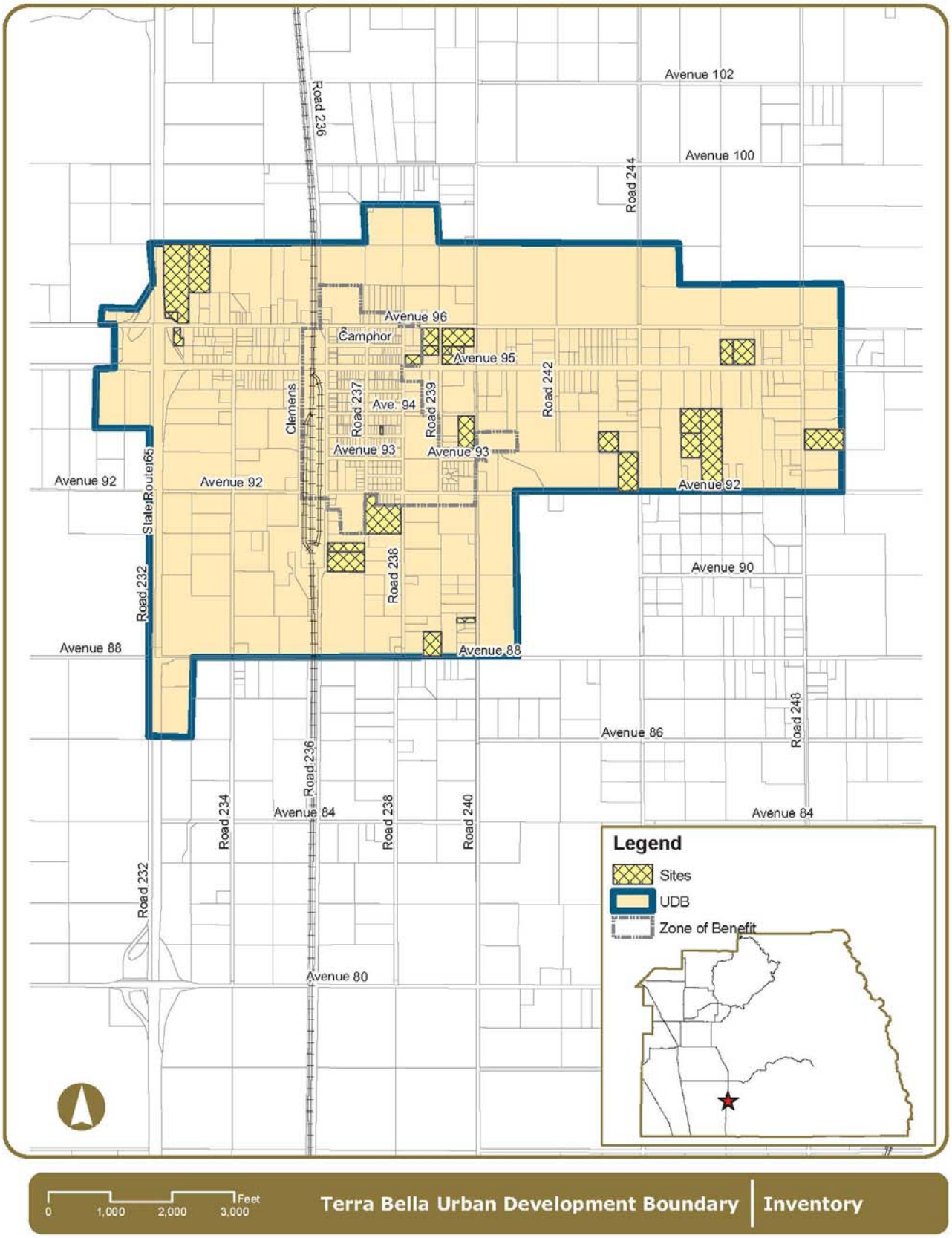
1. A 0.51 acre portion of a 1.18 acre parcel.
2. Tract Map No. 773 approved on September 7, 2005.


Avenue 204
Road 236
State Route 65
Road 224
Road 226
Harper
Preston
Roth
White
Meredith
Guthne
Nissa
Burns
Balfour
Road 230
Avenue 198
Lawson
Wallace
Taylor
Bishop
Richardson
Rea
Road 234
Avenue 194
Avenue 190
Avenue 188
Avenue 186
Road 228
Legend
Sites
Public Utility Districts
UDB
0
1,000
2,000
Feet
Strathmore Urban Development Boundary
Inventory

Terra Bella Site Inventory

Potential lot assembly scenarios illustrated in shaded and non-shaded rows.

Terra Bella Urban Development Boundary												
APN	Acres	Zone	Zone Density	General Plan	GP Density	Current Use	ZOB	Realistic Density	Realistic Capacity	Draft GP	Draft GP Density	Notes
Single Family Parcels												
320-180-008	1.77	R-1	1-7du/ac	MDR	7-14du/ac	Vacant	X	4du/ac	7	same	same	
320-180-009	0.94	R-1	1-7du/ac	MDR	7-14du/ac	Vacant	X	4du/ac	4	same	same	
320-152-012	0.16	R-1	1-7du/ac	MDR	7-14du/ac	Vacant	X	4du/ac	1	same	same	
320-180-032	3.04	R-1	1-7du/ac	MDR	7-14du/ac	Vacant	Adj.	4du/ac	12	same	same	
320-180-038	0.46	R-1	1-7du/ac	MDR	7-14du/ac	Vacant	300’	4du/ac	2	same	same	
320-180-039	1.91	R-1	1-7du/ac	MDR	7-14du/ac	Vacant	300’	4du/ac	13	same	same	
320-180-012	3.54	R-1	1-7du/ac	MDR	7-14du/ac	Vacant	300’	4du/ac	14	same	same	
320-400-015	7.01	R-1	1-7du/ac	MDR	7-14du/ac	Vacant	X	4du/ac	28	same	same	
302-210-035	5.99	R-A	1-7du/ac	LDR	1-7du/ac	UU/AG/SFD	1,800’	4du/ac	24	same	same	
302-210-019	10.81	R-A	1-7du/ac	LDR	1-7du/ac	UU/AG/SFD	1,800’	4du/ac	43	same	same	
302-210-027	0.56	R-A	1-7du/ac	LDR	1-7du/ac	Vacant	1,900’	4du/ac	2	same	same	
320-192-026	3.38	R-A	1-7du/ac	LDR	1-7du/ac	Vacant	4,800’	4du/ac	13	same	same	
320-192-027	1.95	R-A	1-7du/ac	LDR	1-7du/ac	Vacant	4,800’	4du/ac	8	same	same	
320-194-041	2.36	R-A	1-7du/ac	LDR	1-7du/ac	Vacant	1,300’	4du/ac	9	same	same	
320-193-021	10.12	R-A	1-7du/ac	LDR	1-7du/ac	Vacant	3,000’	4du/ac	40	same	same	
320-193-047	2.98	R-A	1-7du/ac	LDR	1-7du/ac	Vacant	2,700’	4du/ac	12	same	same	
320-193-048	3.00	R-A	1-7du/ac	LDR	1-7du/ac	Vacant	2,700’	4du/ac	12	same	same	
320-194-016	4.56	R-A	1-7du/ac	LDR	1-7du/ac	Vacant	1,700’	4du/ac	18	same	same	
320-230-030	4.81	R-A	1-7du/ac	LDR	1-7du/ac	Vacant	4,700’	4du/ac	19	same	same	
320-351-004	0.86	R-A	1-7du/ac	LDR	1-7du/ac	Vacant	1,900’	4du/ac	3	same	same	
320-390-008	2.57	R-A	1-7du/ac	LDR	1-7du/ac	Vacant	2,100’	4du/ac	10	same	same	
320-390-013	0.52	R-A	1-7du/ac	LDR	1-7du/ac	Vacant	1,900’	4du/ac	2	same	same	
								Total	296			
Multi-Family Parcels												
320-171-013	0.13	R-2	1-14du/ac	MDR	1-28du/ac	Vacant	X	9du/ac	1	same	same	
320-180-005	0.94	R-2	1-14du/ac	MDR	1-14du/ac	Vacant	X	9du/ac	8	same	same	
320-400-028	4.40	R-3	15-28du/ac	MDR	1-28du/ac	UU/AG	300’	14du/ac	62	same	same	1
320-400-027	1.96	R-3-M	15-28du/ac	MDR	1-28du/ac	UU/AG	150’	14du/ac	27	same	same	
302-460-002	1.37	C-2	15-28du/ac	RES-C	N/A	Vacant	1,600’	14du/ac	19	same	same	
320-060-009	2.93	C-2	15-28du/ac	RES-C	N/A	Vacant	2,400’	14du/ac	41	same	same	
320-060-035	2.96	C-2	15-28du/ac	RES-C	N/A	Vacant	2,800’	14du/ac	41	same	same	
320-400-004	6.31	C-2	15-28du/ac	COM	N/A	Vacant	X	14du/ac	88	same	same	
320-060-040	1.47	C-2	15-28du/ac	RES-C	N/A	Vacant	2,500’	14du/ac	21	same	same	
320-060-041	0.96	C-2	15-28du/ac	RES-C	N/A	Vacant	2,500’	14du/ac	13	same	same	
								Total	321			
											Terra Bella Site Inventory	617


Avenue 102
Avenue 100
Road 236
Road 244
Avenue 96
Camphor
Avenue 95
Road 242
Clemens
Road 237
Ave. 94
Road 239
Avenue 93
Avenue 93
Avenue 92
Avenue 92
Avenue 92
State Route 65
Road 232
Road 238
Avenue 90
Avenue 88
Avenue 88
Avenue 86
Road 248
Road 236
Road 234
Avenue 84
Road 238
Road 240
Avenue 84
Road 232
Avenue 80
Legend
Sites
UDB
Zone of Benefit
0
1,000
2,000
3,000
Feet
Terra Bella Urban Development Boundary
Inventory

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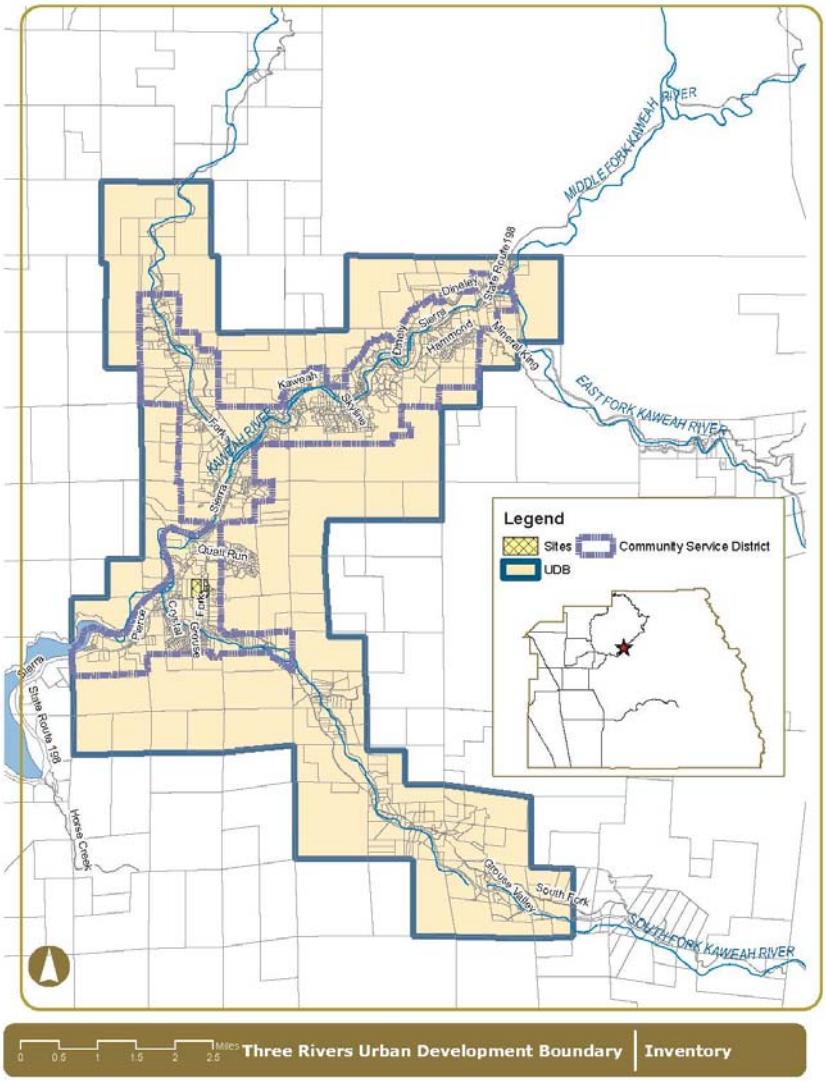
Three Rivers Site Inventory

Potential lot assembly scenarios illustrated in shaded and non-shaded rows.

Three Rivers Urban Development Boundary												
APN	Acres	Zone	Zone Density	General Plan	GP Density	Current Use	PUD	Realistic Density	Realistic Capacity	Draft GP	Draft GP Density	Notes
Multi-Family Parcels												
068-110-001	4.76	R-3	15-28du/ac	M-FAM	12du/ac	Vacant	X	14du/ac	67	same	same	
068-090-002	1.23	R-2	1-14du/ac	M-FAM	12du/ac	Vacant	X	14du/ac	17	same	same	
068-090-003	0.53	R-3	15-28du/ac	M-FAM	12du/ac	Vacant	X	14du/ac	7	same	same	
068-090-004	2.45	R-3	15-28du/ac	M-FAM	12du/ac	Vacant	X	14du/ac	34	same	same	
068-080-007	18.07	R-3	15-28du/ac	M-FAM	12du/ac	Vacant	X	14du/ac	253	same	same	
068-360-029	12.24	C-2	15-28du/ac	MF/CC	12du/ac	Vacant	X	14du/ac	171	same	same	
068-360-020	10.65	C-2	15-28du/ac	MF/CC	12du/ac	Vacant	X	14du/ac	149	same	same	
								Total	698			
											Three Rivers Site Inventory	698



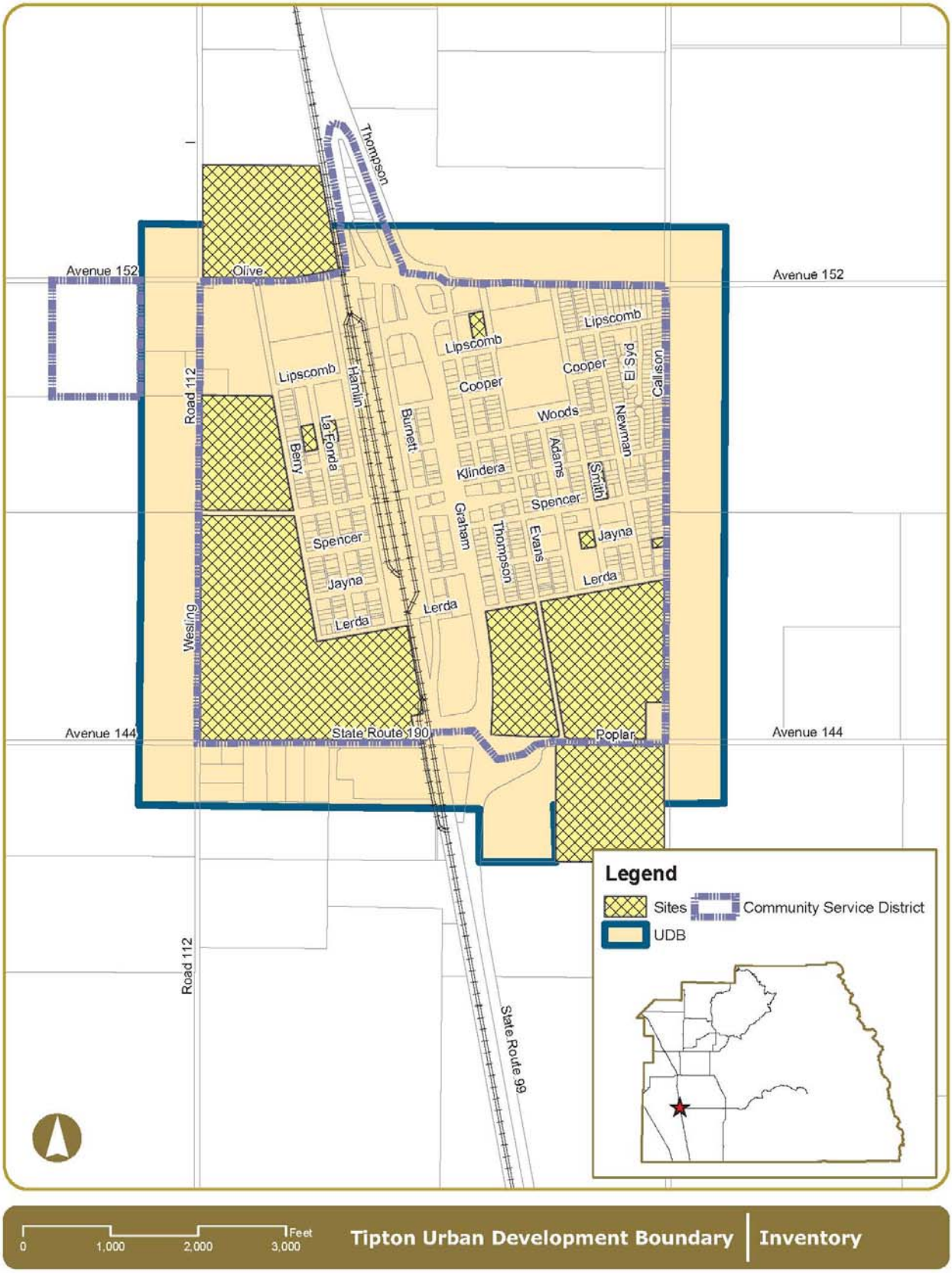
Tipton Site Inventory

Potential lot assembly scenarios illustrated in shaded and non-shaded rows.

Tipton Urban Development Boundary												
APN	Acres	Zone	Zone Density	General Plan	GP Density	Current Use	CSD	Realistic Density	Realistic Capacity	Draft GP	Draft GP Density	Notes
Single Family Parcels												
230-240-005	112.0	R-A	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	448	MU	1-30du/ac	
230-240-003	22.30	R-A	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	89	MU	1-30du/ac	
230-240-004	48.62	R-A	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	194	MU	1-30du/ac	
300-030-009	19.00	R-A	1-7du/ac	RSC	N/S	Vacant	ADJ	4du/ac	76	MU	1-30du/ac	1
230-070-012	1.45	R-1	1-7du/ac	RSC	N/S	UU/SFD	X	4du/ac	5	MU	1-30du/ac	
230-050-007	0.32	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	5	MU	1-30du/ac	
230-020-007	21	R-A	1-7du/ac	RSC	N/S	Vacant	ADJ	4du/ac	84	MU	1-30du/ac	2
								Total	901			
Multi-Family Parcels												
230-010-015	2.15	R-3	15-28 du/ac	RSC	N/S	Vacant	X	14du/ac	30	MU	1-30du/ac	
230-120-015	1.25	R-2	1-14 du/ac	RSC	N/S	Vacant	X	14du/ac	18	MU	1-30du/ac	
230-060-003	4.38	R-3	15-28 du/ac	RSC	N/S	Vacant	X	14du/ac	61	MU	1-30du/ac	
230-200-006	1.00	R-3	15-28 du/ac	RSC	N/S	Vacant	X	14du/ac	14	MU	1-30du/ac	
230-200-011	0.96	R-3	15-28 du/ac	RSC	N/S	Vacant	X	14du/ac	13	MU	1-30du/ac	
230-005-005	0.51	C-2	15-28du/ac	RSC	N/S	Vacant	X	14/du/ac	7	MU	1-30du/ac	
230-141-001	0.51	C-2	15-28du/ac	RSC	N/S	Vacant	X	14/du/ac	7	MU	1-30du/ac	
230-150-049	0.46	C-2	15-28du/ac	RSC	N/S	Vacant	X	14/du/ac	6	MU	1-30du/ac	
230-160-001	0.17	C-2	15-28du/ac	RSC	N/S	Vacant	X	14/du/ac	2	MU	1-30du/ac	
230-160-058	0.27	C-2	15-28du/ac	RSC	N/S	Vacant	X	14/du/ac	4	MU	1-30du/ac	
230-160-063	0.17	C-2	15-28du/ac	RSC	N/S	Vacant	X	14/du/ac	2	MU	1-30du/ac	
								Total	164			
Approved Subdivisions												
300-030-025	20.0	R-A	1-7du/ac	RSC	N/S	Vacant	ADJ	2.50du/ac	8	MU	1-30du/ac	3
								Total	8			
Pending Subdivision												
230-230-003	28.50	R-A	1-7du/ac	RSC	N/S	Vacant	X	5.75du/ac	164	MU	1-30du/ac	4
								Total	164			
											Tipton Site Inventory	1,237

Tipton notes

1. A 19 acre portion of a 38 acre parcel.
2. A 21 acre portion of a 42 acre parcel.
3. Tract Map No. 782 approved on December 28, 2008.
4. Tract Map No. 803 pending.


Avenue 152
Avenue 152
Avenue 144
Avenue 144
Road 112
Road 112
Olive
Thompson
Lipscomb
Lipscomb
Lipscomb
Cooper
Cooper
Woods
Hamlin
Burnett
La Forda
Berry
Kjindera
Adams
Smith
Newman
El Sol
Callison
Spencer
Spencer
Graham
Thompson
Evans
Jayna
Jayna
Lerda
Lerda
Lerda
Wesling
State Route 190
Poplar
State Route 99
Legend
Sites
Community Service District
UDB
0
1,000
2,000
3,000
Feet
Tipton Urban Development Boundary
Inventory

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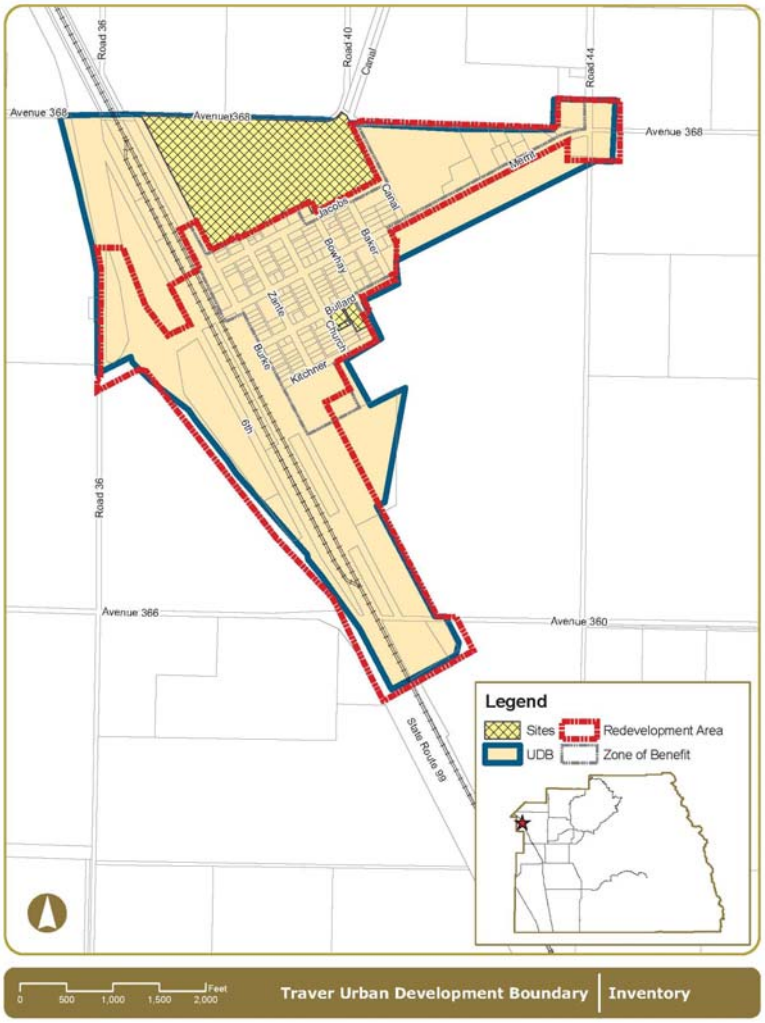
Traver Site Inventory

Potential lot assembly scenarios illustrated in shaded and non-shaded rows.

Traver Urban Development Boundary												
APN	Acres	Zone	Zone Density	General Plan	GP Density	Current Use	ZOB	Realistic Density	Realistic Capacity	Draft GP	Draft GP Density	Notes
Single Family Parcels												
040-010-024	52.10	R-1/RA	1-7du/ac	RR	1-28du/ac	UU/AG	X	4du/ac	208	same	same	
								Total	208			
Multi-Family Parcels												
040-033-009	1.01	R-2	1-14du/ac	MDR	7-14du/ac	Vacant	X	9du/ac	9	same	same	1
040-033-011	0.51	R-2	1-14du/ac	MDR	7-14du/ac	UU/MH	X	9du/ac	5	same	same	
040-033-012	0.17	R-2	1-14du/ac	MDR	7-14du/ac	Vacant	X	9du/ac	2	same	same	
								Total	16			
											Traver Site Inventory	224

Traver notes

1. Located within Traver Redevelopment District



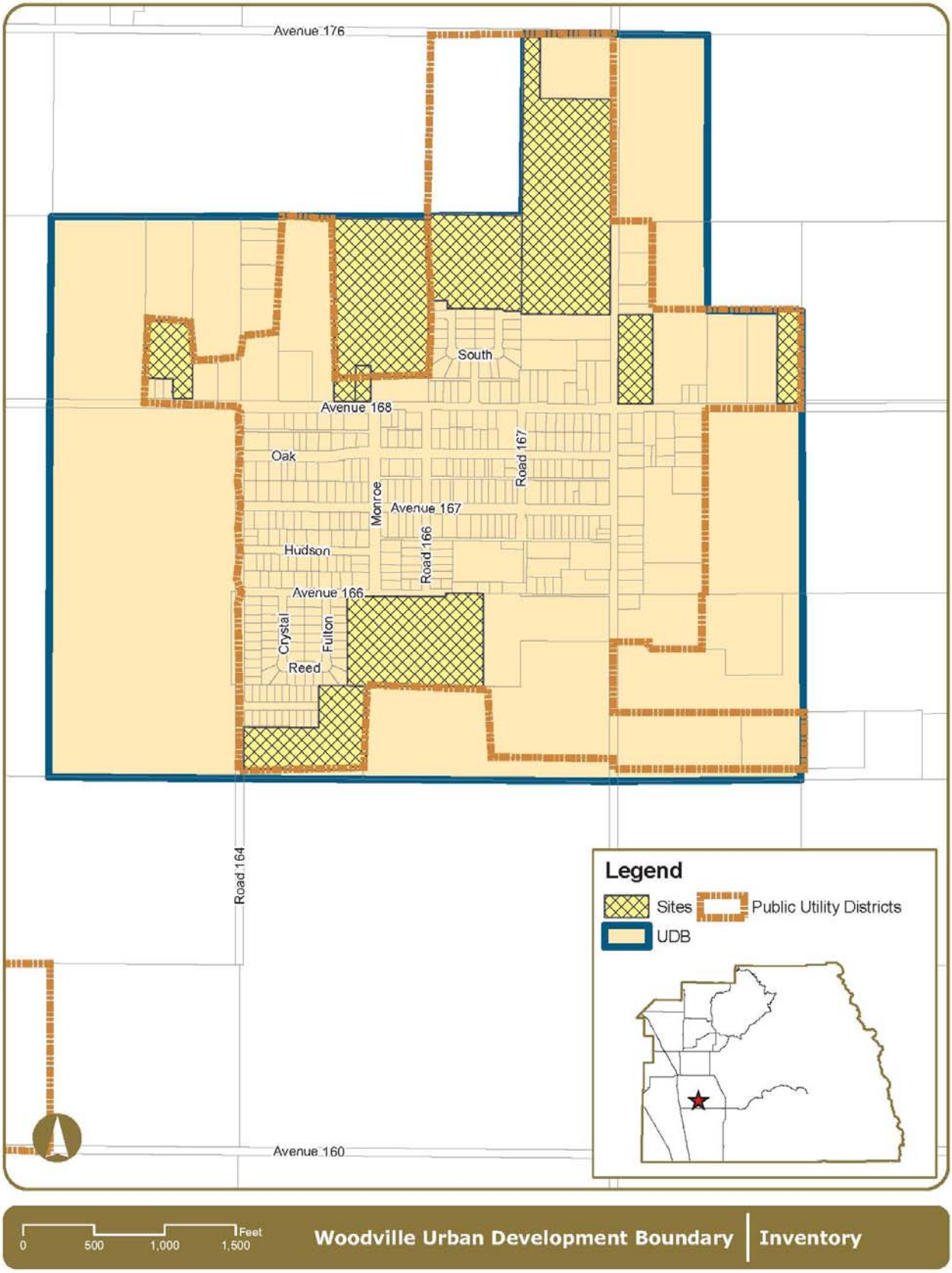
Woodville Site Inventory

Potential lot assembly scenarios illustrated in shaded and non-shaded rows.

Woodville Urban Development Boundary												
APN	Acres	Zone	Zone Density	General Plan	GP Density	Current Use	PUD	Realistic Density	Realistic Capacity	Draft GP	Draft GP Density	Notes
Single Family Parcels												
233-150-019	14.12	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	56	MU	1-30du/ac	
233-030-044	3.61	R-A	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	14	MU	1-30du/ac	
233-060-015	2.65	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	10	MU	1-30du/ac	
233-020-005	9.85	A-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	39	MU	1-30du/ac	
233-020-003	19.13	A-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	77	MU	1-30du/ac	
								Total	196			
Multi-Family Parcels												
233-060-021	3.49	C-1	15-28du/ac	RSC	N/S	Vacant	X	14du/ac	49	MU	1-30du/ac	
233-100-029	0.84	C-1	15-28du/ac	RSC	N/S	Vacant	X	14du/ac	12	MU	1-30du/ac	
233-014-004	0.71	C-1	15-28du/ac	RSC	N/S	Vacant	X	14du/ac	10	MU	1-30du/ac	
								Total	71			
Approved Subdivisions												
233-030-032 233-030-033 233-030-017	18.63	R-1	1-7du/ac	RSC	N/S	Vacant	X	4.938du/ac	92	MU	1-30du/ac	1
233-060-021	8.84	R-1	1-7du/ac	RSC	N/S	Vacant	X	4.072du/ac	36	MU	1-30du/ac	2
233-190-021	8.32	R-1-M	1-7du/ac	RSC	N/S	Vacant	X	4.688du/ac	39	MU	1-30du/ac	3
233-030-050	22.97	R-1	1-7du/ac	RSC	N/S	Vacant	X	3.483du/ac	80	MU	1-30du/ac	4
								Total	247			
									Woodville Site Inventory			514

Woodville notes

1. Tract Map No. 794 approved on September 26, 2007.
2. Tract Map No. 768 approved EOT on June 13, 2007.
3. Tract Map No. 771 approved EOT on March 12, 2008.
4. Tract Map No. 798 approved on June 3, 2008.


Avenue 176
South
Avenue 168
Oak
Road 167
Monroe
Avenue 167
Hudson
Road 166
Avenue 166
Crystal
Fulton
Reed
Road 164
Avenue 160
Legend
Sites
Public Utility Districts
UDB
0
500
1,000
1,500
Feet
Woodville Urban Development Boundary
Inventory

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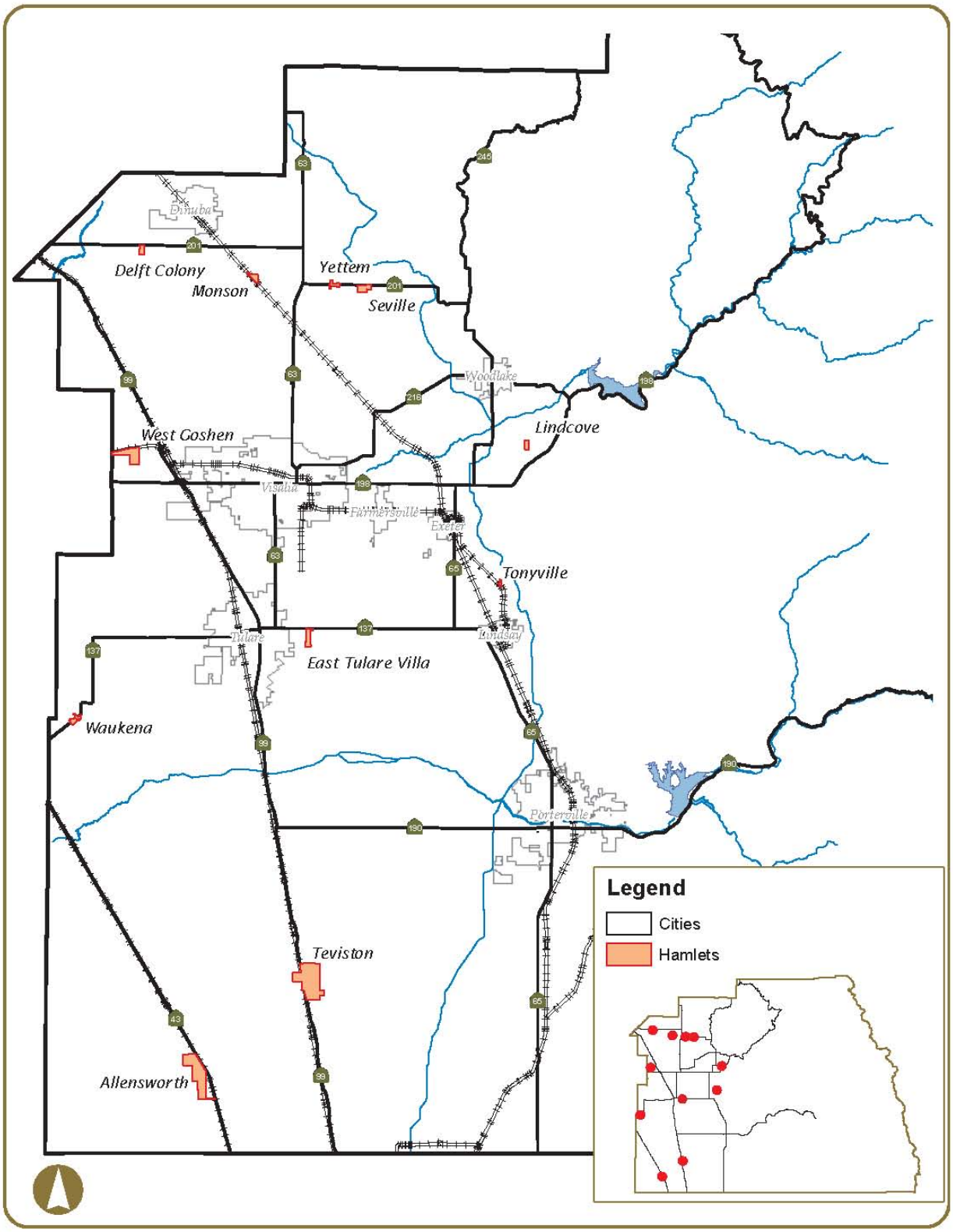


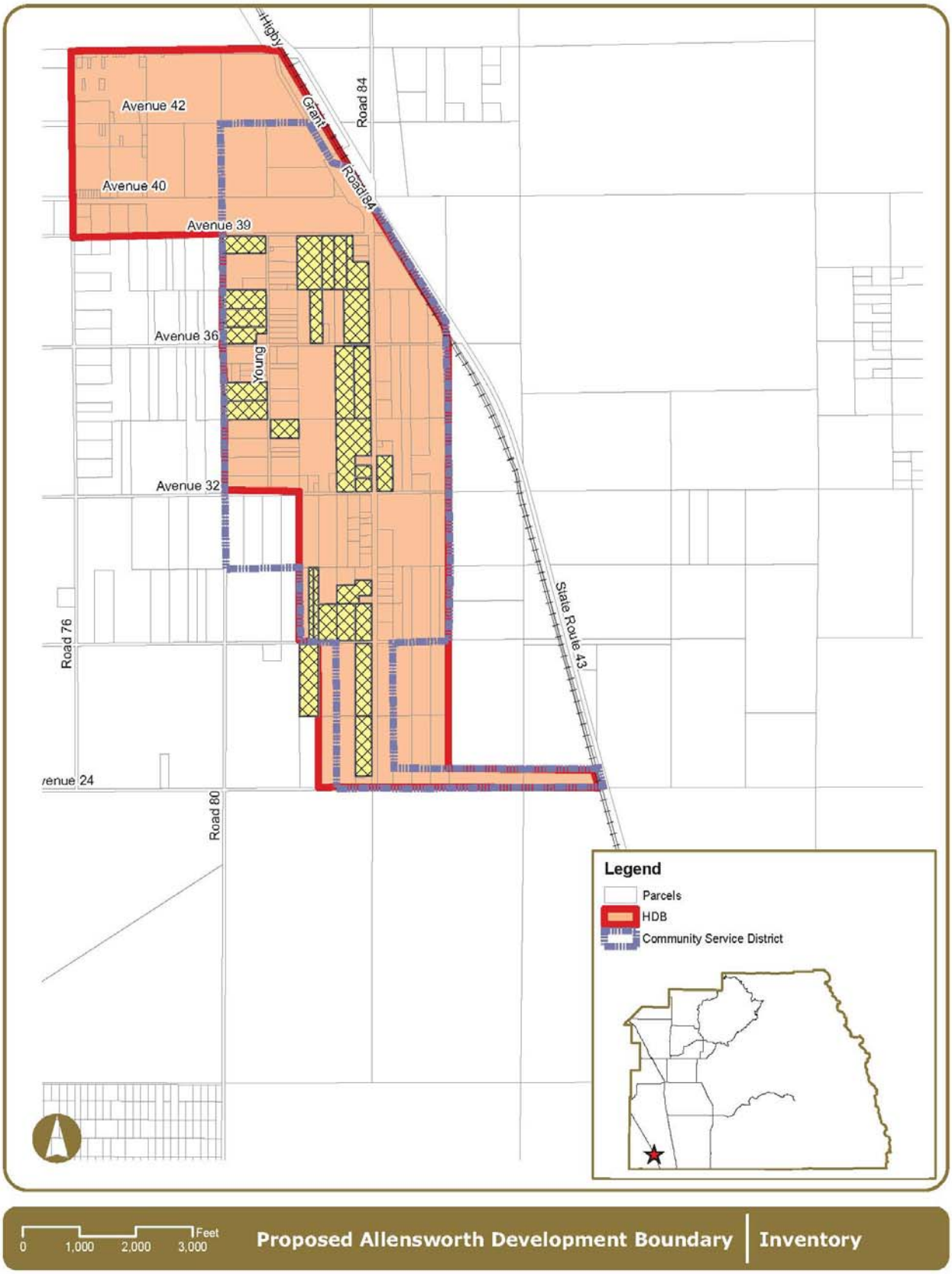
0 3 6 9 12 Miles

Tulare County Proposed Hamlets

Allensworth Site Inventory

Potential lot assembly scenarios illustrated in shaded and non-shaded rows.

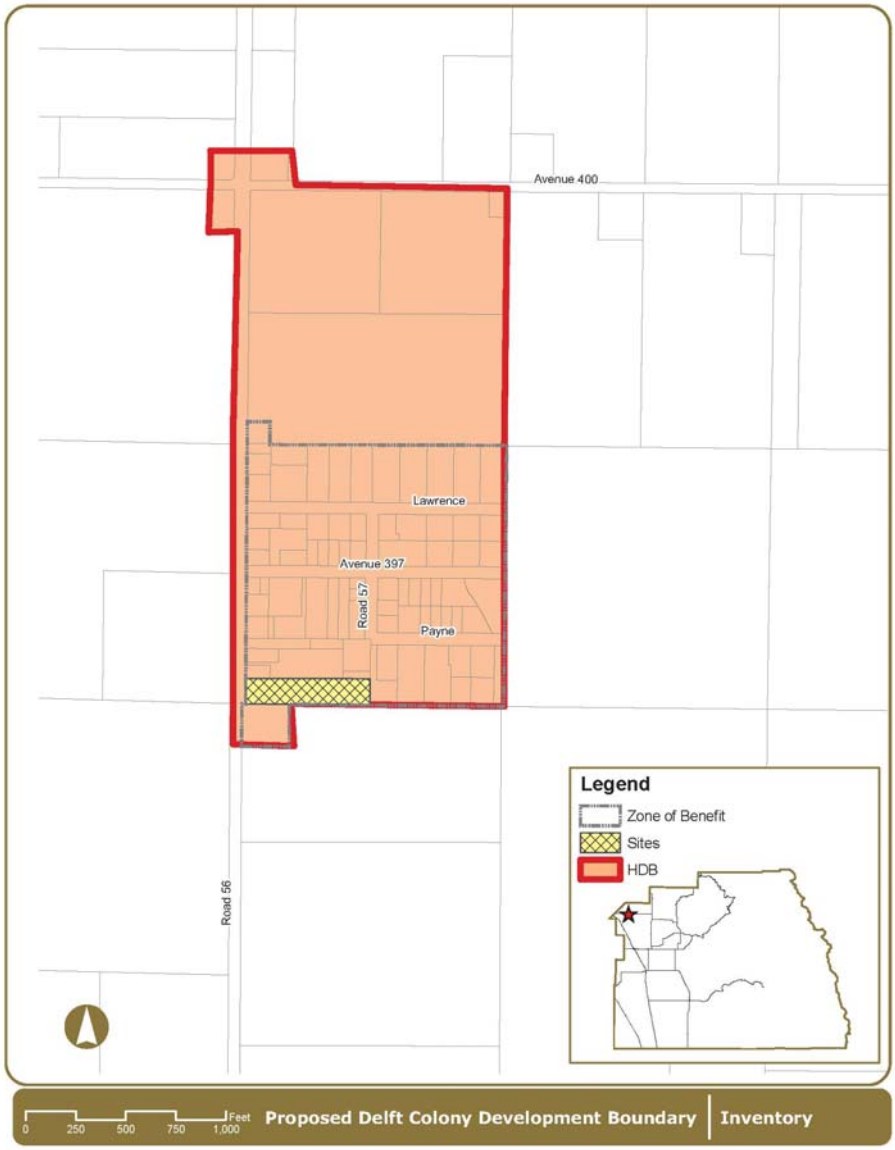
Proposed Allensworth Development Boundary												
APN	Acres	Zone	Zone Density	General Plan	GP Density	Current Use	CSD	Realistic Density	Realistic Capacity	Draft GP	Draft GP Density	Notes
Single Family Parcels												
333-350-023	5.41	R-A-M	1-7du/ac	RVLP	N/S	Vacant	X	4du/ac	22	HMU	1-30du/ac	
333-350-021	5.81	R-A-M	1-7du/ac	RVLP	N/S	Vacant	X	4du/ac	23	HMU	1-30du/ac	
333-350-020	5.75	R-A-M	1-7du/ac	RVLP	N/S	Vacant	X	4du/ac	23	HMU	1-30du/ac	
333-350-019	4.51	R-A-M	1-7du/ac	RVLP	N/S	Vacant	X	4du/ac	18	HMU	1-30du/ac	
333-340-010	5.82	R-A-M	1-7du/ac	RVLP	N/S	Vacant	X	4du/ac	23	HMU	1-30du/ac	
333-340-009	5.82	R-A-M	1-7du/ac	RVLP	N/S	Vacant	X	4du/ac	23	HMU	1-30du/ac	
333-350-005	9.67	R-A-M	1-7du/ac	RVLP	N/S	Vacant	X	4du/ac	39	HMU	1-30du/ac	
333-350-006	4.69	R-A-M	1-7du/ac	RVLP	N/S	Vacant	X	4du/ac	19	HMU	1-30du/ac	
333-350-007	4.83	R-A-M	1-7du/ac	RVLP	N/S	Vacant	X	4du/ac	19	HMU	1-30du/ac	
333-350-010	5.62	R-A-M	1-7du/ac	RVLP	N/S	Vacant	X	4du/ac	22	HMU	1-30du/ac	
333-350-014	4.80	R-A-M	1-7du/ac	RVLP	N/S	Vacant	X	4du/ac	19	HMU	1-30du/ac	
333-350-011	9.78	R-A-M	1-7du/ac	RVLP	N/S	Vacant	X	4du/ac	39	HMU	1-30du/ac	
333-340-017	9.84	R-A-M	1-7du/ac	RVLP	N/S	Vacant	X	4du/ac	39	HMU	1-30du/ac	
333-340-018	8.41	R-A-M	1-7du/ac	RVLP	N/S	Vacant	X	4du/ac	34	HMU	1-30du/ac	
333-340-002	14.19	R-A-M	1-7du/ac	RVLP	N/S	Vacant	X	4du/ac	57	HMU	1-30du/ac	
333-340-004	3.86	R-A-M	1-7du/ac	RVLP	N/S	Vacant	X	4du/ac	15	HMU	1-30du/ac	
333-340-043	1.46	R-A-M	1-7du/ac	RVLP	N/S	Vacant	X	4du/ac	6	HMU	1-30du/ac	
333-340-050	1.61	R-A-M	1-7du/ac	RVLP	N/S	Vacant	X	4du/ac	6	HMU	1-30du/ac	
333-340-035	4.05	R-A-M	1-7du/ac	RVLP	N/S	Vacant	X	4du/ac	16	HMU	1-30du/ac	
333-400-004	2.38	R-A-M	1-7du/ac	RVLP	N/S	Vacant	X	4du/ac	10	HMU	1-30du/ac	
333-400-005	2.65	R-A-M	1-7du/ac	RVLP	N/S	Vacant	X	4du/ac	11	HMU	1-30du/ac	
333-400-010	4.52	R-A-M	1-7du/ac	RVLP	N/S	Vacant	X	4du/ac	18	HMU	1-30du/ac	
333-400-007	4.89	R-A-M	1-7du/ac	RVLP	N/S	Vacant	X	4du/ac	20	HMU	1-30du/ac	
333-400-009	4.89	R-A-M	1-7du/ac	RVLP	N/S	Vacant	X	4du/ac	20	HMU	1-30du/ac	
333-400-013	4.37	R-A-M	1-7du/ac	RVLP	N/S	Vacant	X	4du/ac	17	HMU	1-30du/ac	
333-430-018	9.80	R-A-M	1-7du/ac	RVLP	N/S	Vacant	X	4du/ac	39	HMU	1-30du/ac	
333-430-006	8.53	R-A-M	1-7du/ac	RVLP	N/S	Vacant	X	4du/ac	34	HMU	1-30du/ac	
333-430-021	7.14	R-A-M	1-7du/ac	RVLP	N/S	Vacant	X	4du/ac	29	HMU	1-30du/ac	
								Total	660			
										Allensworth Site Inventory		660


Avenue 42
Avenue 40
Avenue 39
Avenue 36
Avenue 32
Road 84
Grant
Road 84
Young
Road 76
Road 80
State Route 43
Legend
Parcels
HDB
Community Service District
0
1,000
2,000
3,000
Feet
Proposed Allensworth Development Boundary
Inventory

Delft Colony Site Inventory

Potential lot assembly scenarios illustrated in shaded and non-shaded rows.

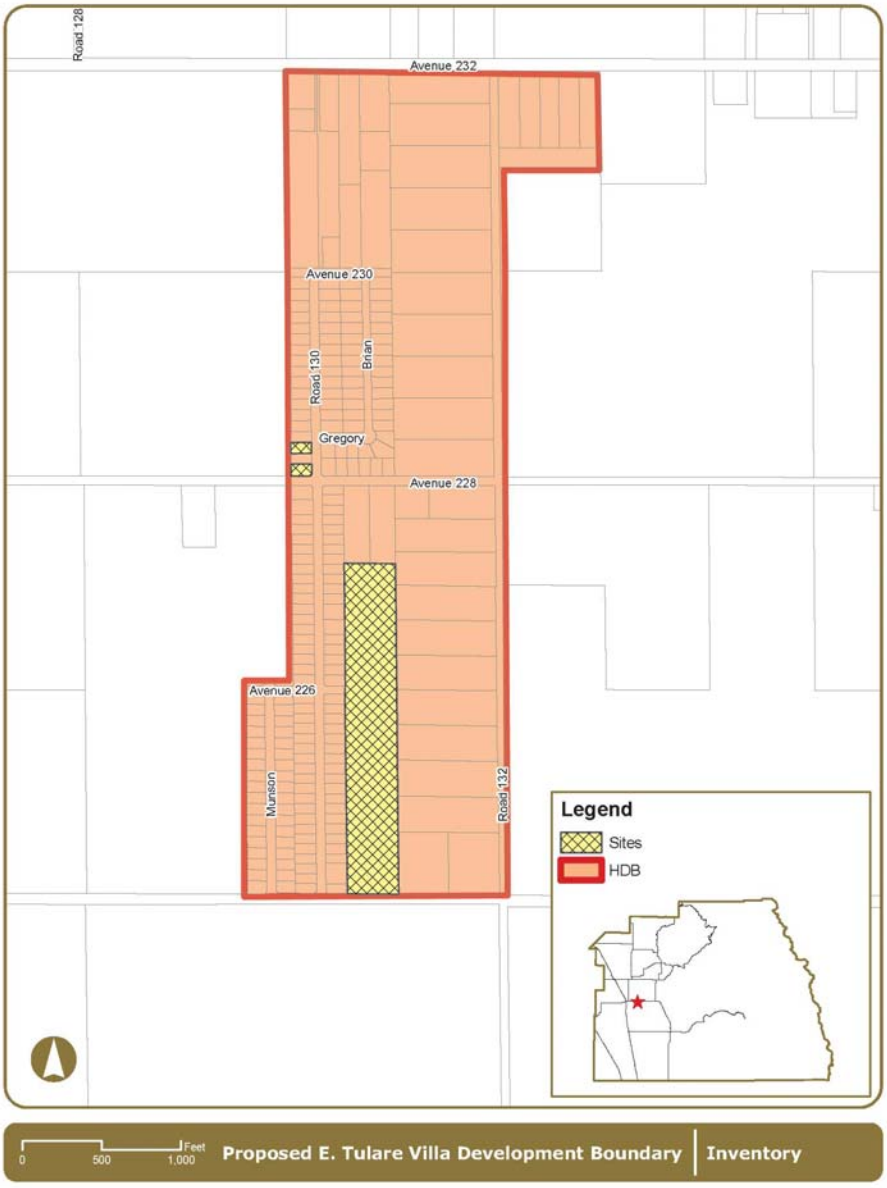
Proposed Delft Colony Development Boundary												
APN	Acres	Zone	Zone Density	General Plan	GP Density	Current Use	ZOB	Realistic Density	Realistic Capacity	Draft GP	Draft GP Density	Notes
Single Family Parcels												
029-194-008	1.25	R-A-M	1-7du/ac	RSC	N/S	Vacant	ADJ	4du/ac	5	HMU	1-30du/ac	
029-194-021	0.16	R-A-M	1-7du/ac	RSC	N/S	Vacant	ADJ	4du/ac	1	HMU	1-30du/ac	
029-194-020	0.16	R-A-M	1-7du/ac	RSC	N/S	Vacant	ADJ	4du/ac	1	HMU	1-30du/ac	
029-194-014	0.39	R-A-M	1-7du/ac	RSC	N/S	Vacant	ADJ	4du/ac	1	HMU	1-30du/ac	
								Total	8			
											Delft Colony Site Inventory	8



East Tulare Villa Site Inventory

Potential lot assembly scenarios illustrated in shaded and non-shaded rows.

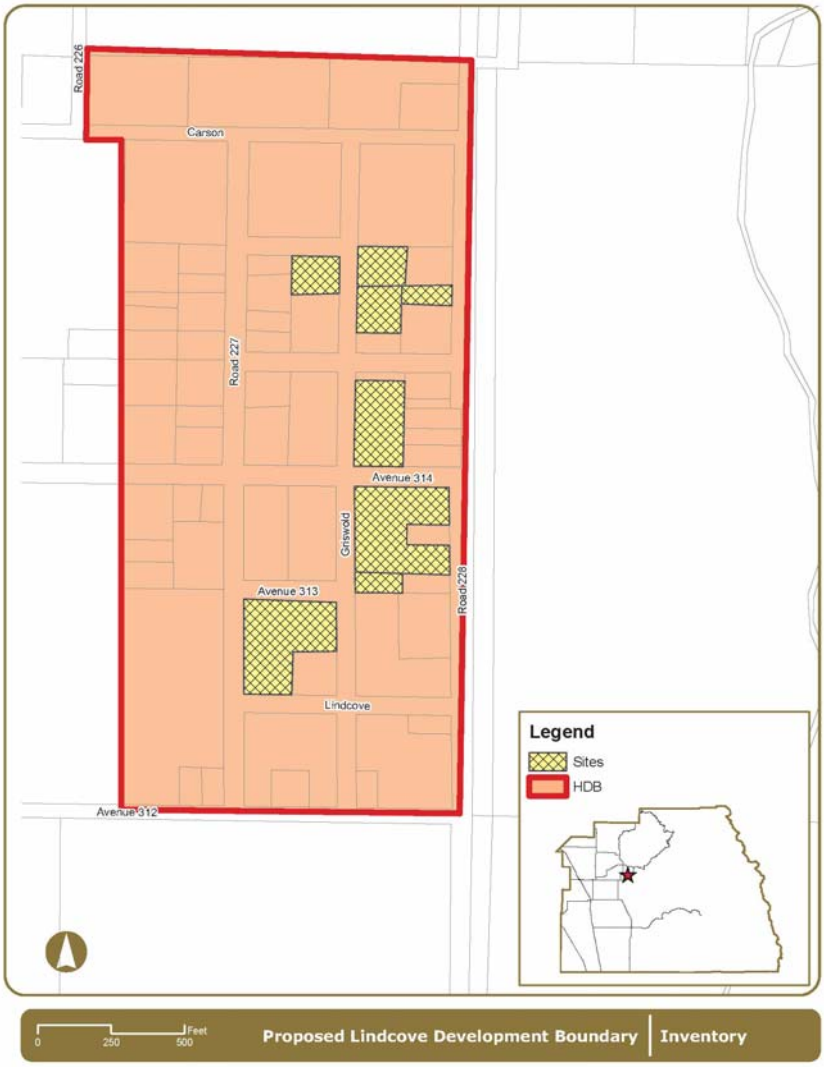
Proposed East Tulare Villa Development Boundary												
APN	Acres	Zone	Zone Density	General Plan	GP Density	Current Use	ZOB	Realistic Density	Realistic Capacity	Draft GP	Draft GP Density	Notes
Single Family Parcels												
184-133-018	0.23	R-1	1-7du/ac	RVLP	N/S	Vacant	ADJ	4du/ac	1	HMU	1-30du/ac	
184-133-018	0.20	R-1	1-7du/ac	RVLP	N/S	Vacant	ADJ	4du/ac	1	HMU	1-30du/ac	
184-133-016	0.21	R-1	1-7du/ac	RVLP	N/S	Vacant	ADJ	4du/ac	1	HMU	1-30du/ac	
184-140-015	15.59	R-A	1-7du/ac	RVLP	N/S	UU	ADJ	4du/ac	62	HMU	1-30du/ac	
								Total	65			
East Tulare Villa Site Inventory												65



Lindcove Site Inventory

Potential lot assembly scenarios illustrated in shaded and non-shaded rows.

Proposed Lindcove Development Boundary												
APN	Acres	Zone	Zone Density	General Plan	GP Density	Current Use		Realistic Density	Realistic Capacity	Draft GP	Draft GP Density	Notes
Single Family Parcels												
113-310-016	1.83	A-1	2du/lot	RVLP	N/S	Vacant		2du/lot	2	HMU	1-30du/ac	
113-310-019	1.96	A-1	2du/lot	RVLP	N/S	Vacant		2du/lot	2	HMU	1-30du/ac	
113-310-021	0.25	A-1	2du/lot	RVLP	N/S	Vacant		2du/lot	2	HMU	1-30du/ac	
113-320-035	1.14	A-1	2du/lot	RVLP	N/S	Vacant		2du/lot	2	HMU	1-30du/ac	
113-320-028	0.49	A-1	2du/lot	RVLP	N/S	Vacant		2du/lot	2	HMU	1-30du/ac	
113-320-046	0.52	A-1	2du/lot	RVLP	N/S	Vacant		2du/lot	2	HMU	1-30du/ac	
113-320-060	0.56	A-1	2du/lot	RVLP	N/S	Vacant		2du/lot	2	HMU	1-30du/ac	
113-320-061	0.26	A-1	2du/lot	RVLP	N/S	Vacant		2du/lot	2	HMU	1-30du/ac	
								Total	16			
											Lindcove Site Inventory	16

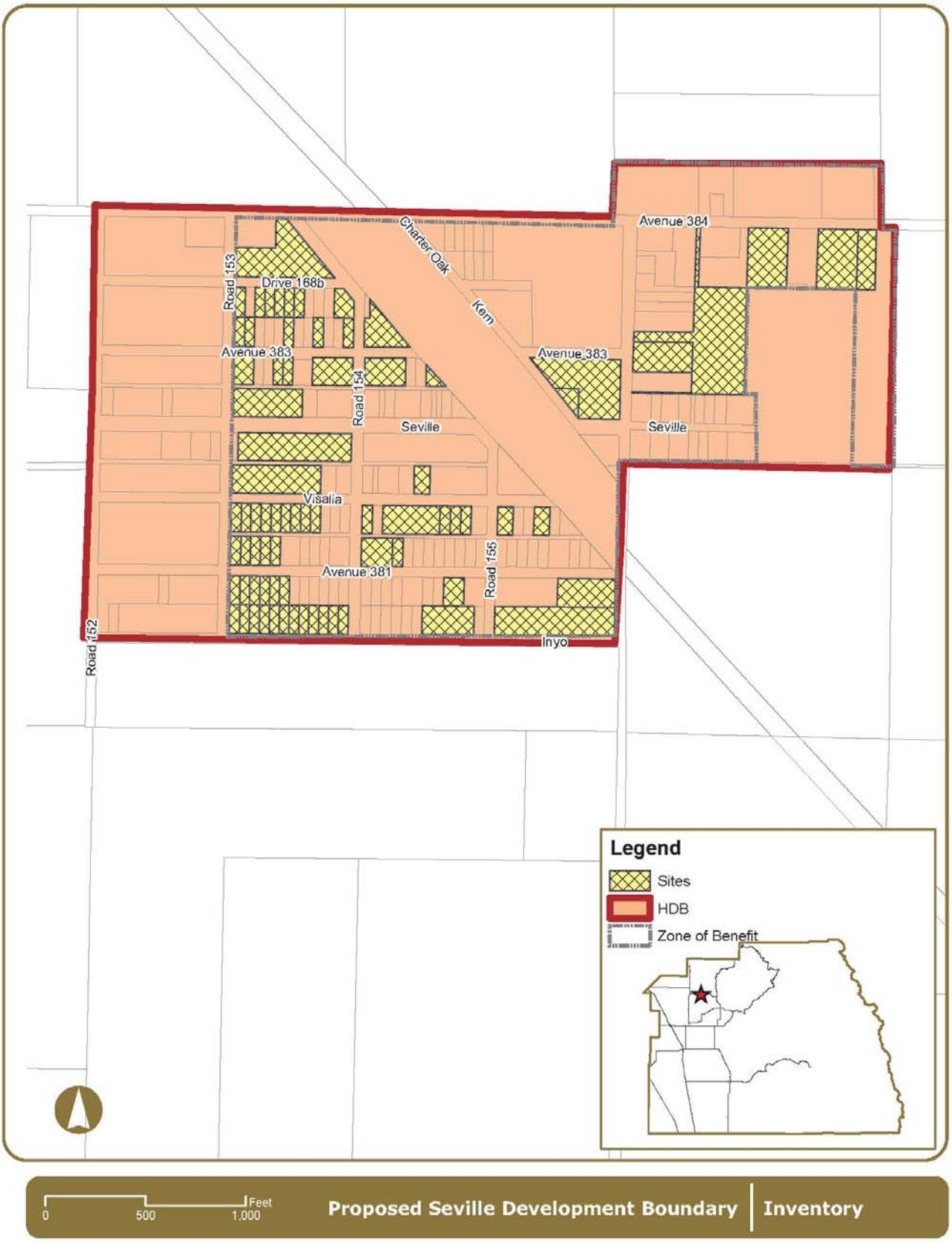


Seville Site Inventory

Potential individual lot assembly scenarios illustrated in shaded and non-shaded rows.

Proposed Seville Development Boundary												
APN	Acres	Zone	Zone Density	General Plan	GP Density	Current Use	ZOB	Realistic Density	Realistic Capacity	Draft GP	Draft GP Density	Notes
Single Family Parcels												
050-052-002	1.83	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	7	HMU	1-30du/ac	
050-053-015	0.17	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-053-013	0.17	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-053-012	0.16	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-053-011	0.17	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-053-010	0.16	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-053-009	0.17	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-053-005	0.29	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-053-016	0.17	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-053-017	0.16	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-053-021	0.16	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-053-022	0.17	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-053-024	0.17	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-192-001	0.31	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-192-004	0.15	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-192-005	0.16	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-192-007	0.64	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	2	HMU	1-30du/ac	
050-192-010	1.11	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	4	HMU	1-30du/ac	
050-063-003	0.64	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	2	HMU	1-30du/ac	
050-161-001	0.65	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	2	HMU	1-30du/ac	
050-161-003	0.12	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-162-003	2.05	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	8	HMU	1-30du/ac	
050-162-002	0.20	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-193-002	1.81	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	7	HMU	1-30du/ac	
050-193-004	1.44	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	5	HMU	1-30du/ac	
050-165-003	0.25	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-182-027	0.17	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-182-026	0.16	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-182-025	0.17	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-182-024	0.17	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-182-023	0.16	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-182-022	0.16	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-182-021	0.17	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-182-020	0.16	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-182-019	0.17	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-182-013	0.17	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-182-012	0.16	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-182-011	0.16	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-182-010	0.16	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-182-009	0.17	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-171-001	0.17	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-171-003	0.93	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	3	HMU	1-30du/ac	
050-171-004	0.17	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-171-005	0.17	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-171-006	0.17	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-172-001	0.25	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-172-025	0.25	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-172-005	0.25	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-171-015	0.17	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-171-018	0.50	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	2	HMU	1-30du/ac	
050-173-004	0.94	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	3	HMU	1-30du/ac	
050-173-005	1.95	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	7	HMU	1-30du/ac	
050-174-009	0.85	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	3	HMU	1-30du/ac	
050-174-006	0.33	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-183-017	0.17	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	

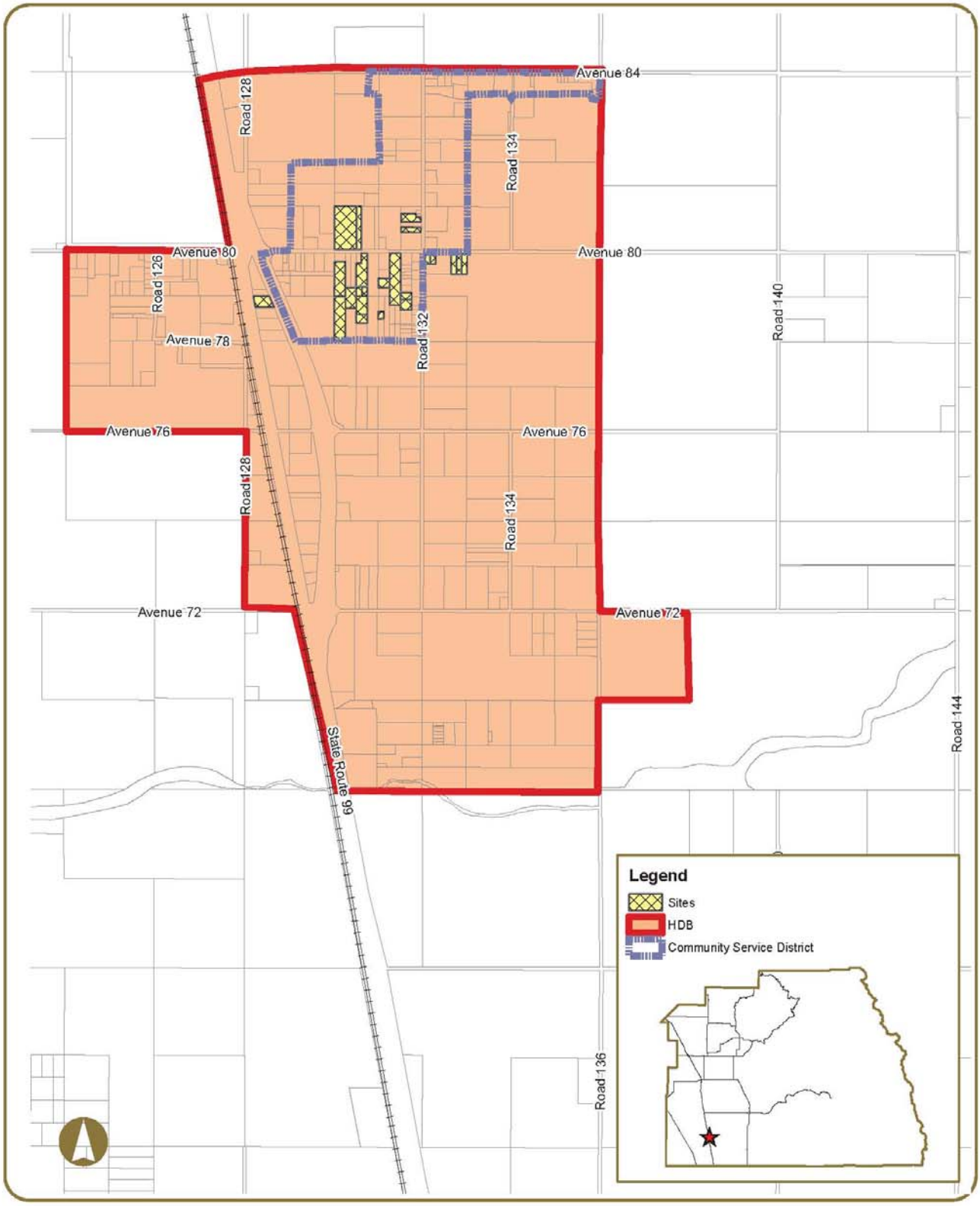
Proposed Seville Development Boundary												
APN	Acres	Zone	Zone Density	General Plan	GP Density	Current Use	ZOB	Realistic Density	Realistic Capacity	Draft GP	Draft GP Density	Notes
050-183-016	0.16	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-183-015	0.16	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-183-014	0.16	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-183-013	0.16	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-183-012	0.16	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-183-028	0.16	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-183-027	0.16	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-183-026	0.16	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-183-025	0.16	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-183-006	0.16	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-183-024	0.16	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-183-023	0.16	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-183-022	0.16	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-183-021	0.16	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-183-020	0.16	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-183-019	0.16	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-183-018	0.16	R-1	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
050-070-003	3.70	R-A	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	14	HMU	1-30du/ac	
050-070-020	1.02	R-A	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	4	HMU	1-30du/ac	
050-080-003	1.37	R-A	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	5	HMU	1-30du/ac	
050-080-011	0.63	R-A	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	2	HMU	1-30du/ac	
050-080-006	1.37	R-A	1-7du/ac	RSC	N/S	Vacant	X	4du/ac	5	HMU	1-30du/ac	
								Total	144			
											Seville Site Inventory	144


Charter Oak
Kern
Avenue 384
Road 153
Drive 168b
Avenue 383
Avenue 383
Road 154
Seville
Seville
Visalia
Avenue 381
Road 155
Road 152
Inyo
Legend
Sites
HDB
Zone of Benefit
0
500
1,000
Feet
Proposed Seville Development Boundary
Inventory

Teviston Site Inventory

Potential lot assembly scenarios illustrated in shaded and non-shaded rows.

Proposed Teviston Development Boundary												
APN	Acres	Zone	Zone Density	General Plan	GP Density	Current Use	CSD	Realistic Density	Realistic Capacity	Draft GP	Draft GP Density	Notes
Single Family Parcels												
316-220-006	4.74	A-1	2du/lot	RVLP	N/S	Vacant	X	2du/lot	2	HMU	1-30du/ac	
316-220-005	1.03	A-1	2du/lot	RVLP	N/S	Vacant	X	2du/lot	2	HMU	1-30du/ac	
316-220-012	0.49	A-1	2du/lot	RVLP	N/S	Vacant	X	2du/lot	2	HMU	1-30du/ac	
316-220-010	0.75	A-1	2du/lot	RVLP	N/S	Vacant	X	2du/lot	2	HMU	1-30du/ac	
316-060-011	0.49	A-1	2du/lot	RVLP	N/S	Vacant	X	2du/lot	2	HMU	1-30du/ac	
316-060-013	2.88	A-1	2du/lot	RVLP	N/S	Vacant	X	2du/lot	2	HMU	1-30du/ac	
316-060-034	0.40	A-1	2du/lot	RVLP	N/S	Vacant	X	2du/lot	2	HMU	1-30du/ac	
316-050-031	0.56	A-1	2du/lot	RVLP	N/S	Vacant	X	2du/lot	2	HMU	1-30du/ac	
316-060-005	1.60	A-1	2du/lot	RVLP	N/S	Vacant	X	2du/lot	2	HMU	1-30du/ac	
316-060-006	0.25	A-1	2du/lot	RVLP	N/S	Vacant	X	2du/lot	2	HMU	1-30du/ac	
316-060-007	0.25	A-1	2du/lot	RVLP	N/S	Vacant	X	2du/lot	2	HMU	1-30du/ac	
316-050-006	0.99	A-1	2du/lot	RVLP	N/S	Vacant	X	2du/lot	2	HMU	1-30du/ac	
316-060-032	1.90	A-1	2du/lot	RVLP	N/S	Vacant	X	2du/lot	2	HMU	1-30du/ac	
316-050-001	2.48	A-1	2du/lot	RVLP	N/S	Vacant	X	2du/lot	2	HMU	1-30du/ac	
316-050-048	1.09	A-1	2du/lot	RVLP	N/S	Vacant	X	2du/lot	2	HMU	1-30du/ac	
316-050-009	0.19	A-1	2du/lot	RVLP	N/S	Vacant	X	2du/lot	2	HMU	1-30du/ac	
316-050-005	0.48	A-1	2du/lot	RVLP	N/S	Vacant	X	2du/lot	2	HMU	1-30du/ac	
316-030-002	0.96	A-1	2du/lot	RVLP	N/S	Vacant	X	2du/lot	2	HMU	1-30du/ac	
316-230-008	0.55	R-A	1-7du/ac	RVLP	N/S	Vacant	X	4du/ac	2	HMU	1-30du/ac	
316-230-007	0.53	R-A	1-7du/ac	RVLP	N/S	Vacant	X	4du/ac	2	HMU	1-30du/ac	
316-230-006	0.54	R-A	1-7du/ac	RVLP	N/S	Vacant	X	4du/ac	2	HMU	1-30du/ac	
316-220-010	0.75	R-A	1-7du/ac	RVLP	N/S	Vacant	X	4du/ac	3	HMU	1-30du/ac	
316-220-012	0.49	R-A	1-7du/ac	RVLP	N/S	Vacant	X	4du/ac	2	HMU	1-30du/ac	
316-230-001	0.29	R-A	1-7du/ac	RVLP	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
316-230-002	0.29	R-A	1-7du/ac	RVLP	N/S	Vacant	X	4du/ac	1	HMU	1-30du/ac	
								Total	49			
											Teviston Site Inventory	49



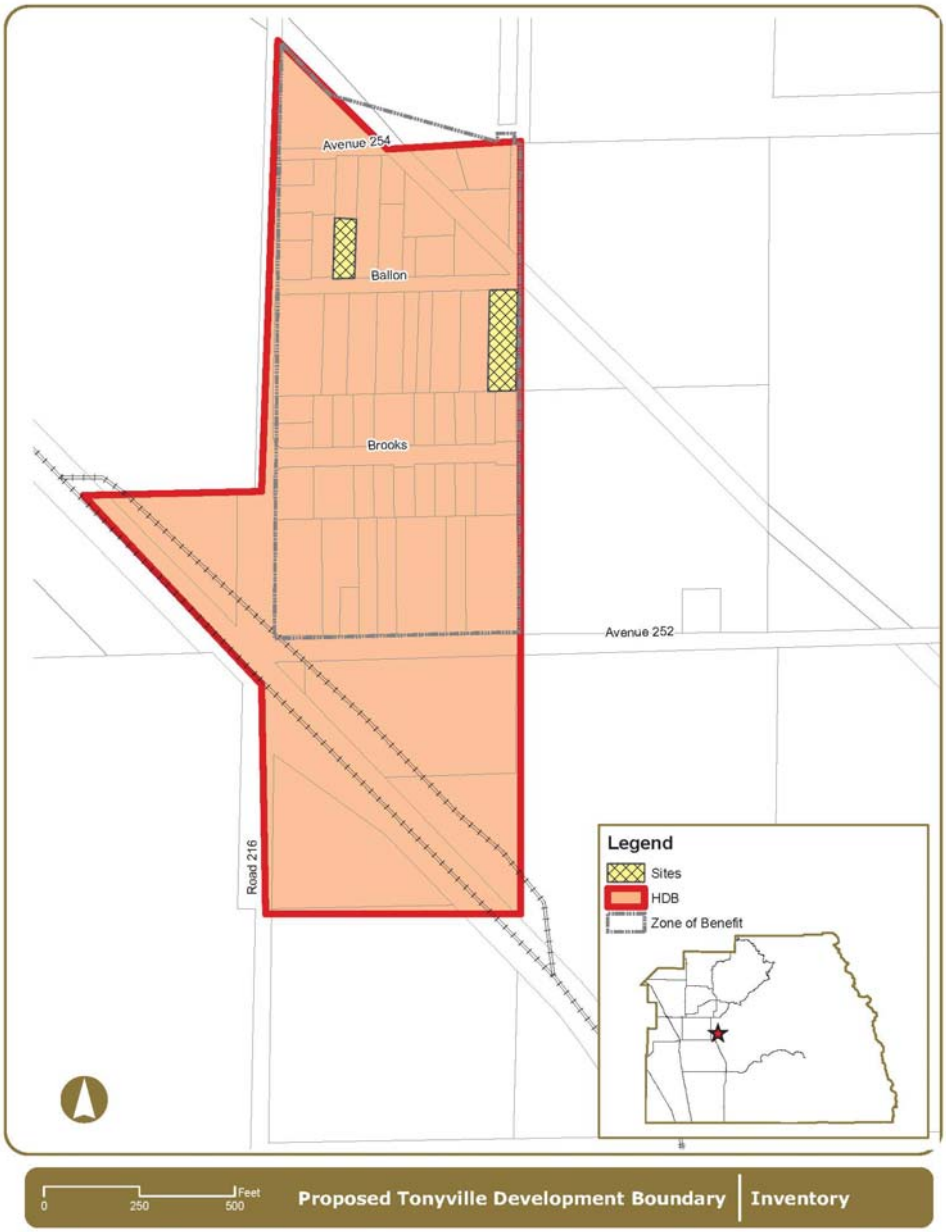
0 1,000 2,000 3,000 Feet

Proposed Teviston Development Boundary | Inventory

Tonyville Site Inventory

Potential individual lot assembly scenarios illustrated in shaded and non-shaded rows.

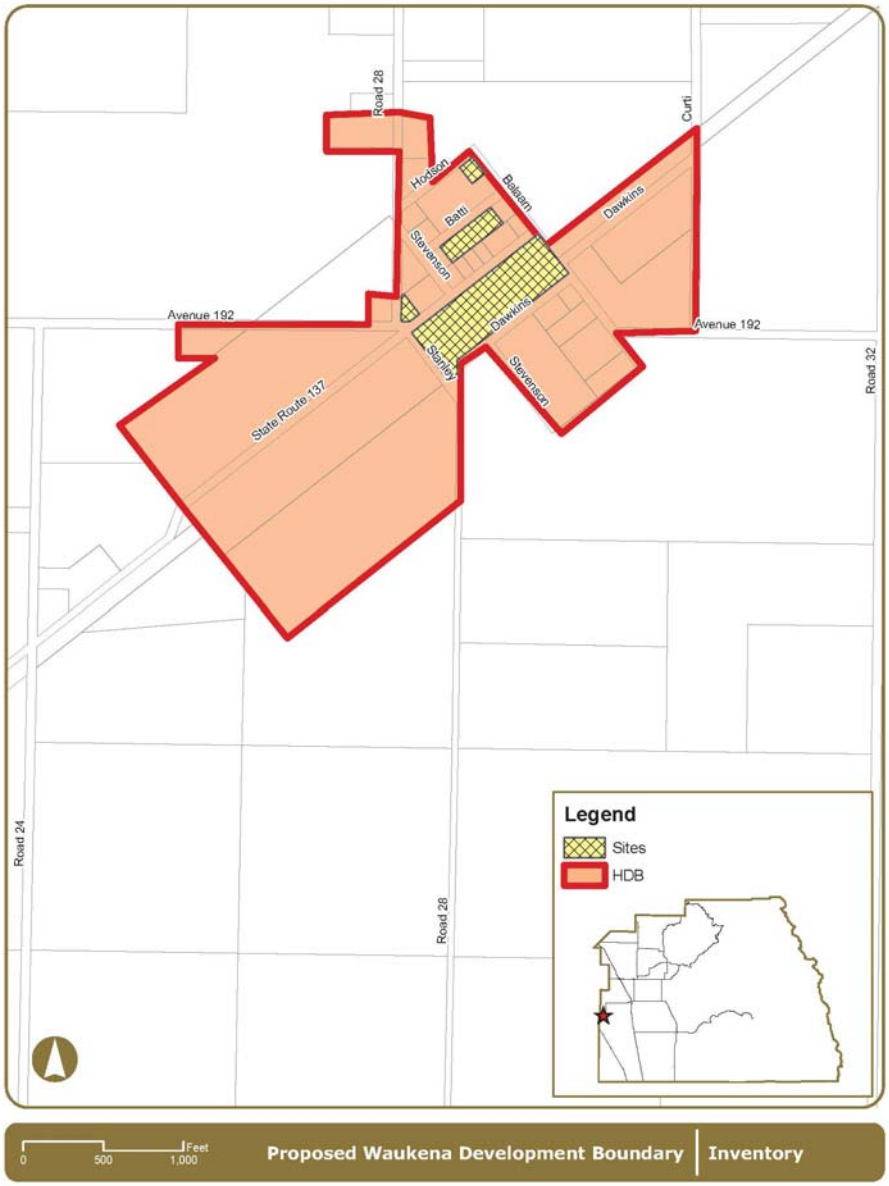
Proposed Tonyville Development Boundary												
APN	Acres	Zone	Zone Density	General Plan	GP Density	Current Use	ZOB	Realistic Density	Realistic Capacity	Draft GP	Draft GP Density	Notes
Single Family Parcels												
142-150-005	4.74	A-1	2du/lot	RVLP	N/S	Vacant	X	2du/lot	2	HMU	1-30du/ac	
142-150-015	1.03	A-1	2du/lot	RVLP	N/S	Vacant	X	2du/lot	2	HMU	1-30du/ac	
								Total	4			
											Tonyville Site Inventory	4



Waukena Site Inventory

Potential individual lot assembly scenarios illustrated in shaded and non-shaded rows.

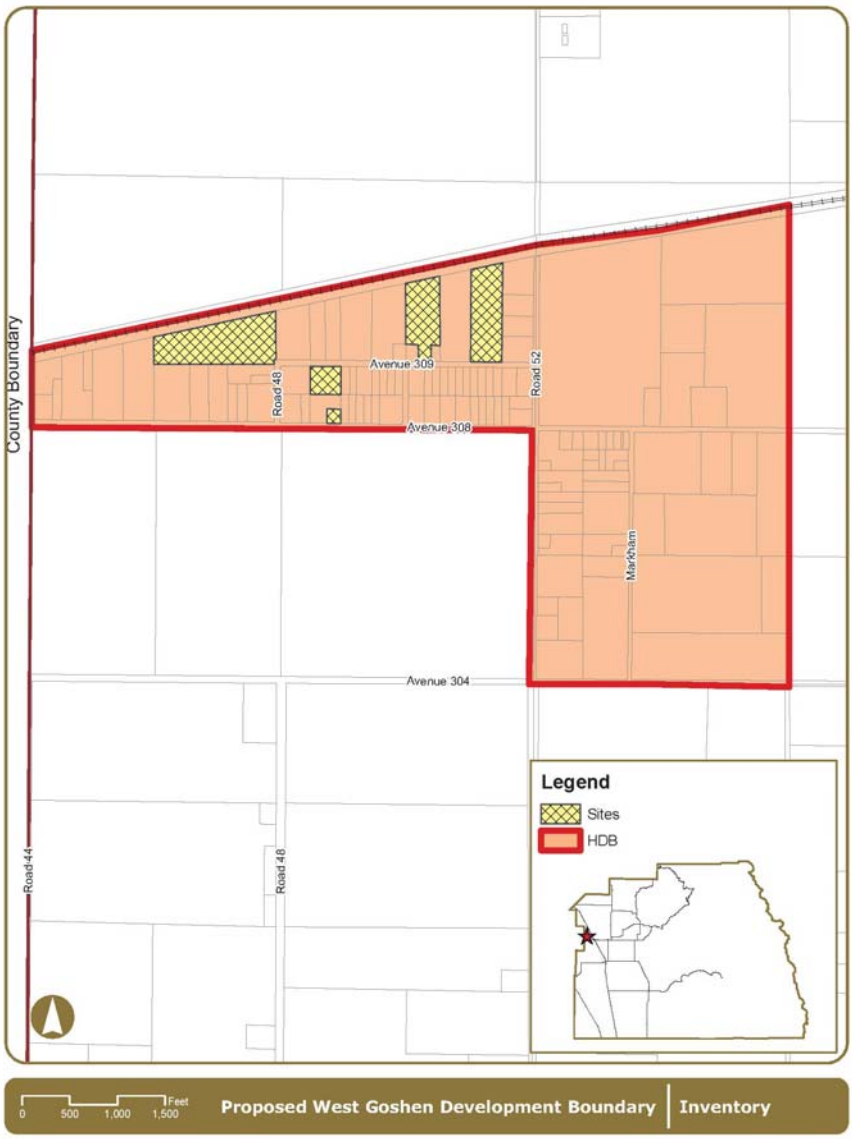
Proposed Waukena Development Boundary												
APN	Acres	Zone	Zone Density	General Plan	GP Density	Current Use	CSD	Realistic Density	Realistic Capacity	Draft GP	Draft GP Density	Notes
Single Family Parcels												
225-070-011	0.27	A-1	2du/lot	RVLP	N/S	Vacant	N	2du/lot	2	HMU	1-30du/ac	
225-060-016	1.17	A-1	2du/lot	RVLP	N/S	Vacant	N	2du/lot	2	HMU	1-30du/ac	
225-060-004	0.29	A-1	2du/lot	RVLP	N/S	Vacant	N	2du/lot	2	HMU	1-30du/ac	
225-050-011	7.25	A-1	2du/lot	RVLP	N/S	Vacant	N	2du/lot	9	HMU	1-30du/ac	
								Total	15			
											Waukena Site Inventory	15



West Goshen Site Inventory

Potential individual lot assembly scenarios illustrated in shaded and non-shaded rows.

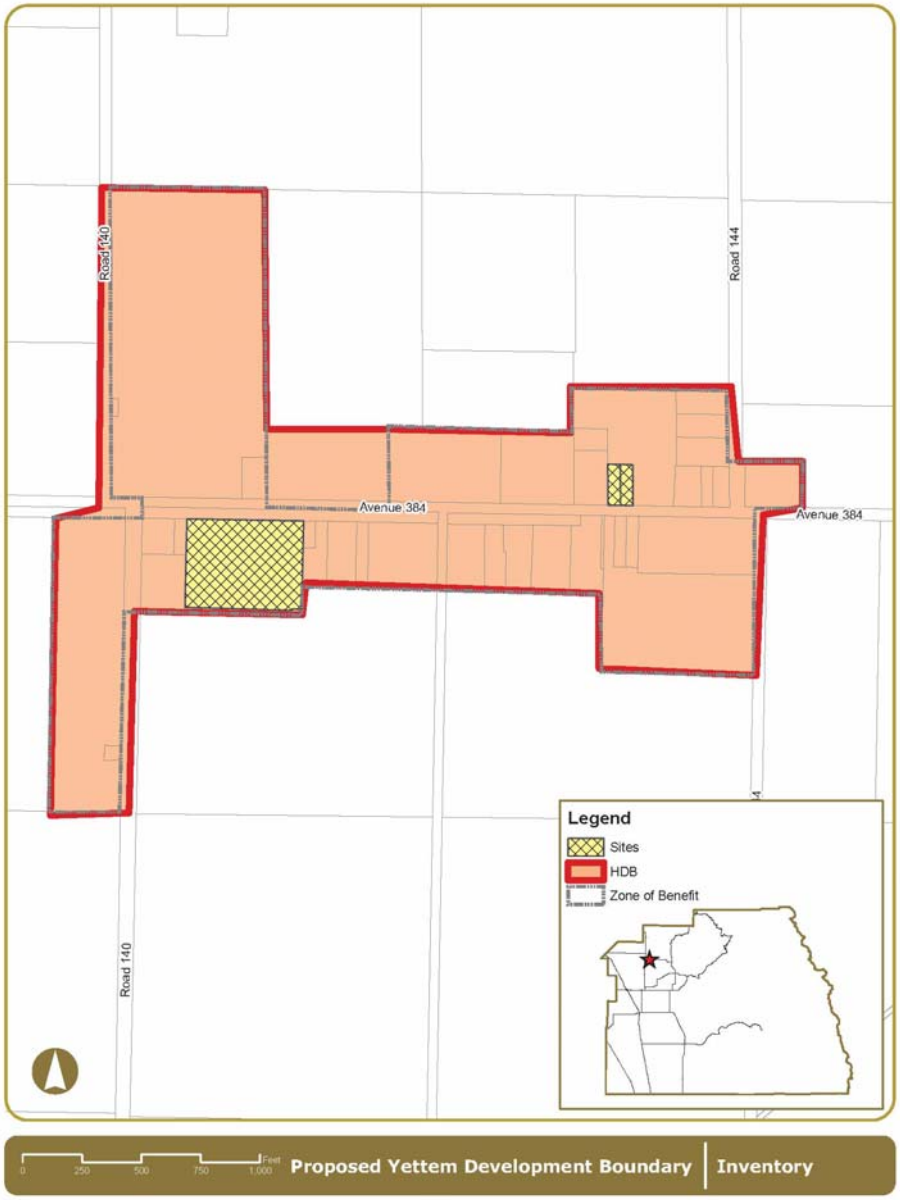
Proposed West Goshen Development Boundary												
APN	Acres	Zone	Zone Density	General Plan	GP Density	Current Use	CSD	Realistic Density	Realistic Capacity	Draft GP	Draft GP Density	Notes
Single Family Parcels												
073-024-015	0.51	A-1	2du/lot	RVLP	N/S	Vacant	N	2du/lot	2	HMU	1-30du/ac	
073-024-002	2.19	A-1	2du/lot	RVLP	N/S	Vacant	N	2du/lot	2	HMU	1-30du/ac	
073-150-008	12.50	A-1	2du/lot	RVLP	N/S	UU	N	2du/lot	2	HMU	1-30du/ac	1
073-022-003	7.66	A-1	2du/lot	RVLP	N/S	UU	N	2du/lot	2	HMU	1-30du/ac	1
073-022-012	6.19	A-1	2du/lot	RVLP	N/S	UU	N	2du/lot	2	HMU	1-30du/ac	1
								Total	10			
West Goshen Site Inventory												10

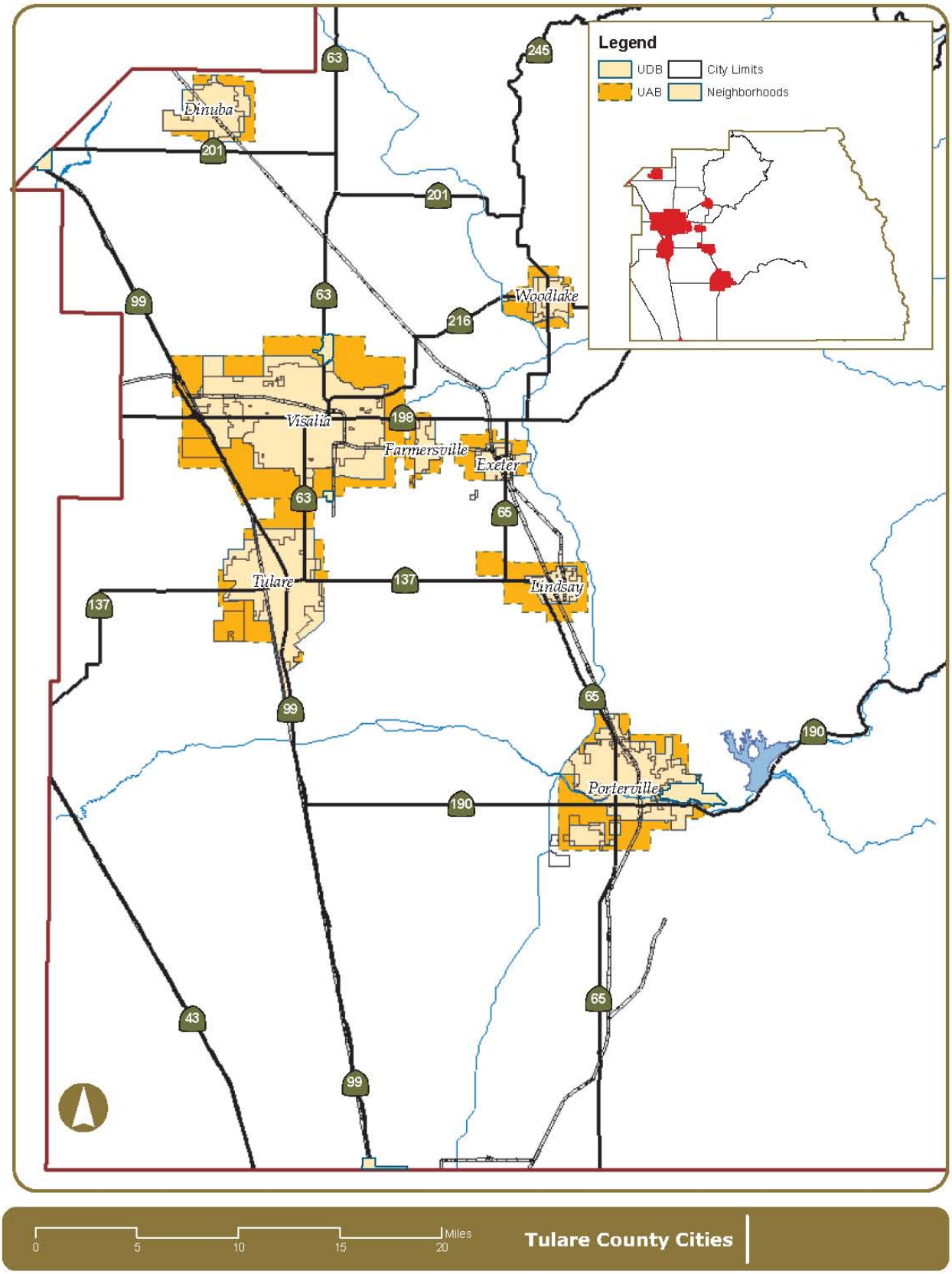


Yettem Site Inventory

Potential individual lot assembly scenarios illustrated in shaded and non-shaded rows.

Proposed Yettem Development Boundary												
APN	Acres	Zone	Zone Density	General Plan	GP Density	Current Use	ZOB	Realistic Density	Realistic Capacity	Draft GP	Draft GP Density	Notes
Single Family Parcels												
035-150-014	0.21	A-1	2du/lot	RVLP	N/S	Vacant	X	2du/lot	2	HMU	1-30du/ac	
035-150-013	0.21	A-1	2du/lot	RVLP	N/S	Vacant	X	2du/lot	2	HMU	1-30du/ac	
050-200-027	4.24	A-1	2du/ac	RVLP	N/S	UU	X	2du/lot	2	HMU	1-30du/ac	
								Total	6			
											Yettem Site Inventory	6





Tulare County Cities

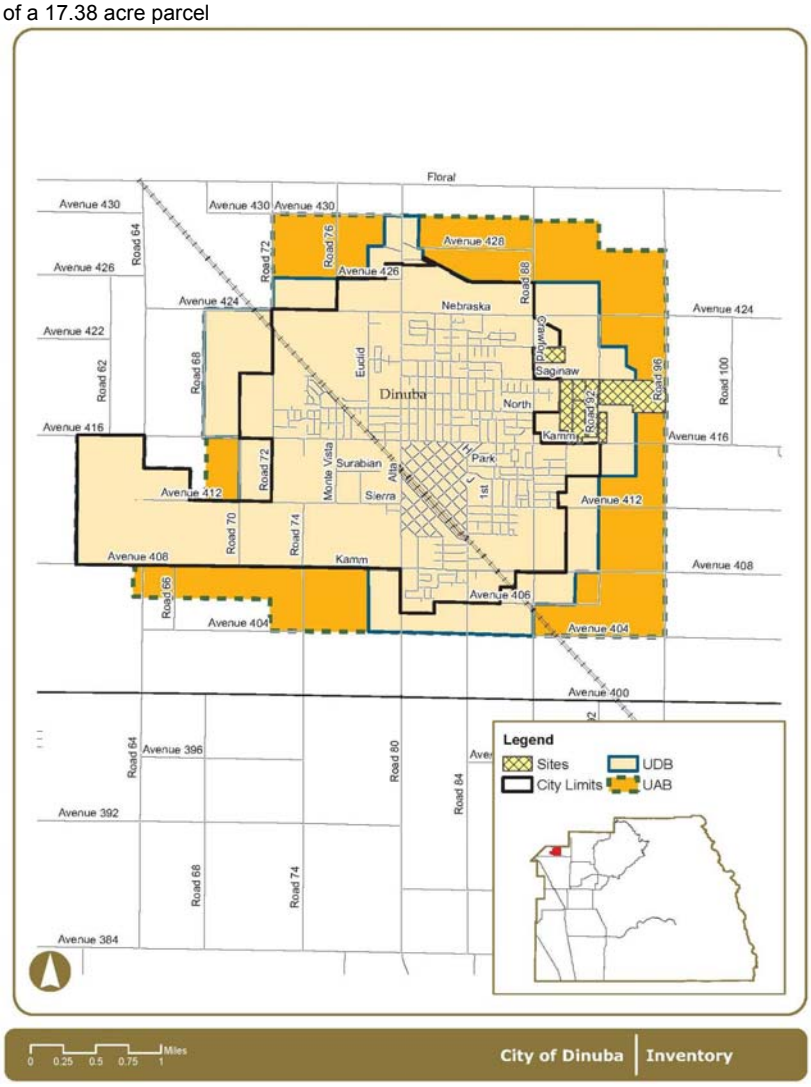
Dinuba UDB Site Inventory

Potential individual lot assembly scenarios illustrated in shaded and non-shaded rows.

Dinuba Urban Development Boundary												
APN	Acres	Zone	Zone Density	General Plan	GP Density	Current Use	CITY	Realistic Density	Realistic Capacity	Draft GP	Draft GP Density	Notes
Single Family Parcels												
013-090-049	27.7	R-A & R-1	1-7du/ac	SUD	N/S	Vacant	ADJ	4du/ac	111	same	same	
013-090-024	19.34	R-A & R-1	1-7du/ac	SUD	N/S	Vacant	ADJ	4du/ac	77	same	same	
013-090-008	10.59	R-A	1-7du/ac	SUD	N/S	Vacant	ADJ	4du/ac	42	same	same	
013-090-010	26.16	R-A & R-1	1-7du/ac	SUD	N/S	Vacant	ADJ	4du/ac	105	same	same	
013-090-055	9.18	R-A	1-7du/ac	SUD	N/S	Vacant	ADJ	4du/ac	37	same	same	
013-090-019	8.58	R-1	1-7du/ac	SUD	N/S	Vacant	ADJ	4du/ac	34	same	same	1
013-080-023	9.5	R-A	1-7du/ac	SUD	N/S	Vacant	ADJ	4du/ac	4	same	same	2
								Total	410			
Dinuba UDB Site Inventory 410												

Dinuba notes

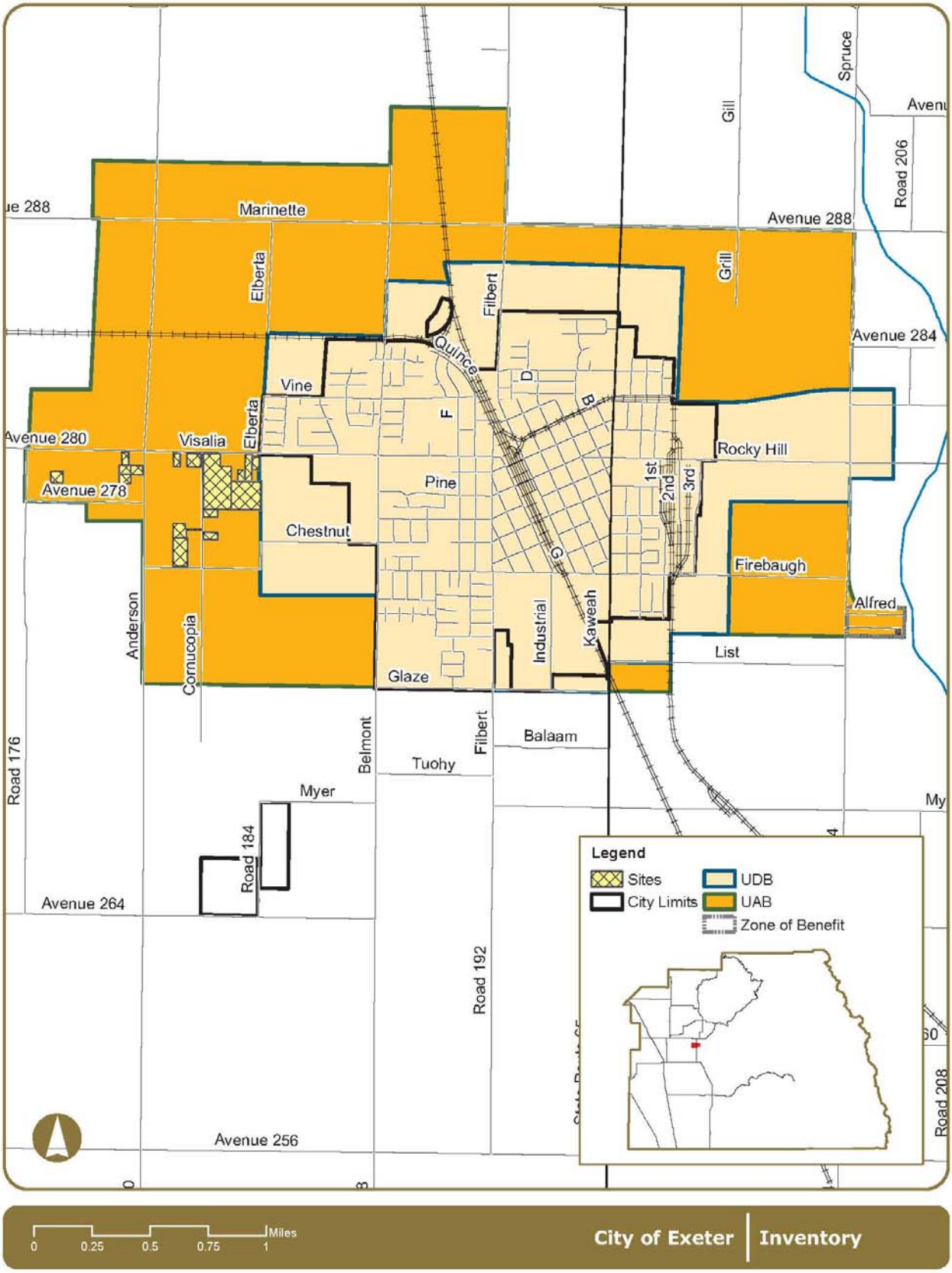
1. An 8.58 portion of a 69.74 acre parcel
2. A 9.5 acre portion of a 17.38 acre parcel



Exeter UDB Site Inventory

Potential individual lot assembly scenarios illustrated in shaded and non-shaded rows.

Exeter Urban Development Boundary												
APN	Acres	Zone	Zone Density	General Plan	GP Density	Current Use	PUD	Realistic Density	Realistic Capacity	Draft GP	Draft GP Density	Notes
Single Family Parcels												
133-020-049	1.73	R-A	1du/ac	RURAL-RES	1du/ac	Vacant		1du/ac	1	same	same	
133-020-081	1.29	R-A	1du/ac	RURAL-RES	1du/ac	Vacant		1du/ac	1	same	same	
133-020-080	1.25	R-A	1du/ac	RURAL-RES	1du/ac	Vacant		1du/ac	1	same	same	
133-020-079	1.32	R-A	1du/ac	RURAL-RES	1du/ac	Vacant		1du/ac	1	same	same	
133-020-083	1.08	R-A	1du/ac	RURAL-RES	1du/ac	Vacant		1du/ac	1	same	same	
133-180-041	1.07	R-A	1du/ac	RURAL-RES	1du/ac	Vacant		1du/ac	1	same	same	
133-180-015	2.21	R-A	1du/ac	RURAL-RES	1du/ac	Vacant		1du/ac	1	same	same	
133-180-038	16.95	R-A	1du/ac	RURAL-RES	1du/ac	Vacant		1du/ac	1	same	same	
133-180-028	9.77	R-A	1du/ac	RURAL-RES	1du/ac	Vacant		1du/ac	1	same	same	
133-160-040	1.28	R-A	1du/ac	RURAL-RES	1du/ac	Vacant		1du/ac	1	same	same	
133-160-037	1.30	R-A	1du/ac	RURAL-RES	1du/ac	Vacant		1du/ac	1	same	same	
133-160-046	2.41	R-A	1du/ac	RURAL-RES	1du/ac	Vacant		1du/ac	1	same	same	
133-160-014	4.80	R-A	1du/ac	RURAL-RES	1du/ac	Vacant		1du/ac	1	same	same	
133-180-025	1.01	R-A	1du/ac	RURAL-RES	1du/ac	Vacant		1du/ac	1	same	same	
133-180-026	2.23	R-A	1du/ac	RURAL-RES	1du/ac	Vacant		1du/ac	1	same	same	
133-180-035	1.09	R-A	1du/ac	RURAL-RES	1du/ac	Vacant		1du/ac	1	same	same	
								Total	16			
Tooleyville												
136-143-017	0.16	R-A	1-7du/ac	RURAL_RES	N/S	Vacant	X	4du/ac	1	same	same	
136-143-018	0.16	R-A	1-7du/ac	RURAL_RES	N/S	Vacant	X	4du/ac	1	same	same	
								Total	2			
Exeter UDB Site Inventory 18												


Marinette
Avenue 288
Avenue 284
Avenue 280
Avenue 278
Avenue 264
Avenue 256
Road 176
Road 184
Road 192
Road 206
Road 208
Elberta
Filbert
Quince
Vine
Visalia
Pine
Chestnut
Rocky Hill
Firebaugh
Alfred
List
Glaze
Anderson
Cornucopia
Industrial
Kaweah
Belmont
Tuohy
Balaam
Myer
Gill
Spruce
1st
2nd
3rd
Legend
Sites
City Limits
UDB
UAB
Zone of Benefit
0
0.25
0.5
0.75
1
Miles
City of Exeter
Inventory

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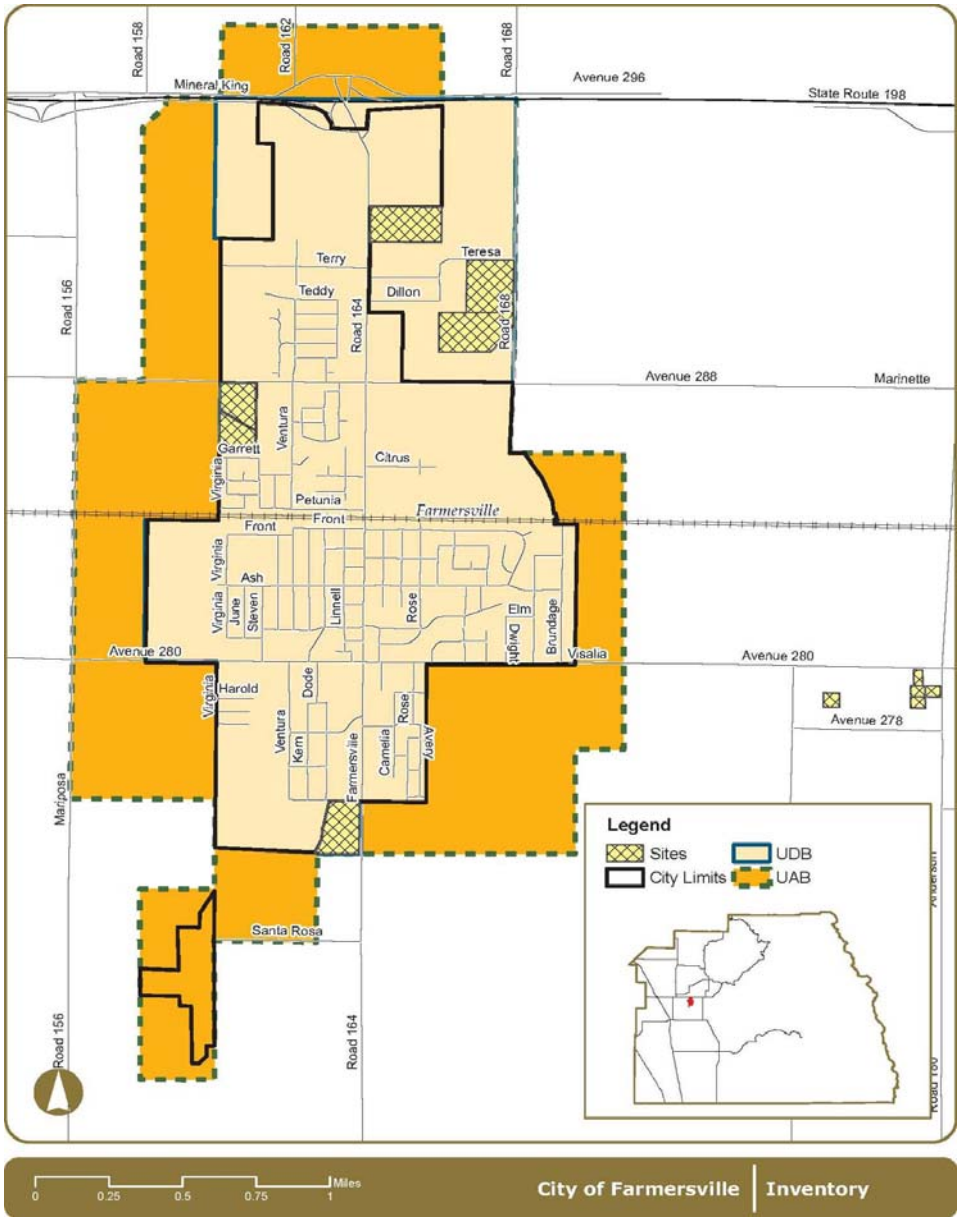
Farmersville UDB Site Inventory

Potential individual lot assembly scenarios illustrated in shaded and non-shaded rows.

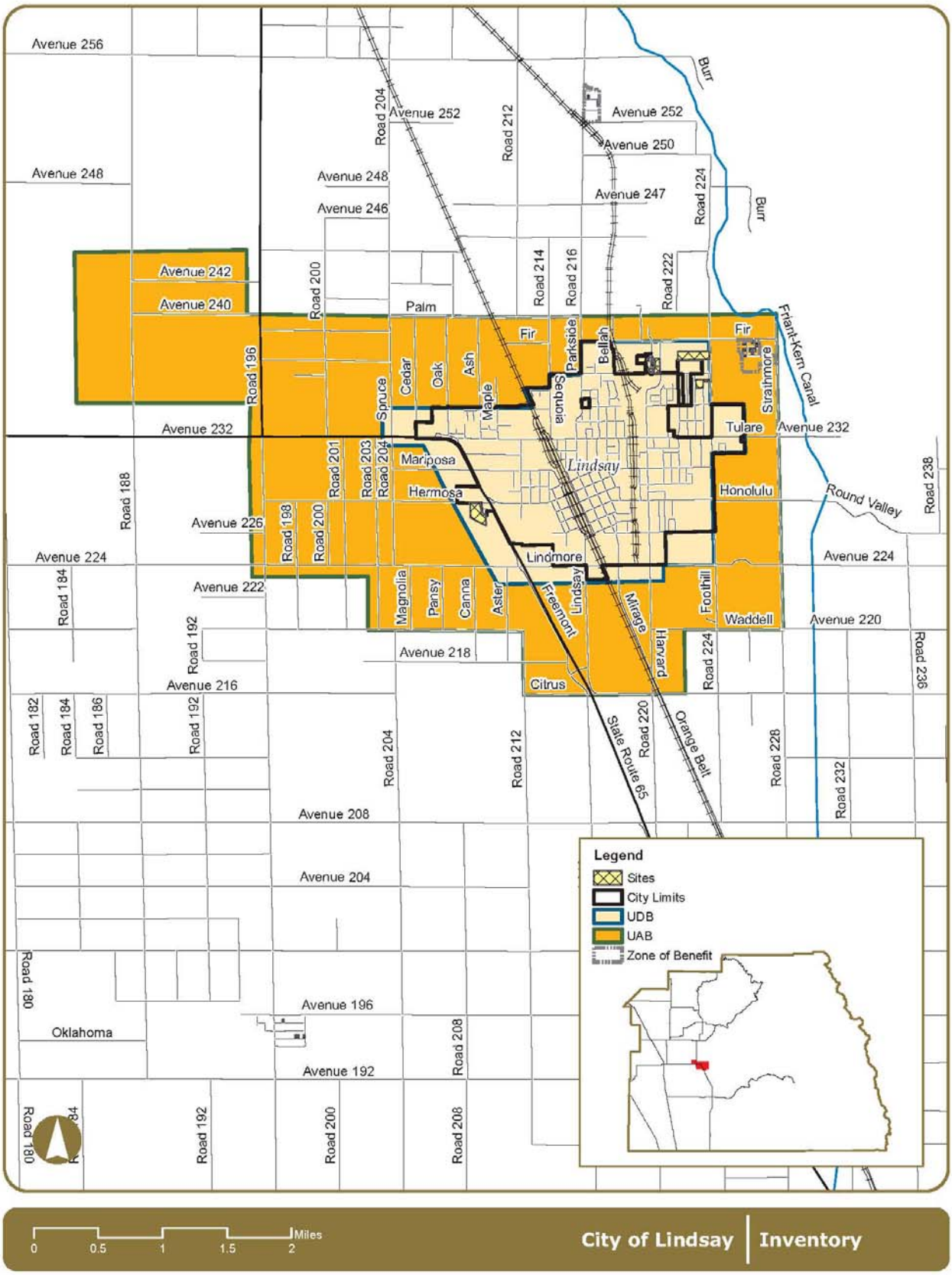
Farmersville Urban Development Boundary												
APN	Acres	Zone	Zone Density	General Plan	GP Density	Current Use	CITY	Realistic Density	Realistic Capacity	Draft GP	Draft GP Density	Notes
Single Family Parcels												
111-190-001	9.58	A-1	1+1du/2.5ac	FAUDB	N/S	Vacant/AG	ADJ	1+1du/2.5ac	4	same	same	
128-030-036	18.19	A-1	1+1du/2.5ac	FAUDB	N/S	Vacant/AG	ADJ	1+1du/2.5ac	8	same	same	
130-030-017	14.43	A-1	1+1du/2.5ac	FAUDB	N/S	Vacant/AG	ADJ	1+1du/2.5ac	6	same	same	
111-210-031	20.39	A-1	1+1du/2.5ac	FAUDB	N/S	Vacant/AG	750'	1+1du/2.5ac	9	same	same	
111-203-024	19.01	A-1	1+1du/2.5ac	FAUDB	N/S	Vacant/AG	1,250'	1+1du/2.5ac	8	same	same	
								Total	35			
Farmersville UDB Site Inventory 35												



Lindsay UDB Site Inventory

Potential individual lot assembly scenarios illustrated in shaded and non-shaded rows.

Lindsay Urban Development Boundary												
APN	Acres	Zone	Zone Density	General Plan	GP Density	Current Use	PUD	Realistic Density	Realistic Capacity	Draft GP	Draft GP Density	Notes
Single Family Parcels												
202-132-010	2.32	R-1	1-7du/ac	LDR	4du/ac	Vacant/AG	ADJ	4du/ac	9	same	same	
202-132-022	0.54	R-1	1-7du/ac	LDR	4du/ac	Vacant	ADJ	4du/ac	2	same	same	
202-010-021	9.95	R-O	1-3.5du/ac	RURAL-RES	2du/ac	Vacant/AG	ADJ	2du/ac	19	same	same	
202-030-010	0.52	R-1	1-7du/ac	LDR	4du/ac	Vacant	ADJ	4du/ac	1	same	same	
202-030-011	0.46	R-1	1-7du/ac	LDR	4du/ac	Vacant	300`	4du/ac	1	same	same	
202-030-021	0.31	R-1	1-7du/ac	LDR	4du/ac	Vacant	300`	4du/ac	1	same	same	
202-030-014	0.28	R-1	1-7du/ac	LDR	4du/ac	Vacant	300`	4du/ac	1	same	same	
202-030-019	0.46	R-1	1-7du/ac	LDR	4du/ac	Vacant	ADJ	4du/ac	1	same	same	
202-030-027	1.51	R-1	1-7du/ac	LDR	4du/ac	Vacant	300`	4du/ac	5	same	same	
202-030-028	1.47	R-1	1-7du/ac	LDR	4du/ac	Vacant	ADJ	4du/ac	5	same	same	
199-210-053	8.88	R-A	1-7du/ac	HC	N/S	Vacant/AG	ADJ	4du/ac	35	same	same	
								Total	80			
El Rancho Tract							ZOB					
202-093-002	0.25	R-A	1-7du/ac	RVLP/AG	N/S	Vacant	X	4du/ac	2	same	same	
202-093-004	0.25	R-A	1-7du/ac	RVLP/AG	N/S	Vacant	X	4du/ac	2	same	same	
202-093-010	0.25	R-A	1-7du/ac	RVLP/AG	N/S	Vacant	X	4du/ac	2	same	same	
202-091-012	0.18	R-A	1-7du/ac	RVLP/AG	N/S	Vacant	X	4du/ac	1	same	same	
202-091-007	0.16	R-A	1-7du/ac	RVLP/AG	N/S	Vacant	X	4du/ac	1	same	same	
202-091-008	0.15	R-A	1-7du/ac	RVLP/AG	N/S	Vacant	X	4du/ac	1	same	same	
202-092-007	0.25	R-A	1-7du/ac	RVLP/AG	N/S	Vacant	X	4du/ac	2	same	same	
202-092-008	0.25	R-A	1-7du/ac	RVLP/AG	N/S	Vacant	X	4du/ac	2	same	same	
202-092-003	0.26	R-A	1-7du/ac	RVLP/AG	N/S	Vacant	X	4du/ac	2	same	same	
202-091-003	0.16	R-A	1-7du/ac	RVLP/AG	N/S	Vacant	X	4du/ac	1	same	same	
								Total	16			
Lindsay UDB Site Inventory 96												


Avenue 256
Avenue 252
Avenue 250
Avenue 248
Avenue 247
Avenue 246
Avenue 242
Avenue 240
Avenue 232
Avenue 226
Avenue 224
Avenue 222
Avenue 220
Avenue 218
Avenue 216
Avenue 208
Avenue 204
Avenue 196
Avenue 192
Road 180
Road 182
Road 184
Road 186
Road 188
Road 192
Road 196
Road 198
Road 200
Road 201
Road 203
Road 204
Road 208
Road 212
Road 214
Road 216
Road 220
Road 222
Road 224
Road 226
Road 228
Road 232
Road 236
Road 238
Palm
Fir
Parkside
Bellah
Sequoia
Cedar
Oak
Ash
Maple
Spruce
Mariposa
Hermosa
Lindsay
Tulare
Strathmore
Honolulu
Lindmore
Magnolia
Pansy
Canna
Aster
Freemont
Lindsay
Mirage
Harvard
Foothill
Waddell
Citrus
Burr
Friant-Kern Canal
Round Valley
State Route 65
Orange Belt
Oklahoma
Legend
Sites
City Limits
UDB
UAB
Zone of Benefit
0
0.5
1
1.5
2
Miles
City of Lindsay
Inventory

Porterville UDB Site Inventory

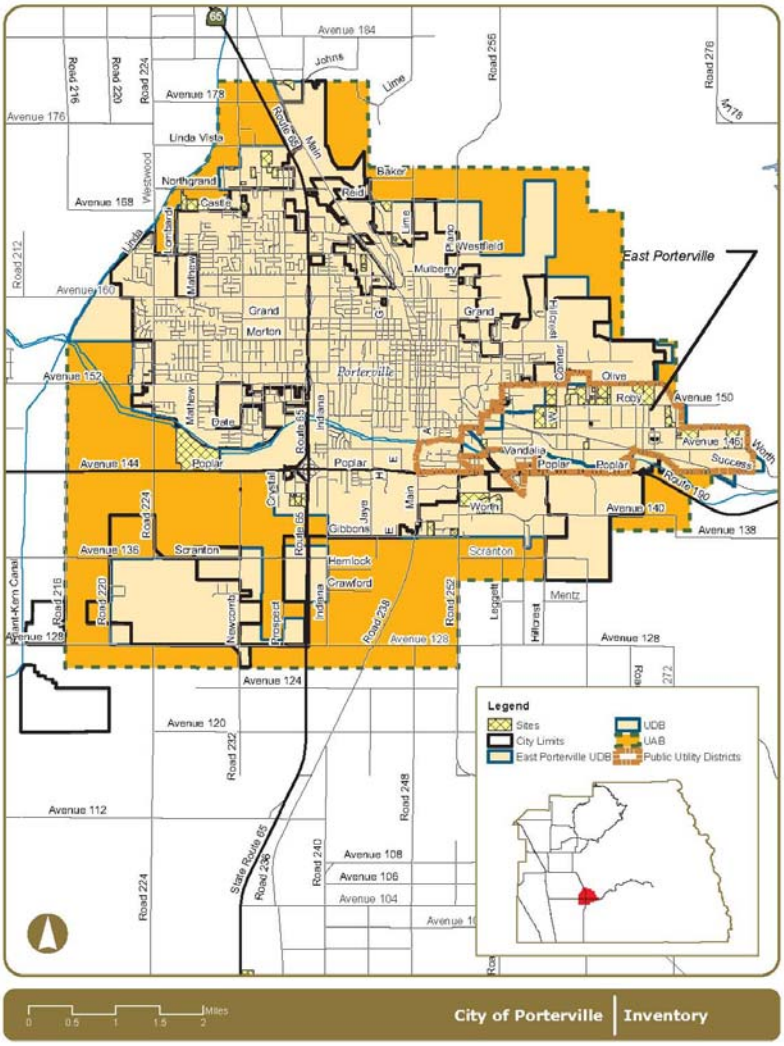
Potential individual lot assembly scenarios illustrated in shaded and non-shaded rows.

Porterville Urban Development Boundary												
APN	Acres	Zone	Zone Density	General Plan	GP Density	Current Use	PUD	Realistic Density	Realistic Capacity	Draft GP	Draft GP Density	Notes
Single Family Parcels												
268-022-013	0.98	R-1	1-7du/ac	LDR	2-7du/ac	Vacant		4du/ac	4	same	same	
268-022-014	0.98	R-1	1-7du/ac	LDR	2-7du/ac	Vacant		4du/ac	4	same	same	
268-022-015	0.99	R-1	1-7du/ac	LDR	2-7du/ac	Vacant		4du/ac	4	same	same	
268-022-016	0.98	R-1	1-7du/ac	LDR	2-7du/ac	Vacant		4du/ac	4	same	same	
240-092-011	0.52	R-1	1-7du/ac	LDR	2-7du/ac	Vacant		4du/ac	2	same	same	
268-040-019	0.29	R-1	1-7du/ac	LDR	2-7du/ac	Vacant		4du/ac	1	same	same	
268-040-022	4.64	R-1	1-7du/ac	LDR	2-7du/ac	Vacant		4du/ac	19	same	same	
268-040-017	4.95	R-1	1-7du/ac	LDR	2-7du/ac	Vacant		4du/ac	20	same	same	
268-040-007	5.45	R-1	1-7du/ac	LDR	2-7du/ac	Vacant		4du/ac	22	same	same	
243-300-025	2.5	R-1	1-7du/ac	LDR	2-7du/ac	Vacant		4du/ac	10	same	same	1
243-300-042	1.20	R-1	1-7du/ac	LDR	2-7du/ac	Vacant		4du/ac	4	same	same	
243-290-020	3.09	R-1	1-7du/ac	LDR	2-7du/ac	Vacant		4du/ac	12	same	same	2
243-250-019	0.87	R-1	1-7du/ac	LDR	2-7du/ac	Vacant		4du/ac	3	same	same	
243-250-010	4.91	R-1	1-7du/ac	LDR	2-7du/ac	Vacant		4du/ac	19	same	same	
243-250-009	2.46	R-1	1-7du/ac	LDR	2-7du/ac	Vacant		4du/ac	9	same	same	
243-260-030	4.49	R-1	1-7du/ac	LDR	2-7du/ac	Vacant		4du/ac	17	same	same	
243-270-031	1.54	R-1	1-7du/ac	LDR	2-7du/ac	Vacant		4du/ac	6	same	same	
243-430-024	5.5	R-1	1-7du/ac	LDR	2-7du/ac	Vacant		4du/ac	22	same	same	
243-081-021	2.40	R-1	1-7du/ac	LDR	2-7du/ac	Vacant		4du/ac	9	same	same	
247-040-020	0.50	R-1	1-7du/ac	LDR	2-7du/ac	Vacant		4du/ac	2	same	same	
247-040-016	0.50	R-1	1-7du/ac	LDR	2-7du/ac	Vacant		4du/ac	2	same	same	
247-210-026	1.48	R-1	1-7du/ac	LDR	2-7du/ac	Vacant		4du/ac	6	same	same	
247-210-025	1.64	R-1	1-7du/ac	LDR	2-7du/ac	Vacant		4du/ac	7	same	same	
247-200-006	4.13	R-1	1-7du/ac	LDR	2-7du/ac	Vacant		4du/ac	17	same	same	
247-060-001	1.96	R-1	1-7du/ac	LDR	2-7du/ac	Vacant		4du/ac	7	same	same	
247-180-019	0.27	R-1	1-7du/ac	LDR	2-7du/ac	Vacant		4du/ac	1	same	same	
270-130-017	4.23	R-1	1-7du/ac	LDR	2-7du/ac	Vacant		4du/ac	17	same	same	
270-150-008	7.23	R-1	1-7du/ac	LDR	2-7du/ac	Vacant		4du/ac	29	same	same	
259-040-029	103	R-1	1-7du/ac	RRES	2du/ac	Vacant		2du/ac	206	same	same	
243-160-012	13.70	R-1	1-7du/ac	LDR	2-7du/ac	Vacant		4du/ac	30	same	same	
247-090-025	6.66	R-1	1-7du/ac	LDR	2-7du/ac	Vacant		4du/ac	14	same	same	
255-220-016	7.65	R-A	1-7du/ac	LDR	2-7du/ac	Vacant		4du/ac	30	same	same	
262-150-001	5.00	R-A	1-7du/ac	LDR	2-7du/ac	Vacant		4du/ac	20	same	same	
270-040-020	1.53	R-A-20	2.2du/ac	RRES	2du/ac	Vacant		2du/ac	3	same	same	
270-040-021	1.53	R-A-20	2.2du/ac	RRES	2du/ac	Vacant		2du/ac	3	same	same	
270-040-022	1.52	R-A-20	2.2du/ac	RRES	2du/ac	Vacant		2du/ac	3	same	same	
270-040-023	1.51	R-A-20	2.2du/ac	RRES	2du/ac	Vacant		2du/ac	3	same	same	
270-040-024	1.51	R-A-20	2.2du/ac	RRES	2du/ac	Vacant		2du/ac	3	same	same	
270-040-030	5.40	R-A-20	2.2du/ac	RRES	2du/ac	Vacant		2du/ac	11	same	same	
270-040-029	3.93	R-A-20	2.2du/ac	RRES	2du/ac	Vacant		2du/ac	8	same	same	
243-330-022	5.0	R-A-43	1du/ac	RRES	2du/ac	Vacant		1du/ac	5	same	same	3
243-330-008	3.0	R-A-43	1du/ac	RRES	2du/ac	Vacant		1du/ac	3	same	same	4
243-300-028	2.79	R-A-43	1du/ac	RRES	2du/ac	Vacant		1du/ac	2	same	same	5
243-310-047	1.05	R-A-43	1du/ac	RRES	2du/ac	Vacant		1du/ac	1	same	same	
270-040-001	33.72	PD-R-A	N/S	RRES	2du/ac	Vacant		2du/ac	67	same	same	
270-040-025	5.01	PD-R-A	N/S	RRES	2du/ac	Vacant		2du/ac	10	same	same	
270-040-026	4.89	PD-R-A	N/S	RRES	2du/ac	Vacant		2du/ac	10	same	same	
								Total	711			
Multi-Family Parcels												
240-070-011	1.5	R-3	1-28du/ac	HDR	15-43du/ac	Vacant		14du/ac	21	same	same	
240-102-024	0.55	R-3	1-14du/ac	HDR	15-43du/ac	Vacant		14du/ac	7	same	same	
247-170-012	0.87	R-2	1-14du/ac	MDR	7-15du/ac	Vacant		9du/ac	7	same	same	
247-170-032	1.36	R-2	1-14du/ac	MDR	7-15du/ac	Vacant		9du/ac	12	same	same	

Porterville Urban Development Boundary												
APN	Acres	Zone	Zone Density	General Plan	GP Density	Current Use	PUD	Realistic Density	Realistic Capacity	Draft GP	Draft GP Density	Notes
								Total	47			
Approved Subdivisions												
243-160-014	21.69	R-A	1-7du/ac			Vacant	X	9.4du/ac	113	same	same	6
								Total	113			
Porterville UDB Site Inventory 871												

Porterville notes

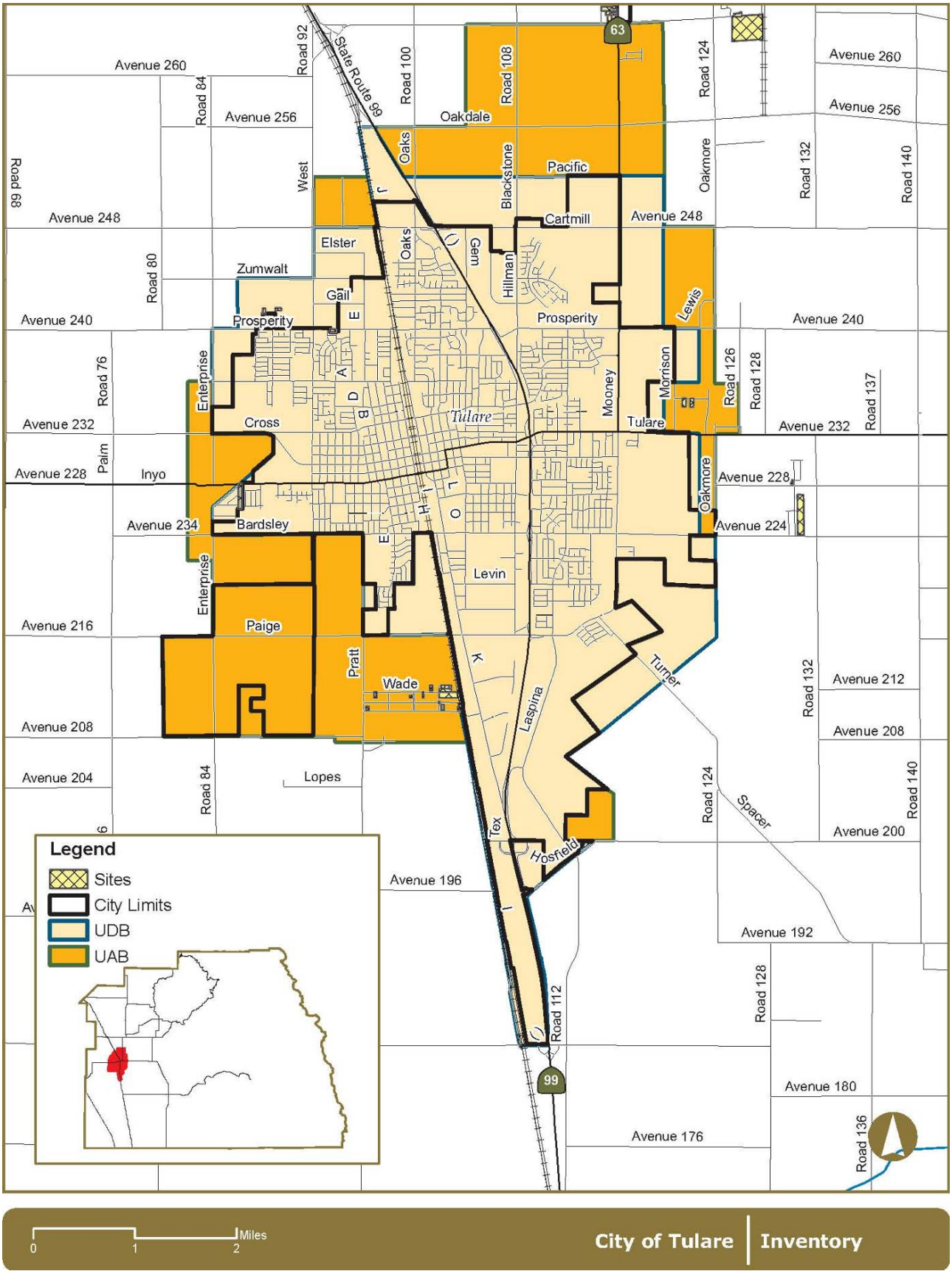
1. A 5 acre portion of a 10 acre parcel
2. A 3 acre portion of a 7.75 acre parcel
3. A 2.79 acre portion of a 4.79 acre parcel
4. A 2.5 acre portion of a 4.57 acre parcel
5. A 2.79 acre portion of a 4.79 acre parcel
6. Tract Map No. TM781 approved on March 30, 2007



Tulare UDB Site Inventory

Potential individual lot assembly scenarios illustrated in shaded and non-shaded rows.

Tulare Urban Development Boundary												
APN	Acres	Zone	Zone Density	General Plan	GP Density	Current Use	City	Realistic Density	Realistic Capacity	Draft GP	Draft GP Density	Notes
Single Family Parcels												
187-073-024	0.90	R-A-M	1-7du/ac	LDR	2-7du/ac	Vacant		4du/ac	4	same	same	
187-073-066	0.43	R-A-M	1-7du/ac	LDR	2-7du/ac	Vacant		4du/ac	2	same	same	
187-091-006	0.98	R-A-M	1-7du/ac	LDR	2-7du/ac	Vacant		4du/ac	4	same	same	
187-094-013	0.32	R-A-M	1-7du/ac	LDR	2-7du/ac	Vacant		4du/ac	1	same	same	
187-096-004	0.66	R-A-M	1-7du/ac	LDR	2-7du/ac	Vacant		4du/ac	3	same	same	
187-071-005	0.45	R-A-M	1-7du/ac	LDR	2-7du/ac	Vacant		4du/ac	2	same	same	
187-073-002	6.68	R-A-M	1-7du/ac	LDR	2-7du/ac	UU	600'	4du/ac	27	same	same	
187-073-072	2.35	R-A-M	1-7du/ac	LDR	2-7du/ac	UU	600'	4du/ac	9	same	same	
187-073-070	0.86	R-A-M	1-7du/ac	LDR	2-7du/ac	Vacant	600'	4du/ac	3	same	same	
187-073-069	0.89	R-A-M	1-7du/ac	LDR	2-7du/ac	Vacant	600'	4du/ac	4	same	same	
187-073-068	0.56	R-A-M	1-7du/ac	LDR	2-7du/ac	Vacant	600'	4du/ac	2	same	same	
187-072-008	0.93	R-A-M	1-10du/ac	LDR	2-7du/ac	Vacant		4du/ac	4	same	same	
168-090-002	4.95	R-A	1-7du/ac	LDR	2-7du/ac	UU		4du/ac	20	same	same	
164-150-032	0.86	R-A	1-7du/ac	LDR	2-7du/ac	Vacant		4du/ac	3	same	same	
164-150-041	0.99	R-A	1-7du/ac	LDR	2-7du/ac	Vacant		4du/ac	4	same	same	
172-080-019	2.05	R-A	1-7du/ac	LDR	2-7du/ac	Vacant		4du/ac	8	same	same	
172-080-021	1.97	R-A	1-7du/ac	LDR	2-7du/ac	Vacant		4du/ac	8	same	same	
								Total	108			
Multifamily Parcels												
169-360-002	1.01	R-3	15-28du/ac	MDR	7-29du/ac	UU		14du/ac	14	same	same	
187-073-032	0.13	R-3	15-28du/ac	LDR	2-7du/ac	Vacant		4du/ac	1	same	same	
187-073-049	0.09	R-3	15-28du/ac	LDR	2-7du/ac	Vacant		4du/ac	1	same	same	
								Total	16			
Tulare UDB Site Inventory124												



Miles
0 1 2

City of Tulare | Inventory

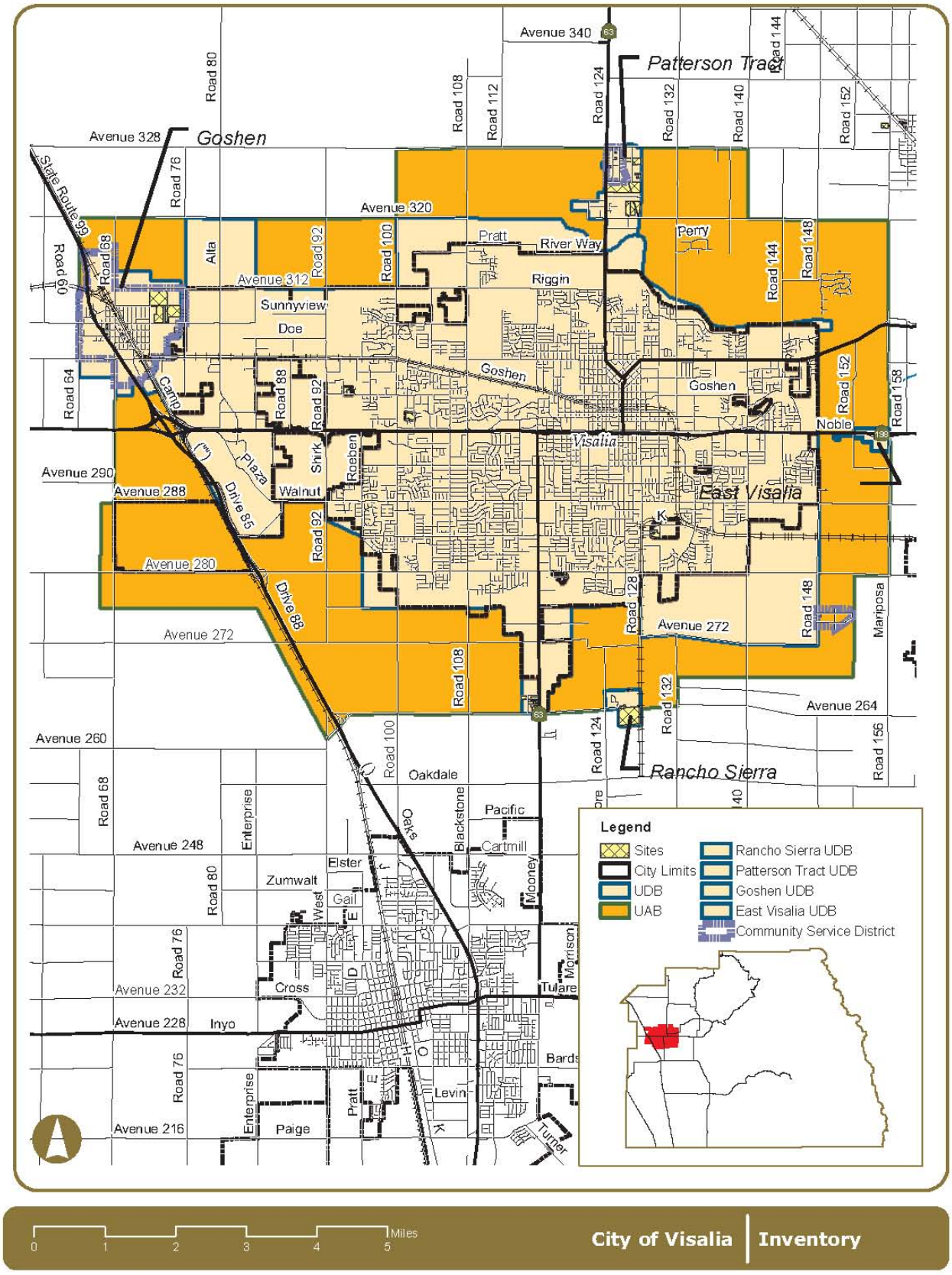
Visalia UDB Site Inventory

Potential individual lot assembly scenarios illustrated in shaded and non-shaded rows.

Visalia Urban Development Boundary												
APN	Acres	Zone	Zone Density	General Plan	GP Density	Current Use	City	Realistic Density	Realistic Capacity	Draft GP	Draft GP Density	Notes
Single Family Parcels												
085-130-002	6.76	R-1	1-7du/ac	PLAN-RES	1-7du/ac	UU	ADJ	4du/ac	27	same	same	
085-540-005	3.44	R-A-43	1du/ac	PLAN-RES	1-7du/ac	Vacant	ADJ	1du/ac	3	same	same	
123-110-027	5.96	R-1	1-7du/ac	PLAN-RES	1-7du/ac	UU	ADJ	4du/ac	23	same	same	
123-100-016	1.03	R-1	1-7du/ac	PLAN-RES	1-7du/ac	Vacant	ADJ	4du/ac	4	same	same	
108-171-010	0.31	R-A	1-7du/ac	PLAN-RES	1-7du/ac	Vacant	N	4du/ac	1	same	same	
126-062-017	1.13	R-1	1-7du/ac	PLAN-RES	1-7du/ac	Vacant	ADJ	4du/ac	4	same	same	
126-220-010	2.47	R-1	1-7du/ac	PLAN-RES	1-7du/ac	Vacant	ADJ	4du/ac	10	same	same	
126-220-019	1.08	R-1	1-7du/ac	PLAN-RES	1-7du/ac	Vacant	ADJ	4du/ac	4	same	same	
126-220-020	3.49	R-1	1-7du/ac	PLAN-RES	1-7du/ac	Vacant	ADJ	4du/ac	14	same	same	
126-210-023	1.75	R-1	1-7du/ac	PLAN-RES	1-7du/ac	Vacant	ADJ	4du/ac	6	same	same	
126-210-006	0.18	R-1	1-7du/ac	PLAN-RES	1-7du/ac	Vacant	ADJ	4du/ac	1	same	same	
126-210-007	0.93	R-1	1-7du/ac	PLAN-RES	1-7du/ac	Vacant	ADJ	4du/ac	4	same	same	
126-210-010	1.80	R-1	1-7du/ac	PLAN-RES	1-7du/ac	Vacant	ADJ	4du/ac	7	same	same	
126-220-002	2.31	R-1	1-7du/ac	PLAN-RES	1-7du/ac	Vacant	ADJ	4du/ac	9	same	same	
126-220-015	0.75	R-1	1-7du/ac	PLAN-RES	1-7du/ac	Vacant	ADJ	4du/ac	3	same	same	
								Total	120			
Visalia UAB												
Tract 92												
127-072-026	0.56	A-1	1du/parcel	RURAL-RES	1du/ac	Vacant	N	1du/parcel	1	same	same	
127-071-002	0.23	A-1	1du/parcel	RURAL-RES	1du/ac	Vacant	N	1du/parcel	1	same	same	
								Total	2			
Approved Subdivisions												
126-170-005 126-170-010 126-170-011 150-060-008	111.6	PD-R-A	N/S	RURAL-RES	1du/ac	Vacant	N	1.58du/ac	176	same	same	
								Total	176			
									Visalia UDB Site Inventory			298

Visalia notes

1. Tract Map No. TM774 approved on August 28, 2007


Patterson Tract
Goshen
Visalia
East Visalia
Rancho Sierra
Avenue 340
Avenue 328
Avenue 320
Avenue 312
Avenue 290
Avenue 288
Avenue 280
Avenue 272
Avenue 264
Avenue 260
Avenue 248
Avenue 232
Avenue 228
Avenue 216
Road 80
Road 76
Road 68
Road 64
Road 60
Road 88
Road 92
Road 100
Road 108
Road 112
Road 124
Road 128
Road 132
Road 140
Road 144
Road 148
Road 152
Road 156
Road 158
State Route 99
Alta
Sunnyview
Doe
Pratt
River Way
Riggin
Perry
Goshen
Noble
Camp
Plaza
Drive 85
Drive 88
Shirk
Roeben
Walnut
Mariposa
Oakdale
Oaks
Blackstone
Pacific
Cartmill
Mooney
Morrison
Tulare
Bards
Turner
Levin
Paige
Pratt
Inyo
Cross
Zumwalt
Elster
Gail
West
Enterprise
Legend
Sites
City Limits
UDB
UAB
Rancho Sierra UDB
Patterson Tract UDB
Goshen UDB
East Visalia UDB
Community Service District
0
1
2
3
4
5
Miles
City of Visalia
Inventory

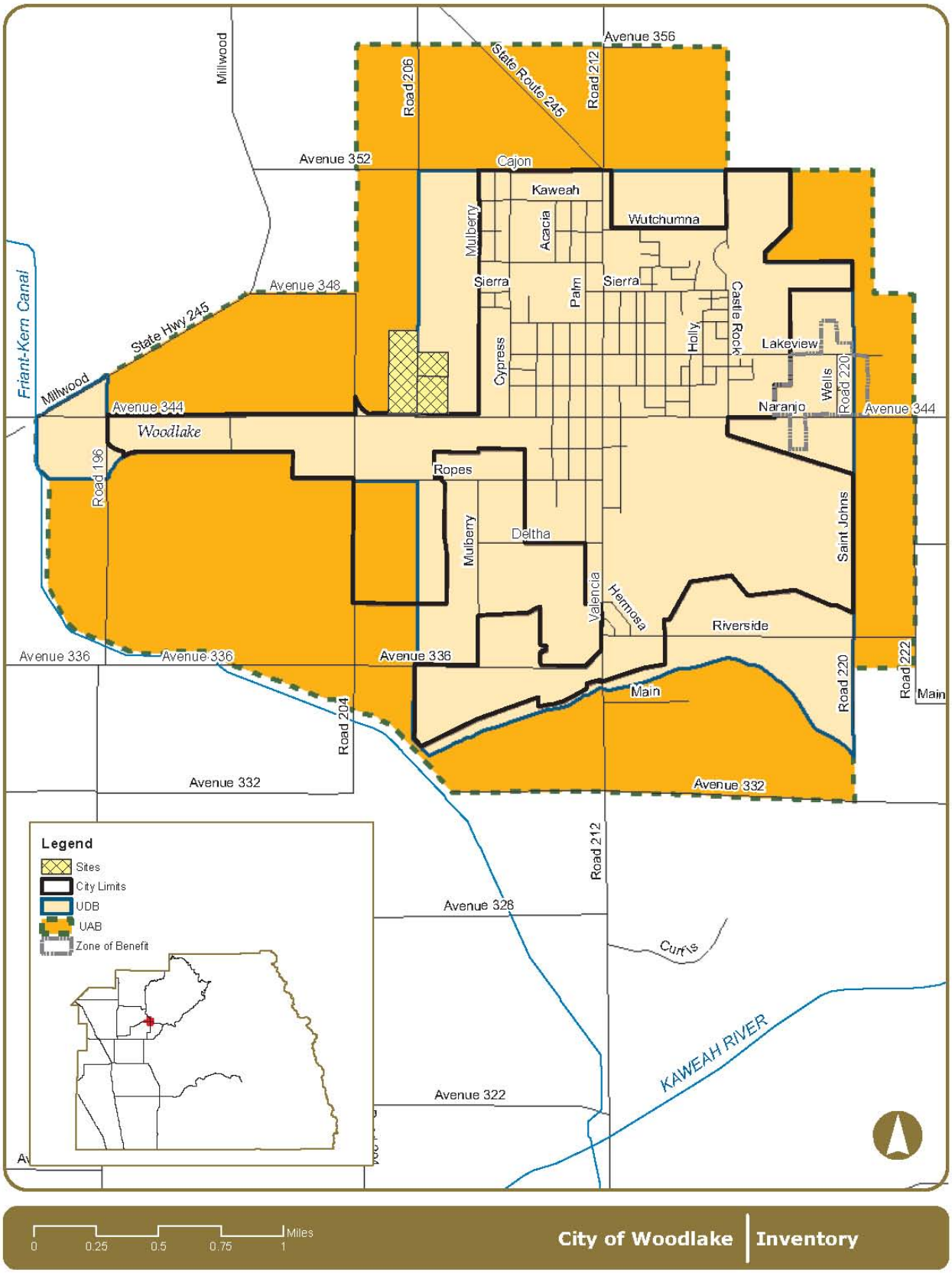
Woodlake UDB Site Inventory

Potential individual lot assembly scenarios illustrated in shaded and non-shaded rows.

Woodlake Urban Development Boundary												
APN	Acres	Zone	Zone Density	General Plan	GP Density	Current Use	ZOB	Realistic Density	Realistic Capacity	Draft GP	Draft GP Density	Notes
Single Family Parcels												
061-050-020	0.44	R-A	1-7du/ac	RESR	N/S	Vacant	X	4du/ac	1	same	same	
060-180-034	24.45	R-A	1-7du/ac	RESR	N/S	Vacant/AG	ADJ	4du/ac	4	same	same	
								Total	5			
Multifamily Parcels												
060-180-039	7.63	O	1-28u/ac	REC	N/S	UU	700'	14du/ac	106	same	same	
060-180-038	11.87	O	1-28u/ac	REC	N/S	Vacant/AG	ADJ	14du/ac	166	same	same	
								Total	272			
Woodlake Area Pending Subdivisions												
064-140-017	19.91	PD-F-M	N/S	RVLP	N/S	Vacant	N	2.31 du/ac	46	same	same	1
								Total	46			
									Woodlake UDB Site Inventory			323

Woodlake notes

1. Tract Map No. TM807 pending


Avenue 356
Millwood
Road 206
State Route 245
Road 212
Avenue 352
Cajon
Kaweah
Wutchumna
Mulberry
Acacia
Sierra
Palm
Sierra
Castle Rock
Holly
Cypress
Lakeview
Wells
Road 220
Naranjo
Avenue 344
Friant-Kern Canal
Avenue 348
State Hwy 245
Millwood
Avenue 344
Woodlake
Road 196
Ropes
Mulberry
Deltha
Saint Johns
Valencia
Hermosa
Riverside
Avenue 336
Avenue 336
Avenue 336
Road 222
Main
Main
Road 220
Road 204
Avenue 332
Avenue 332
Road 212
Avenue 328
Curtis
KAWEAH RIVER
Avenue 322
Legend
Sites
City Limits
UDB
UAB
Zone of Benefit
0
0.25
0.5
0.75
1
Miles
City of Woodlake
Inventory

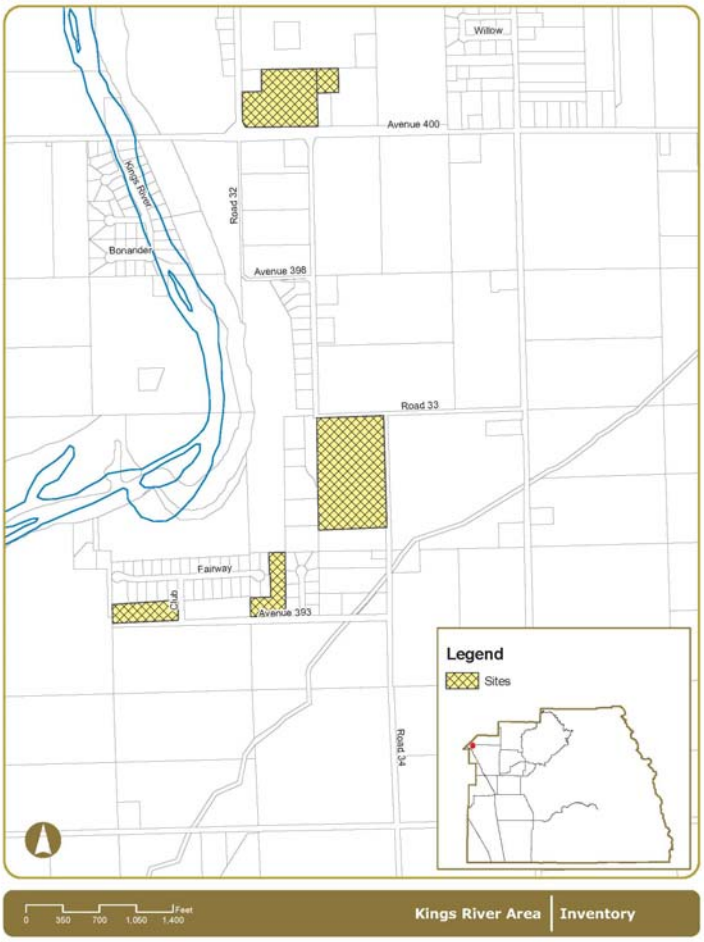
Kingsburg Area Site Inventory

Potential individual lot assembly scenarios illustrated in shaded and non-shaded rows.

Kingsburg Area												
APN	Acres	Zone	Zone Density	General Plan	GP Density	Current Use	Services	Realistic Density	Realistic Capacity	Draft GP	Draft GP Density	Notes
Approved Subdivisions												
028-310-030	2.65	R-A	3.5du/ac	KRP-RES	4du/ac	Vacant	N	2.64du/ac	7	same	same	1
028-380-003 028-380-004	9.57	R-A	3.5du/lot	KRP-RES	4du/ac	Vacant	N	2.51du/ac	24	same	same	2
028-370-007	8.05	R-A	3.5du/lot	KRP-RES	4du/ac	Vacant	N	4.47du/ac	36	same	same	3
								Total	67			
Pending Subdivisions												
028-420-011	2.83	R-A	3.5du/ac	KRP-RES	4du/ac	Vacant	N	1.06du/ac	3	same	same	4
								Total	3			
Kingsburg Area Site Inventory												70

Kingsburg area notes

1. Tract Map No. TM742 final map recorded on March 16, 2009
2. Tract Map No. TM791 approved on June 12, 2007
3. Tract Map No. TM797 approved June 3, 2008
4. Tract Map No. TM807 pending



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.

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.

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 cropduster 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 litigation has been included and its possible implications for the future presented.

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 numbers 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.

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

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 included in the Housing Element to support and encourage opportunities for the restoration and/or expansion of infrastructure throughout the unincorporated communities in the 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 proposed 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:

- 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 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).

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 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
- Alpine Village – Sequoia Crest
- East Tulare Villa
- Monson
- Ponderosa
- Teviston
- Alpaugh
- Ducor
- Lindcove
- Plainview
- Three Rivers
- 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.

A brief description of each community's domestic water supply and sanitary sewer system is provided below in order to present a discussion of more specific issues pertaining to each community's infrastructure systems

Alpaugh

The Alpaugh Joint Power-Authority (AJPA) water system currently supports 295 connections including one industrial connection, and 293 residential connections. The AJPA is unable to support additional connections at this time. Additional water supply to accommodate future growth would likely be derived from additional groundwater wells and a water treatment plant.

Alpaugh lacks sanitary sewer infrastructure and is served by individual or community septic systems.

Cutler

Cutler PUD supports 1,032 total connections to their water system including three industry packing houses, and one box plant. Based upon available information, the water system is estimated to be currently operating at or near capacity.

Cutler PUD is currently allocated 1,255 equivalent dwelling units of capacity at the Cutler-Orosi Waste Water Treatment Facility (WWTF) which is jointly owned and operated by the Cutler PUD and Orosi PUD. The Cutler-Orosi WWTF serves the communities of Cutler, Orosi, East Orosi, Yettem, Seville, and Sultana. The Cutler PUD and Orosi PUD are working with the Tulare County Redevelopment Agency to secure funding that will be used to correct deficiencies that would increase the capacity of the WWTF. Proposed improvements will modernize the facility and increase capacity to 2.4 MGD, approximately a 27% increase.

Ducor

The Ducor Community Services District supports approximately 150 water service connections including a mix of residential and commercial uses. The District indicated that additional service capacity is limited and only expect to provide service to properties within their current district boundary. Additional water supply to accommodate future growth would likely be derived from additional groundwater wells.

Ducor is lacking sanitary sewer infrastructure, and is served by individual or community septic systems.

Earlimart

Earlimart PUD supports 1,485 total service connections including 57 commercial connections, 1,424 residential connections, and 4 school connections.

Based upon available information, it is estimated that the community water system is operating at approximately 88% of its capacity. Therefore, it is estimated that the Earlimart PUD could support approximately 203 additional water connections. Additional water supply to accommodate future growth would likely be derived from additional groundwater wells.

Based upon available information, it is estimated that the sewer system is operating at approximately 65% of its capacity. Therefore, it is estimated that the Earlimart PUD could support approximately 800 additional sewer connections.

East Orosi

The East Orosi Community Services District (CSD) supports approximately 106 residential and 2 commercial water service connections. The District indicated they were previously under a building, moratorium and did not know if the moratorium was lifted. The district also indicated that the water system is currently at or near capacity. Additional water supply to accommodate future growth would likely be derived from additional groundwater wells.

East Orosi CSD sewer collection supports 106 residential connections, 1 commercial connection, and 1 church connection. East Orosi contracts with the Cutler-Orosi JPWA for treatment of wastewater which is near capacity. Therefore, without treatment plant improvements to increase capacity, the district's capabilities of supporting future growth would be limited.

East Porterville

East Porterville is served by the Porter Vista PUD for the collection of raw sewage that is transported to the City of Porterville WWTF.

Water supply for East Porterville is supplied by individual and/or community wells.

Goshen

The California Water Service Company (Cal-Water) operates a water supply and distribution system that serves the community of Goshen. Cal Water's supply is derived from over 70 deep water wells (including water delivered to the City of Visalia).

Cal Water staff indicated that with the projected population growth, the water supply is adequate with concerns in regard to higher than historic growth as well as water quality concerns. Additional water supply to accommodate future growth would likely be derived from additional groundwater wells.

Based upon the available information, it is estimated the sewer system is operating at approximately 65% of its capacity. Therefore, it is estimated that the Goshen CSD could support sufficient additional sewer connections to accommodate the regional housing need.

Ivanhoe

Ivanhoe PUD supports 1,114 single and multi-family residential connections. It is estimated that there are 1,200 total connections.

Based upon available information, it is estimated that the water system is operating at approximately 50% of its capacity. Therefore, it is estimated that the Ivanhoe PUD could support approximately 1,200 additional water connections.

Based upon the available information, it is estimated that the sewer system is operating at 64% of its capacity. Therefore, it is estimated that Ivanhoe PUD could support approximately 675 additional connections sewer connections.

Lemon Cove

The Lemon Cove Sanitary District (SD) supports approximately 50 water and sewer connections. The district would need to expand its water supply and distribution system to support any significant development projects. Additional water supply to accommodate future growth would likely be derived from additional groundwater wells.

Based upon available information, it is estimated that the sewer system is operating at approximately 60% of its capacity. Therefore, it is estimated that the Lemon Cove SD could support approximately 30 additional sewer connections.

London

The London Community Service District (CSD) supports approximately 430 water and sewer connections. Specific capacity information for the community water system is not available; however, it is likely that the London CSD would need to expand its water supply and improve the distribution system to support any significant growth. Additional water supply to accommodate future growth would likely be derived from additional groundwater wells.

Based upon available information, it is estimated that the London CSD sewer system is operating at approximately 40% of capacity. Therefore, the London CSD could potentially support approximately 645 new sewer connections.

Matheny Tract

Matheny Tract's 325 households are served by the Pratt Mutual Water Company. Additional water supply to accommodate future growth beyond existing capacity would likely be derived from consolidation with the City of Tulare.

Matheny Tract lacks sanitary sewer infrastructure and is served by individual septic systems.

Patterson Tract

Patterson Tract CSD water system supports 147 water connections: 137 residential and 10 commercial. Available information is limited to capacity. However, additional water supply to

accommodate future growth beyond existing capacity would likely be derived from additional groundwater wells.

Patterson Tract lacks sanitary sewer infrastructure and is served by individual and/or community septic systems.

Pixley

Pixley PUD supports approximately 800 connections to the water and sewer system, which includes 25 commercial connections.

Based upon available information, it is estimated that current water supply is only sufficient to meet the existing domestic demand. Additional water supply to accommodate future growth would likely be derived from additional groundwater wells.

Therefore, additional wells will be required in order to increase capacity.

Based upon the available information, it is estimated that the sewer system is operating at full capacity. The *Wastewater Treatment Facility Upgrade and Expansion Project – Project Feasibility Report* (Provost & Pritchard, February 2005) outlines a major reconstruction proposal for the District's WWTF. The improved WWTF would be capable of treating 0.5 MGD, a 70% increase in capacity which equals to an additional 560 sewer connections. The District has applied for USDA grant and loan funding to implement the improvement plan. The project is currently listed as a Class B project on the statewide competitive projects list.

Plainview

The Plainview Mutual Water Company (Plainview MWC) is a small organization that provides water for the residents of Plainview. Plainview MWC staff has concerns with respect to future growth due in part to the existing capacity issues and deterioration of the current water system. The Plainview MWC is currently rebuilding their system as funds become available.

Plainview lacks sanitary sewer infrastructure and is served by individual and/or community septic systems.

Poplar

Poplar CSD supports approximately 640 connections to the water and sewer systems. Based upon available information, it is estimated that the water system could support an additional 325 dwelling units.

The Poplar CSD WWTF is currently operating at 71% of capacity. Therefore, it is estimated that an additional 261 sewer connection can be accommodated.

Richgrove

The Richgrove CSD supports 523 connections to the water and sewer systems. Specific capacity information for the community's water system is not available; however, a new well was recently added to the system. For this reason, it is likely that the community water system has excess capacity.

Raw sewage is collected and transported to a wastewater treatment and disposal facility (WWTF) located northeast of the community. Based upon available information, Richgrove's WWTF is currently operating above its permitted capacity.

Springville

The Springville PUD water system supports 410 connections. Based upon available information, it is estimated that the community water system is operating at approximately 30% of its capacity. The water system has excess capacity to allow an estimated 956 additional dwelling units.

The Springville PUD sewer system supports approximately 400 total connections and is operating at 93% of its capacity. A currently proposed project could support an additional 185 connections with allocations being based on capacity. The District has issued permits to a few residents within the District to place septic tanks on the property with the provision that they would connect to the District's sewer system once additional capacity becomes available.

Strathmore

The Strathmore PUD supports about 455 water connections. An undetermined excess capacity currently exists. When the water system is maxed out, the District's growth will depend on the availability of additional water rights that can be purchased by the District.

The Strathmore PUD operates a sanitary sewer collection, treatment, and disposal service that support approximately 480 connections. Based on available information, the WWTF is operating at 38% of its capacity. Therefore, it is estimated that 783 additional sewer connections can be accommodated.

Terra Bella

Terra Bella Irrigation District supports approximately 700 connections which receive treated surface water. Based upon available information, Terra Bella's ID treated domestic water system is in good operating condition, and could be expanded to support 600 to 700 additional connections.

The total number of connections to the Terra Bella Sewer Maintenance District is unknown. Raw sewage is collected and transported to a wastewater treatment and disposal facility (WWTF) located north of the community. The WWTF is currently operating at approximately 93% of its permitted capacity. Therefore, it is estimated that 52 additional sewer connections can be accommodated.

Three Rivers

There are over 35 private water companies in Three Rivers. Improvement District 1 (previously Alta Acres), which falls under the jurisdiction of the Three Rivers CSD, is the largest water district within the Three Rivers CSD boundary. Improvement District 1 has approximately 90 connections.

Three Rivers lacks sanitary sewer infrastructure and is served by individual or community septic systems.

Tipton

The Tipton CSD water and sewer system supports 554 total service connections (58 commercial connections and 496 residential connections). Tipton's water supply is derived from two operational underground wells that provide an ample, excellent water supply requiring no chlorination or treatment. A capacity calculation performed indicates that the District's water system is operating at or near its capacity.

Based upon available information, it is estimated that the Tipton CSD sewer system is operating at approximately 47% of capacity. Therefore, the Tipton CSD is able to support approximately 600 new sewer connections.

Orosi

Orosi PUD supports 1,788 total connections to their water system including 1,639 residential, 132 commercial, 3 agricultural, and 14 inactive connections. Based upon available information, it is estimated that the water system is could support an additional 2,000 dwelling units.

Orosi PUD is currently allocated 2,162 equivalent dwelling units of capacity at the Cutler-Orosi Waste Water Treatment Facility (WWTF) which is jointly owned and operated by the Cutler PUD and Orosi PUD. The Cutler-Orosi WWTF serves the communities of Cutler, Orosi, East Orosi, Yettem, Seville, and Sultana. The Cutler PUD and Orosi PUD are working with the Tulare County Redevelopment Agency to secure funding that will be used to correct deficiencies that would increase the capacity of the WWTF. Proposed improvements will modernize the facility and increase capacity to 2.4 MGD, approximately a 27% increase.

Teviston

Teviston CSD water system supports 105 connections. Based on available information, it is estimated the water system is capable of supporting an additional 20 connections.

Teviston lacks sanitary sewer infrastructure and is served by individual or community septic systems.

Traver

Tulare County Zone of Benefit – Traver Water System is provided oversight by the County of Tulare Resource Management Agency. Based upon available information, future water supply is adequate. The water supply for Traver is derived from groundwater sources, which will likely continue as the primary source of potable water deliveries in order to accommodate growth in the community.

The Traver sewer system is currently operating at 79% of capacity.

Woodville

Woodville's PUD supports approximately 480 connections to the water and sewer system. Based upon available information, it is estimated that Woodville's water system is capable of supporting 350 additional dwelling units.

Based on available information, it is estimated that the District's WWTF could support an additional 680 connections.

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 (mentioned above), 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.

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 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.

Yettem 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.

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Appendix A
Board of Supervisor's Response Letter to 2008/2009 Grand Jury Findings

County of Tulare

BOARD OF SUPERVISORS

Allen R. Ishida
District One

Pete Vander Poel
District Two

Phillip A. Cox
District Three

J. Steven Worthley
District Four

Mike Ennis
District Five

*

BOARD STAFF

Jeff Forbes

Jed Chernabaeff

*

CLERK OF THE BOARD

Michelle Baldwin
Chief Clerk

*

Administration Bldg.
2800 West Burrel
Visalia, CA 93291

TEL: (559) 636-5000
FAX: (559) 733-6898

June 9, 2009

The Honorable Gerald Sevier
Tulare County Superior Court
221. South Mooney Boulevard
Visalia, CA 93291

Dear Judge Sevier:

On behalf of the Board of Supervisors, the following is the Board's response to the 2008/2009 Grand Jury findings and recommendations regarding Housing Blight in Tulare County. The Board has no independent basis by which to respond to any of the specific findings therein. Therefore, we consulted with the Resource Management Agency to assist with these responses.

Finding 1
Federal funds are available through the recently legislated Housing and Recovery Act of 2008 (HR 3221). HR 3221 provides $3.9 Billion in grants to the hardest-hit communities for buying and repairing foreclosed property.

Response: The Board agrees with this finding.

Finding 2

1. *$11 Billion was made available to agencies in tax-free municipal bonds for low-interest loans for:*
   a. *first time home buyers*
   b. *construction of low income rental housing*
   c. *refinancing sub-prime mortgages*
   d. *pre-foreclosure counseling and legal services for distressed borrowers*

Response: The Board agrees with this finding.

Finding 3
The Tulare County General Plan states, "The County shall also focus on abatement of dilapidated buildings and structures [1]."

Response: The Board agrees with this finding.

Finding 4
Policies and procedures for dealing with abandoned properties differ and conflict between the County and Cities.

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1 Tulare County Plan – Goals and Policies Report, pages 5-19

Response: The Board partially agrees with this finding. Zoning classifications differ between the County and the Cities wherein allowable uses may be acceptable to one entity and not acceptable in another. The County land uses are predominantly agricultural and therefore zoning classifications are built from this basis. This is not true within an urban setting.

Finding 5
Charter law under which most Cities operate and general law that directs County activities, treat abandoned property remedies differently.

Response: The Board agrees with this finding.

Finding 6
Actions against the owners of abandoned properties beyond imposition of liens and citations are ineffective in remedying the physical problem of an empty house.

Response: The Board partially agrees with this finding. This finding implies this is true in all instances. However, the problem exists mainly with absentee landowners, low income or fixed income owners and out of County (or out of state) financial institution which represent a challenge for the County to achieve compliance. The implementation of new federally funded programs to acquire abandoned properties will aid the County in its efforts to acquire foreclosed properties and additional programs will be implemented to sell the homes to qualified low income buyers at affordable mortgage rates.

Finding 7
Many jurisdictions recognize the problem, but do not regard abandoned properties as a top priority.

Response: This finding is not in the purview of the Tulare County Board of Supervisors.

Finding 8
Few County and City owned/financed units are abandoned as compared to those in the private sector.

Response: The Board agrees with this finding.

Finding 9
There is very little coordination among the County and Cities on the issue of abandoned homes.

Response: The Board disagrees with this finding. The County has applied for federal grant funding through the state for both purchases of foreclosed dwellings (award pending as of June 2009) under the Neighborhood Stabilization Program (NSP) and first time homebuyer assistance (awarded May 2009) under the HOME Program. The NSP grant

provides a pass through of grant funds to the cities of Porterville, Lindsay, Farmersville, Exeter, Dinuba as well as targeting the unincorporated communities of Cutler-Orosi, Ivanhoe and Earlimart. The cities and County are therefore jointly developing a program to address the growing problem.

Finding 10
County and City jurisdictions are instituting surveys to determine the scope of blight.

Response: The Board agrees with this finding.

Finding 11
In some historic districts of Visalia, assistance is being offered to owners/buyers to generate more than $150,000 in cost recovery revenue. Only local contractors are used for rehabilitation.

Response: This finding is not in the purview of the Tulare County Board of Supervisors.

Finding 12
To report a vacant home with violations, residents may contact:

a. *Visalia: 713-4534*
b. *Tulare: 687-2288*
c. *Porterville: 782-7472 or 782-7463*
d. *Dinuba: 591-5906*
e. *Farmersville: 747-0458 (ask for Code Enforcement)*
f. *Exeter: 592-9244 (ask for Code Enforcement)*
g. *Lindsay: 592-2511*
h. *Woodlake: 564-8055 (ask for Building Department)*
i. *Tulare County: 733-6291*

Response: The Board agrees with this finding.

Recommendation 1:
Tulare County and all municipal entities in the county adopt two focuses:

a) *Increase code enforcement to ensure that abandoned houses and neighborhoods are not run down.*
b) *Help first-time homebuyers purchase repossessed houses.*

Response: The recommendation has been implemented. The Cities of Dinuba, Farmersville, Exeter, Tulare, Lindsay and Porterville have joined with the County to apply for Neighborhood Stabilization grant funding to assist in addressing this problem. However, some limitations are present which may limit the county and cities response to this problem in that i) federal and state funding is never sufficient to address the entire problem which requires local governments to focus in specific target areas where the problems are most prevalent and ii) the County and cities

are experiencing a dramatic drop in revenue that will exist for the foreseeable future and our financial obligations to fund health and safety programs and state mandated programs limits our ability to increase staff levels for code enforcement during these trying times.

Recommendation 2:
Encourage people not to walk away from their homes by providing educational classes advertised in the local media and held in areas most affected by foreclosures.

Response: This recommendation has been implemented. The County and Tulare County Redevelopment Agency have been working with our local non profit organizations, specifically CSET and Proteus to conduct these classes in our unincorporated communities for almost 12 months. This program was established long before the Grand Jury began its investigations.

Recommendation 3:
Improve first-time homebuyer programs to get houses out of bank repossession as quickly as possible. Example: only repossessed houses may be bought by first-time homebuyer funds.

Response: This recommendation has been implemented, however, the County must abide by the funding requirements imposed by state and federal funding sources. An effort is made to ensure that first-time homebuyers are given priority.

Recommendation 4:
Adopt and enforce ordinances that crack down on problems with abandoned homes by forcing the current owners, including financial institutions to maintain their houses/properties so that neighborhoods do not become run down.

Response: This recommendation is being implemented with a focus on neighborhoods within unincorporated communities that are exhibiting and unusual number of abandoned or foreclosed homes.

Recommendation 5:
Make the issue of abandoned homes a top priority.

Response: This recommendation has been implemented. The County continues to monitor the filing of foreclosures to track and target neighborhoods that exhibit potential problems and is addressing the issue as problem properties arise through active enforcement and through programs to acquire affected properties.

Recommendation 6:
Develop and coordinate plans concerning the issue of abandoned homes between the County and Cities (Talk and work with one another.)

June 30, 2009

Grand Jury Response
Housing Blight in Tulare County

Response: This recommendation is being implemented. The Cities of Dinuba, Farmersville, Exeter, Tulare, Lindsay and Porterville have joined with the County to apply for Neighborhood Stabilization Program grant funding to assist in addressing this problem. This will be a County administered grant with the cities as sub-recipients under the NSP Step 1 / Tier 1 program.

Recommendation 7:
Apply for and make use of all available funds through H.R. Bill 3221 and other resources.

Response: This recommendation is being implemented. The County and cities will also be applying for the Neighborhood Stabilization Program Grant Step 2, Tier I which will further our joint efforts to address abandoned and foreclosed properties.

Sincerely,

Phil Cox, Chairman
Tulare County Board of Supervisors

CC: ph

cc: Tulare County Board of Supervisors
Tulare County Grand Jury

5

Appendix B
Community Questionnaires

CONDADO DE TULARE
ACTUALIZACION DEL ELEMENTO DE VIVIENDA 2009
QUESTIONARIO COMUNITARIO

Nombre (opcional) _____

Dirección (opcional) _____

1. Favor de marcar los que sean aplicable:

   ( ) Yo vivo en la área no incorporada del Condado de Tulare. ( ) Yo trabajo en el Condado de Tulare

   ( ) Yo vivo en la ciudad del Condado de Tulare – Dinuba Exeter Farmersville Lindsay Porterville Tulare Visalia Woodlake

   ( ) Yo represento una organización (especifique cual)

   ( ) Yo tengo un interés especial en vivienda (especifique cual)

   Organización o interés _____

2. Debajo se encuentra una lista de problemas de viviendas posibles en el Condado de Tulare. Favor de indicar la medida del problema en el Condado. Marque la caja "1" si siente que el problema es raro y marque la caja "2" si ocasionalmente es un problema y marque el "3" si el problema es más frecuente.

Problema de Vivienda	**1 (problema es raro)**	**2 (problema ocasionalmente)**	**3 (problema es frecuente)**
Falta de desarrollo			
Falta de infraestructura (agua, alcantarilla drenaje, carreteras)			
Falta de viviendas cerca del transito, sitios de trabajo y centros comunitarios.			
impacto de las nuevo desarrollo en el el medio ambiente (calidad del aire, tierras de cultivo, el agua, etc)			
Zonamiento y otras restricciones de desarrollo de vivienda			
Vecindarios seguros			
Policía, bomberos y maestros no viven en las comunidades donde trabajan.			
Ayuda para Compradores de Viviendas de Primeros Compradores.			
Las viviendas de venta no son accesible			
Las viviendas **ocupadas por el propietario** están en malas condiciones.			
Propietarios en peligro de perder su vivienda			
Falta de viviendas de cualquier renta que estén al alcance económico (muy cara la renta)			
Falta de unidades de renta de tres o cuatro recamaras que estén al alcance económico			
Personas pagan un porcentaje de renta alto de su ingreso			
Las unidades mas viejas rentadas están en condiciones muy malas			
Falta de vivienda de renta que sirva a:			
Personas de tercera edad			
Deshabilitados – mental			
Deshabilitado – físicamente			
Jóvenes que están saliendo de Casa Hogar			
Trabajadores del Campo			
Desamparados			
Familias Grandes			
Familias de Padres o Madres Solteros(a)			
Otro			

3. Hay problemas adicionales no listadas arriba? Si usted piensa que si, favor de escribirlo abajo. También use este espacio para comentar sobre los problemas de arriba.

   _____

   _____

   _____

   _____

4. El Condado Tulare puede dirigir las necesidades y problemas in varias maneras. Favor de indicar su solución a los problemas de vivienda abajo al escoger la caja apropiada. Si usted esta de acuerdo fuertemente marque la caja "1"; si se siente neutral marque la caja "2". Si usted **no esta** de acuerdo con la sugestión, marque la caja "3".

Solución de Viviendas	**1(fuertemente de acuerdo)**	**2(neutral)**	**3(No de acuerdo)**
Construir viviendas subsidiarias para familias que paguen renta.			
Construir viviendas subsidiarias de renta para grupos especiales:			
Personas de tercera edad			
Deshabilitados – mental			
Deshabilitado – fisicamente			
Jóvenes que están saliendo de Casa Hogar			
Trabajadores del Campo			
Desamparados			
Familias Grandes			
Familias de Padres o Madres Solteros(a)			
Maestros / Empleados Públicos			
Continuar la operación del programa rehabilitación de viviendas para los **propietarios viviendo en sus vivienda**			
Explorar opciones para el programa de rehabilitación par alas **viviendas de renta**			
Expandir el programa de asistencia de primeros compradores			
Ampliar la prevención, servicios de consejería para no perder su vivienda			
Estudiar los incentivos de vivienda para la policia, bomberos y maestros			
Alentar "la abuela" unidades secundarias en propiedades			
Promover uso mixto (residencial y comercial)			
Explorar fuentes de financiamiento para la alcantarillado, agua, aguas residuales, la iluminación y los distritos de servicios			
Simplificar la aprobación de permisos para viviendas			
Proporcionar incentivos a los desarrolladores para incorporar:			
caracteristicas de ahorro de energia en viviendas nuevas y técnicas de construcción verde			
Diseños de acceso "universal"			
"Ojos en la calle" es un diseño para reducir la delincuencia			
Proporcionar incentivos a los desarrolladores para reducir los costos por las nuevas viviendas:			
Aumentar el número de unidades que pueden ser construidos en una parcela			
Otro (especifique aqui)			

5. ¿Existen otras soluciones de vivienda no figuradas en la lista? Si cree que hay, por favor escriba a continuación. También utilice este espacio para comentar sobre cualquiera de las soluciones enumeradas anteriormente.

_____

_____

_____

_____

Favor de enviar el cuestionario al Tulare County RMA (Attn: Housing Element comments), 5961 S Mooney Blvd., Visalia CA 93277 or mande comentarios a housingelementupdate@co.tulare.ca.us. Gracias por sus comentarios y participación!

COUNTY OF TULARE
2009 HOUSING ELEMENT UPDATE
COMMUNITY QUESTIONNAIRE

Name (optional) _____

Address (optional) _____

1. Please mark all that apply:

   ( ) I live in the unincorporated area of Tulare County. ( ) I work in Tulare County

   ( ) I live in a Tulare County city – Dinuba Exeter Farmersville Lindsay Porterville Tulare Visalia Woodlake

   ( ) I represent an organization (please specify which one)

   ( ) I have a special interest in housing (please specify this interest below)

   Organization or Interest _____

2. Below is a list of possible housing problems in Tulare County. Please indicate the extent of the problem in the County. Check the "1" box if you feel this is rarely a problem; the "2" box if it is occasionally a problem; and the "3" box if it is frequently a problem.

Housing Problem	**1 (rarely a problem)**	**2 (occasionally a problem)**	**3 (frequently a problem)**
Lack of land for development			
Lack of infrastructure (water, sewer, stormwater drainage, roads)			
Lack of housing located close to transit, work sites and community facilities.			
Impact of new development outside communities on the environment (air quality, farmland, water, etc.)			
Zoning or other restrictions on housing development			
Safe neighborhoods			
Police, fire fighters and teachers not living in communities they serve			
First-time homebuyers need help to buy homes			
For-sale housing is not affordable			
Older **owner-occupied** houses are in poor condition			
Homeowners facing foreclosure			
Lack of affordable rental housing of any size			
Lack of affordable three- and four bedroom rental units			
People pay a high percentage of their incomes for rents			
Older **renter-occupied housing** units are in poor condition			
Lack of rental housing to serve:			
Seniors			
Disabled – mental			
Disabled – physical			
Youth aged out of Foster Care			
Farmworkers			
The Homeless			
Large Families			
Single-parent families			
Other			

3. Are there additional 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.

_____

_____

_____

_____

4. The County of Tulare can address housing needs and problems in a variety of ways. Please indicate your housing solutions below by checking the appropriate box. If you strongly support the approach suggested, check the "1" box; if you feel neutral check the "2" box. If you do not support the suggestion, check the "3" box.

Housing Solution	1(strongly support)	2(neutral)	3(do not support)
Build subsidized rental housing for families.			
Build subsidized rental housing for special groups:			
Seniors			
Disabled - mental			
Disabled – physical			
Youth aged out of Foster Care			
Farmworkers			
The Homeless			
Large Families			
Single-parent families			
Teachers / Public Employees			
Continue operating the rehabilitation program for **owner-occupied housing**			
Explore options for rehabilitation programs for **renter-occupied housing**			
Expand the first-time homebuyer assistance program			
Expand foreclosure prevention, counseling services			
Explore housing incentives for police, firefighters and teachers			
Encourage "granny" secondary units			
Promote mixed-use (residential and commercial) developments			
Explore funding sources for sewer, water, wastewater, and lighting service districts			
Simplify housing permit approvals			
Provide incentives to developers to incorporate:			
energy-saving features in new homes and green building techniques			
more accessible "universal" designs			
"eyes on the street" designs to reduce crime			
Provide incentives to developers to lower new housing costs by:			
Increasing the number of units that can be built on a parcel			
Other (specify here)			

5. Are there additional housing solutions not listed above? If you think there are, please write them below. Also use this space to comment on any of the solutions listed above.

_____

_____

_____

_____

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!

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Appendix C
Tulare County Land Use Application and Building Permit Fee Schedules

TULARE COUNTY RESOURCE MANAGEMENT AGENCY
COMMUNITY & DEVELOPMENT SERVICES/ PLANNING /ENGINEERING
FEE SCHEDULE FOR VARIOUS LAND USE APPLICATIONS
(EFFECTIVE 10/17/09)

APPLICATION	Total Fees Effective 10/17/09
BUILDING PERMITS (BP)	
Charge on Building Permit for:	
General Plan Maintenance	$125.00
Zoning & Subdivision Ordinance Maintenance (new)	$38.00
Computer Maintenance Fee	$10.00
Applicable to:	
-Permit for construction of new buildings, excluding accessory buildings with less than 1,000 sq. ft. and buildings classified as Group M Occupancy. (After July 1, 1995 - applies to Group U Occupancy.) - Permit for relocation of buildings - Permit for mobilehome installations	-Permit for additions to buildings except additions to single family residences, additions to accessory bldgs (less than 1000 sq. ft.) and additions to Group M Occupancies.
Water/Fire Suppression System Plan Check	$262.00
Grading, Drainage & Erosion Control Plan Check	$441.00
Additional Charge if within a UAB, UDB or UIA for Community Plans	$150.00
Charge when review by Env. Health is required for septic system repairs and sewer connections.	$49.00
Charge when review by Env. Health is required for all other building permits.	$68.00
Charge when review by Engineering Branch is required.	$93.00
Additional Charge for review of Flood Elevation Certificates.	$140.00
Charge when reviewed by Fire Warden is required:	
Commercial Permit:	$300.00
Residential Permit:	$150.00
Fire Pump -including acceptance test	$700.00

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APPLICATION	Total Fees Effective 10/17/09
Hydrant inspection & flow tests	$100.00
Tank inspection - H2O, fuel, LPG	$300.00
Underground Fire Main	$375.00
Fire Sprinkler Systems - 19 heads	$350.00
Fire Sprinkler Systems - additional heads	$5.00
Residential Sprinkler System	$300.00
Halon, CO2 or Foam System	$400.00
Spray Booth	$300.00
Hood & Duct Extinguishing System	$350.00
Fire Alarm System (panel & 10 initiator or detection devices)	$400.00
Fire Alarm System (additional devices)	$8.00
Residential Fire Inspections in SRA's	$600.00
Additional Return Trip Inspections	$200.00
Site Inspections	$200.00
GENERAL	
Research Requests Prior to Application Submittal (new - for Large Scale Projects)	$1,000 deposit + $100/hour
RIVER RAFTING LICENSES	
(CRL) Commercial Rafting License (CRL)	$350.00
GENERAL PLAN AMENDMENTS	
Request to Initiate General Plan Amendment (GPI)	$1,811 deposit + $100/hour
General Plan Amendment (GPA)	$4,321 deposit plus $100/hour Includes cost of zone change if processed concurrently

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APPLICATION	Total Fees Effective 10/17/09
Additional Ordinance publication charge if Zone Change is filed with General Plan Amendment	$200.00
Appeals of Planning Commission decisions on General Plan Amendments	$500.00
Specific Plan	$5,000 deposit plus $100/hour
Additional Airport Land Use Commission Fee if in H, LT, AA AT or L Airport Safety Review Zone	$200 if information item $1,500 deposit + $100/hour if action item

WILLIAMSON ACT - AG PRESERVE PROGRAM

Agricultural Preserve Cancellation (PAC)	$1,616 deposit + $100/hour
Agricultural Preserve Cancellation, Revised Site Plan for	$674.00
Agricultural Preserve Diminishment (PAD)	
1 owner	$476.00
2-3 owners	$558.50
4-5 owners	$641.00
6 or more owners	$723.50
Agricultural Preserve Formation (PAP)	
1 owner	$476.00
2-3 owners	$558.50
4-5 owners	$641.00
6 or more owners	$723.50
Agricultural Preserve Contract-New (PAP)	$125.00
Agricultural Preserve Contract Reinstatement (PAP)	$85.00
Notice of Full NonRenewal - Applicant initiated (FNR)	$263.00
Notice of Full NonRenewal - To fulfill condition of approval (FNR)	$163.00
Notice of Partial NonRenewal - Applicant initiated (PNR)	$363.00
Notice of Partial NonRenewal - To fulfill condition of approval (PNR)	$363.00

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APPLICATION	Total Fees Effective 10/17/09
Farmland Security Zone (PSZ)	
One owner	$626.00
2-3 owners	$706.00
4-5 owners	$786.00
6 or more owners	$866.00
Contract: New	
Per # of contracts	$125.00
Contract : Reinstatement	
Per # of contracts	$85.00
Farmland Security Zone-Cancellation (PSZ)	$1,000.00 deposit + $100/hour

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.	
1-4 lots/parcels	$754.00 plus $211.00 per lot
More than 4 lots/parcels	$1,903.00 plus $28 per lot over 4
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
More than 4 lots/parcels	$6,931.00 plus $112 per lot over 4
Appeals on Planned Development and Certificates of Compliance	$300.00

PLANNED DEVELOPMENTS & DEVELOPMENT AGREEMENTS

Planned Development in PD Zone (Section 18.6) (PD)	$8,304 deposit + $100/hour
Appeals on Planned Developments and Certificates of Compliance	$300.00
Additional charge on Planned Unit Development and Planned Development located in SRA's	$375.00

APPLICATION	Total Fees Effective 10/17/09
Additional Airport Land Use Commission Fee if located in H, LT, AA AT or L Airport Safety Review Zone	$200 if information item $1,500 deposit + $100/hour if action item
Development Agreements (PDA)	$1,303.00 deposit + $100/hour
Minor modification to Planned Development or Development Agreement	$1,000 deposit + $100/hour
Amendment to Planned Development or Development Agreement	$3,368.00
FLOOD DAMAGE PREVENTION (PFV)	
Variance from Flood Damage Prevention Ordinance	$1,350.00
LOT LINE ADJUSTMENTS (PLA)	
Lot Line Adjustment	$1,381.00
Exception	$250.00
Appeals on Lot Line Adjustments	$300.00
Voluntary Merging of Parcels	$675.00
SURFACE MINING & RECLAMATION (PMR)	
Surface Mining Permit/ Reclamation Plan	$3,441 deposit + $100/hour
Mining Permit and/ or Reclamation plan processed by the Zoning Administrator	$3,023 deposit + $100/hour
Mining Permit and/or Reclamation Plan processed by the Zoning Administrator determined to be Categorically Exempt	$2,567 deposit + $100/hour
Application for Amendment to:	
Mining permit and/or Reclamation Plan processed by Planning Commission	$2,457 deposit + $100/hour
Mining Permit and/or Reclamation Plan processed by Zoning Administrator.	$1,309 deposit + $100/hour

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APPLICATION	Total Fees Effective 10/17/09
Director's Approval-Minor Modifications to:	
Zoning Administrator SMARA Permits	$260.00
Planning Commission SMARA Permits	$525.00
Request for Approvals of Financial Assurance	$135.00
Appeal on SMARA Decisions	$450.00
Annual Inspection Fees and Inspection Fee for release of Financial Assurances.	$350 deposit + $100/hour
Annual Inspection Fee	$400.00
Extension of time for Surface Mining Permits:	
Planning Commission Permits	$400.00
Zoning Administrator Permits	$250.00
Interim Management Plans	$1,500.00 deposit + $100/hour
ROAD NAMING (PRN)	
Road Name Changes:	
Public Roads	$700.00
Private Roads	$700.00
Appeals to Road Name changes	$100.00
PARCEL MAPS (PPM)	
Tentative Parcel Map: 1-2 lots	$1,507.00
Tentative Parcel Map: 3 lots	$1,807.00
Tentative Parcel Map: 4 lots	$2,807.00
Tentative Parcel Map: more than 4 lots	$3,243.00 plus $65.00 per lot over 4
Refiling of expired tentative parcel map within one year of expiration	1/2 of tentative parcel map fee
Additional charges on Tentative Parcel Map located in SRA's	$113.00
Additional Airport Land Use Commission Fee if located in H, LT, AA AT or L Airport Safety Review Zone	$200 if information item $1,500 deposit + $100/hour if action item

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APPLICATION	Total Fees Effective 10/17/09
Additional fee for vesting Tentative Parcel Map	$274.00
Waiver of Final Parcel Map	$168.00
Extension of Time for Parcel Map	$179.00
Waiver of Preliminary Parcel Map	$156.00
Minor Revision for Parcel Map	$1,302.00
Major Revision for Parcel Map	1/2 of fee for tentative map not less than $1,354
Exception of Parcel Map	$249.00
After the Fact Exception for Parcel Map	
Hearing	$476.00
No Hearing	$249.00
Appeals on Parcel Maps	$344.00
Final Parcel Map	$1,614.00
Improvement Plan Check & Inspection (Includes PVAE)	3% of Est. Imp. Cost $100.00 minimum
Inspection Only Private Vehicular Access Improvements	2% of Est. Imp. Cost $67.00 minimum
Recheck Fee (new)	$140.00
Review of geological-hydrological reports by Environmental Health for subdivisions and parcel maps.	$77.00

PRELIMINARY SITE PLANS & MAPS (PRE)

Preliminary Site Plan:	
When SPRC takes final Action	$1,915 deposit + $100/hour
When SPRC acts in advisory capacity (no fee required when submitted in conjunction with preliminary parcel or subdivision map)	$1,915 deposit + $100/hour
Preliminary Development Plan for Zone Change, Variance or Use Permit	$1,157.00

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APPLICATION	Total Fees Effective 10/17/09
Preliminary Development Plan for Planned Unit Development	$2,641 (except no fee is required if a preliminary subdivision map is filed)
Preliminary Subdivision Map	$2,093 deposit + $100/hour
Additional Fee for Preliminary Vesting Subdivision Map	$900.00
Preliminary Parcel Map	$1,891 deposit + $100/hour
Additional charge on Preliminary Parcel Map or Preliminary Subdivision Map located in SRA	$113.00
Additional Airport Land Use Commission Fee if located in H, LT, AA AT or L Airport Safety Review Zone	$200 if information item $1,500 deposit + $100/hour if action item
Additional Fee for Preliminary Vesting Parcel Map	$900.00
Extension for Preliminary Site Review	$179.00
Minor Modification	$400.00
Application to Initiate Minor Modification (new)	$200.00

SPECIAL USE PERMITS (PSP)

Special Use Permit for: 1) Temporary use of one mobilehome or recreation vehicle, other than for older or handicapped persons 2) To be processed by Zoning Administrator for projects that are categorically exempt from CEQA 3) Mobilehome for older or handicapped persons 4) Additional housing for older or handicapped persons that are processed by Zoning Administrator and are categorically exempt	$1,505 deposit + $100/hour **no maximum**
Special Use Permit: 1) To be processed by Zoning Administrator 2) 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 that have become nonconforming as a result of a reclassification of zones or change in zoning regulations	$1,528 deposit plus $100/hour **no maximum**

APPLICATION	Total Fees Effective 10/17/09
Special Use Permit: 1) To be processed by Planning Commission 2) Amendments to Planning Commission Use Permits and Zone Variances	$1,750 deposit + $100/hour no maximum
Special Use Permit - Large Day Care	$210.00
Administrative Special Use Permit	$919.00
Specified Hazardous Waste Facility	$39,655.00 Plus actual cost over $39,655 plus 20%
Additional charge on Special Use Permit if located in State Responsibility Area (SRA)	$150.00
Additional Airport Land Use Commission Fee if located in H, LT, AA AT or L Airport Safety Review Zone	$200 if information item $1,500 deposit + $100/hour if action item
Extension of Time for Special Use Permit and PUD's:	
Planning Commission Permits	$370.00
Zoning Administrator Permits	$190.00
Compliance Investigation for Special Use Permits	$65.00 deposit for each project (based on $65 per investigation)
Director's Approval - Minor modifications to:	
Zoning Administrator Use Permits	$400.00
Planning Commission Use Permits	$400.00
PUDs/PD Permits	$1,000 deposit + $100/hour
Appeals on Use Permits, Variances, Minor Deviations, Site Plans and Zone Changes	$300.00
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, in order to correct or show cause and notice of assessment of civil fines and penalties is issued for: Special Use Permits Variances Special Use Permits Amendments	Double Fee

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APPLICATION	Total Fees Effective 10/17/09
Amendments to:	
Zoning Administrator Use Permits	$1,528 deposit + $100/hour
Planning Commission Use Permits	$1,750 deposit + $100/hour
Application to Initiate Minor Modification (new)	$200.00
FINAL SITE PLANS (PSR)	
Appeals on Site Plans	$300.00
Final Site Plan	$1,405 deposit + $100/hour **no maximum**
Extension for Final Site Review	$179.00
Minor Modification	$150.00
Application to Initiate Minor Modification (new)	$200.00
PLANNED UNIT DEVELOPMENTS (PUD)	
Planned Unit Development (Section 18.5)	$8,203.00 (plus any applicable subdivision fees, less any fees paid for preliminary development plan)
Extension of Time for PUD	
Planning Commission Permit	$370.00
Zoning Administrator Permit	$190.00
Compliance Investigation for PUD	$65.00 deposit for each project (based on $65 per investigation)
Planned Development & PUD Use Permit for Specified Hazardous Waste Facility	$27,473 initial fee (plus actual cost over $27,473 plus 20%)
Amendment to PUD	$3,368.00
Minor modifications to PUD	$1,000 deposit + $100/hour
Additional charge on Planned Unit Development located in SRA	$375.00
Additional Airport Land Use Commission Fee if located in H, LT, AA AT or L Airport Safety Review Zone	$200 if information item $1,500 deposit + $100/hour if action item

APPLICATION	Total Fees Effective 10/17/09
ZONE CHANGE (PZ)	
Request to Authorize Zone Change (PZI) - deduct fee from PZ application fee (Interim policy until GP2025 update is adopted)	$1,823 deposit + $100/hour
Zone Change	$1,451 deposit + $100/hour **no maximum**
Appeals on Zone Changes	$300.00
Text Amendments	$1,000 deposit + $100/hour **no maximum**
Additional Airport Land Use Commission Fee if located in H, LT, AA AT or L Airport Safety Review Zone	$200 if information item $1,500 deposit + $100/hour if action item
Zone Verification Letter	$50 per letter
VARIANCES - ZONE (PZV) AND SETBACK (PZV)	
Variance from Zoning Ordinance	$1,490 deposit + $100/hour
Minor Deviation Variance	$450.00
Variance from Building Line Setback Ord.	$2,451.00
Compliance Investigation for Variances	$65.00 deposit for each project (based on $65 per investigation)
Amendment to:	
Zoning Administrator Zone Variances	$1,528 deposit + $100/hour
Planning Commission Zone Variances	$1,750 deposit + $100/hour
Appeals on Variances and Minor Deviations	$300.00
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, in order to correct or show cause and notice of assessment of civil fines and penalties is issued.	Double Fee

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APPLICATION SUBDIVISION MAPS (TM)	Total Fees Effective 10/17/09
Tentative Subdivision Map:	
1-12 lots	$3,802.00
13-25 lots	$3,810.00 plus $124 per lot for 13-25 lots
26-50 lots	$5,753.00 plus $105 per lot for 26-50 lots
51-100	$8,426.00 plus $53 per lot for 51-100 lots
more than 100 lots	$11,287.00 plus $17 per lot over 100 lots
Additional charge on Tentative Subdivision Map located in SRA's	$225.00
Additional Airport Land Use Commission Fee if in H, LT, AA AT or L Airport Safety Review Zone	$200 if information item $1,500 deposit + $100/hour if action item
Additional fee for Vesting Tentative Subdivision Map	$669.00
Extension of Time for Subdivision Map	$469.00
Minor Revisions for Subdivision Map	$1,996.00
Major Revisions for Subdivision Maps	$602.00 Plus 1/2 of fee for tentative map but not less than $2,140
Exception for Subdivision Map	$1,085.00
After the Fact Exception for Subdivision Map	
Hearing:	$1,438.00
No Hearing:	$1,085.00
Appeals on Subdivision Maps	$502.00
Waiver of Preliminary Subdivision Map	$245.00
Final Subdivision Map	$2,472.00 Plus $26.00/lot

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APPLICATION	Total Fees Effective 10/17/09
Improvement Plan Check and Inspection: Less than $200,000 Improvement Cost	3% of Est. Imp. Cost
$200,001-$500,000 Improvement Cost	$6,000.00 Plus 2% of Est. Imp. Cost Over $200,000
More than $500,000 Improvement Cost	$12,000.00 Plus 1.5% of Est. Imp. Cost Over $500,000
Improvement Plan, Recheck Fee (new)	$140.00
Review of geological-hydrological reports by Environmental Health for subdivisions and parcel maps.	$77.00
ENVIRONMENTAL REVIEW (CEQA)	
E.I.R. prepared by County Department	$5,286 deposit + $100/hour Plus costs for technical studies
Draft E.I.R. or Initial Assessment of Archaeological Resources Prepared by Consultant	$165.00 plus total amount of estimated cost of Draft or environmental work as provided in the contract plus $5,000 deposit + $100/hour
Draft and final E.I.R. prepared by Consultant	$165.00 plus total amount of estimated cost of Draft and Final EIRs as provided in contract $5,000 deposit + $100/hour
Mitigated Negative Declaration prepared by County	$43.00 Plus total amount of estimated cost as provided in the contract plus $3,000 deposit + $100/hour
Mitigated Negative Declaration prepared by Consultant	$43.00 Plus total amount of estimated cost as provided in the contract plus $2,700 deposit + $100/hour
Initial Environmental Assessment work performed by private consultant	Total Amount of estimated cost as provided in the contract plus $1,500 deposit + $100/hour
Mitigation Monitoring and Reporting performed by County Dept.	Deposit required for each program - based on total cost

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APPLICATION	Total Fees Effective 10/17/09
Review of developer-submitted EIRs	Total Cost of review ($2,700.00 deposit)

*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
Appeals on EAO determinations and determinations by a County Department official or decision making body on the adequacy of environmental documents	$200.00

ALUC FEES

Additional Charge on ALL land use permit application fees for projects in the H, LT, AT, AA or L Zones, to offset ALUC review costs - Information Items	$200.00
Additional Charge on ALL land use permit application fees for projects in the H, LT, AT, AA or L Zones, to offset ALUC review costs - Action Items	$1,500 deposit + $100/hour
ALUC Consistency Determination (Review of City General Plans or Specific Plans within an airport zone)	$1,500 deposit + $100/hour

LAFCO FEES

Application for Change of Organization	$3,367.00
Petition for Change of Organization	$3,367.00 (plus a signature review fee of $25 plus $1.00 per signature)
Change of organization that eliminates or reduces an unincorporated island. (50% of change of organization)	$1,682.00 50% reduction ($1,685)
Requests for Reconsideration of LAFCO Determinations.	$300.00
Application for Sphere of Influence Amendment	$1,500.00 (plus cost of any additional processing)
Application for change of organization that creates an unincorporated island	$5,303.00

APPLICATION	Total Fees Effective 10/17/09
Extraterritorial Service Request to be processed by the Executive Officer	$121.00 (plus actual cost in excess of $121.00)
Extraterritorial Service Request to be processed by LAFCO	$334.00 (plus actual cost in in excess of $334)
Reduction in fee for change in organization when notice to surrounding owners & voted has already been given	($150.00)
Protest Hearings for Changes of Organization/Reorganization	$300.00
WATER EFFICIENT LANDSCAPING	
Water Efficient Landscaping Plan check	$90.00
PUBLIC NOTICE / AGENDA REQUESTS	
Annual Fees for Notices Requests:	
Request within a particular geographic area or community for:	
Notices of Public Hearings	$30.00
Notices of Availability of EIRs and Negative Declarations	$20.00
Notices concerning selected projects or project types	$1.00 per notice as determined by the Planning Director
All other requests for:	
Notices of all hearings	$430.00
Notices of Availability of all EIRs and/or Negative Declarations	$350.00
Notices concerning selected projects or project types	$1.00 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 given will not exceed two (2) notices in a calendar year. Further, the fee shall not be charged for requests by public agencies.

Annual Fees for Mailing Agendas:	
Planning Commission Agendas	$25.00
Zoning Administrator Agendas	$50.00
Site Plan Review Committee Agendas	$50.00

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.

APPLICATION	Total Fees Effective 10/17/09
SURVEYOR	
Record of Survey Map Check	$536.00
Correctory/Amended Record of Survey Map Check	$268.00
Survey Corner Record Check	$11.00
Assessment District Formation	$2,090.00
Road Abandonment	$2,148.00
EMPLOYEE HOUSING	
Issuance Fee	$200.00
Permit to Operate - Per Employee Housing Capacity	$20.00
Amended Permit Fee - transfers/increases	$20.00
Exemption Issuance Fee	$35.00
Amended Exemption Fee - transfers/increases	$20.00
Exemption Fee - Per Housing Unit	$20.00
Reinspection Fee - Per Hour	$100.00
Appeal Fee	$150.00
CODE COMPLIANCE	
The following additional charges are applicable to uses commenced prior to approval and after a notice of violation has been issued:	
Planning Commission Use Permit	$200.00
Zoning Administrator Use Permit	$130.00
Variance	$130.00
Site Plan Review	$130.00
Technical Service Fee - Per Hour	$60.00
Permit to Operate - facilities established without a permit	Double Code Compliance Fees

APPLICATION	Total Fees Effective 10/17/09
Additional penalties for second or subsequent occurrence within 5 yrs.	10 times Code Compliance Fees
30-Day Notice to Abate Violation Fee (Compliance after 2nd Notice)	$270.00
Notice of Violation & Order to Correct (Compliance after 3rd Notice, but before Administrative Hearing occurs)	$765.00
Administrative Hearing Fee (Compliance after hearing+B655, but before abatement occurs)	$1,050.00
Violation Abatement Fee (Compliance through abatement by County)	$1,050.00
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 per day per violation

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Table 14 Continued

	Item		Current fee max per category	2008 calc of sq.ft. fee	2008 Approx calculated Fee	2008 Recommended fee
OTHER FEES						
50.	**Plan submittal and one correction**					
	Plan Check		$114		$128	$128
51.	**Inspections After One Inspection**					
	Inspection		$61		$68	$68
52.	**Building Official Code Variance Consideration**					
	Plan Check		$228		$256	$256
53.	**Appeals Board Application**					
	Building Official Variance Consideration		$244		$272	$272
54.	**Parking Lot Re-striping**					$332
	Plan Check		$114		$128	
	Inspection		$183		$204	
55.	**Non listed fees**	Determined by building official based on time			$68/hr	$68 per hour
56.	**Returned checks**		$60			
57.	**Challenge to fees**	Determined by building official based on time	$61/ hr		$68/hr	$68 per hour
58.	**Inspections w/o required permit**	Determined by building official based on time	$61/hr		$68/ hr	$68 per hour
59.	**Application after construction begun**	Double the normal fee			Double	Double normal fee
NEW AND/OR CLARIFICATION OF OTHER FEES						
60.	**Drain Pipe and connection**		n/a			$100
	Plan Check				$32	
	Inspection				$68	
61.	**Sewer Pipe and connection**		n/a			$100
	Plan Check				$32	
	Inspection				$68	
62.	**Gas pipe and connections**		n/a			$100
	Plan Check				$32	
	Inspection				$68	
63.	**Replacement for 41 above**					
	Electrical, each plug,switch or similar outlet (first 20)		n/a			$132
	Plan Check				$64	
	Inspection				$68	
	Add on for each increment of 30 or part thereof over 20		n/a			$198
	Plan Check				$96	
	Inspection				$102	
64.	**Wood detached garage or shop without utilities**		n/a			$132
	Plan Check				$64	
	Inspection				$68	
65.	**Patio/portch not part of original construction**		n/a			$268
	Plan Check				$64	
	Inspection				$204	
66.	**Car ports**		n/a			$200
	Plan Check				$64	
	Inspection				$136	
67.	**Pool/ spa/ waterfall**		n/a			$400
	Plan Check				$128	
	Inspection				$272	
68.	**Wood frame accessory bldg 1-5,000 sq. ft. (shell only)**					
	electrical, mechanical, plumbing additional		n/a			$400
	Plan Check				$128	
	Inspection				$272	
69.	**Wood frame accessory bldg over 5,000 sq. ft.(shell)**					
	electrical, mechanical, plumbing additional		n/a			$600
	Plan Check				$192	
	Inspection				$408	
70.	**Steel building without improvements**					
	1,000 to 5,000 sq. ft. Elect mech & plumb additional		n/a			$332
	Plan Check				$128	
	Inspection				$204	
71.	**Steel building without improvements**					
	Over 5,000 sq. ft. Elect, mech & plumb additional		n/a			$400
	Plan Check				$128	
	Inspection				$272	
72	**Seismic foundation, mobile home piers**		n/a			$132
	Plan Check				$64	
	Inspection				$68	
73.	**Pole barn or shade structure without utilities**					
	Electical, mechanical and plumbing additional		n/a			$200
	Plan Check				$64	
	Inspection				$136	
74.	**Relocation fee based upon estimate of time required by the Chief building Official**		n/a			
	Plan Check		$57/hr		$64 per hour	$64 per hour
	Inspection		$61/hr		$68 per hour	$68 per hour
75.	**Collection and processing of school fees**		$45		$68 per fee	$68 per fee

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Appendix D
Summary of CDBG, HOME, CALHOME & EDA Grants

RESOURCE MANAGEMENT AGENCY
COMMUNITY DEVELOPMENT & REDEVELOPMENT DIVISION
CDBG, HOME, CALHOME & EDA GRANTS

Grant Number	Activity Description	Homebuyer Assistance		Housing Rehab		Connections / Assistance		Grant Amount	
		Goal	Actual	Goal	Actual	Goal	Actual	Allocation	Expended
Program Income	CDBG Grants & Loans 1999 to Present	-	-	-	97	-	305	$ 1,112,477	$ 1,112,477
Program Income	HOME Grants & Loans 1999 to Present	-	-	-	58	-	-	$ 1,009,950	$ 1,009,950
09-NSP	Home buyer Assistance, Rehab, Land Banking, Redevelopment							$ 4,097,846	
09-Caltrans	Planning Earlimart							$ 190,000	
09-NSP 25% Tier 3	Home buyer Assistance, Rehab, Land Banking, Redevelopment							$ 525,000	
09-STBG- General/Project	Ivanhoe Well, Housing Rehab							$ 800,000	
09-HOME-Project	Ivanhoe 80 Affordable Rental Units							$ 4,000,000	
09-HOME-Program	Housing Rehab, FTHB County wide							$ 800,000	
09-PTAG								$ 70,000	
09-PTAE								$ 70,000	
09-EDEF								$ 300,000	
08-PTAE-5420	Blight Analysis Strathmore & Terra Bella-Ducor and Earlimart Flood	-	-	-	-	-	-	**$ 35,000**	$ 35,000
08-CalHome-4913	Emergency Repairs /TCRA Project Areas	7	-	8	-	-	-	**$ 900,000**	
08-PTAG-5366	Housing Conditions Survey and	-	-	-	-	-	-	**$ 35,000**	$ 35,000
07-25-03812	EDA Planning Grant	-	-	-	-	-	-	$ 75,000	$ 75,000
07-EDEF-3721	Microenterprise Assistance& Loan Program	-	-	-	-	Training & Loans	-	$ 300,000	$ 300,000
07-FREZ-2980 Special Funding	Job Training Assistance and Program Income for Food Services	-	-	-	-	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	-	-	-	-	-	-	$ 390,865	$ 390,865
06-CalHome-242	Emergency Repairs /TCRA Project Areas	-	-	15	-	-	-	$ 600,000	$ 600,000
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	-	$ 546,250	$ 546,250
	Plainview Water Connections					195	-		
	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
						-	6 Loans		

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Grant Number	Activity Description	Homebuyer Assistance		Housing Rehab		Connections / Assistance		Grant Amount	
		Goal	Actual	Goal	Actual	Goal	Actual	Allocation	Expended
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
						-	2 Loans		
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 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 Center, Woodville	-	-	8	9	-	-	$ 35,000	$ 35,000
02-HOME-0622	Housing Rehab/County Wide	-	-	7	20	-	-	$ 800,000	$ 800,000
02-STBG-1727	Housing Rehab/Cutler-Orosi, Goshen, 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

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Grant Number	Activity Description	Homebuyer Assistance		Housing Rehab		Connections / Assistance		Grant Amount	
		Goal	Actual	Goal	Actual	Goal	Actual	Allocation	Expended
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

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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 East Orosi CDBG	Housing Rehabilitation	-	-	-	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)	-	-	-	-	-	-	$ 700,000	$ 700,000
	East Orosi Housing Rehab ($411,000)	-	-	-	7	-	-		
	East Orosi Solar Water Heaters ($50,000)	-	-	-	-	65	-		
	East Orosi Wastewater Collection System ($26,000)	-	-	-	-	75	-		
	East Orosi Sanitary Sewer Hookups ($44,000)	-	-	-	-	55	-		
	East Orosi Water Hookups ($7,500)	-	-	-	-	75	-		

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Grant Number	Activity Description	Homebuyer Assistance		Housing Rehab		Connections / Assistance		Grant Amount	
		Goal	Actual	Goal	Actual	Goal	Actual	Allocation	Expended
	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	Earlimart 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	70	60	424	700	4,002	1,905	$ 45,113,958	$ 33,325,593

RESOURCE MANAGEMENT AGENCY
COMMUNITY DEVELOPMENT & REDEVELOPMENT DIVISION
REDEVELOPMENT FUNDED ASSISTANCE

Project Area	Activity Description	Homebuyer		Housing Rehab		Connections /		Amount	
		Goal	Actual	Goal	Actual	Goal	Actual	Loan	Grant
Cutler-Orosi	Housing Rehab & Homebuyer Assistance	-	7	-	19	-	-	$ 945,452	$ -
Earlimart	Housing Rehab & Homebuyer Assistance	-	-	-	11	-	-	$ 279,230	$ -
Goshen	Housing Rehab & Homebuyer Assistance	-	-	-	18	-	-	$ 515,343	$ 10,000
Goshen	Business Assistance	-	-	-	-	-	2	$ 90,000	$ -
Ivanhoe	Housing Rehab & Homebuyer Assistance	-	-	-	1	-	-	$ 5,000	$ -
Pixley	Housing Rehab & Homebuyer Assistance	-	-	-	2	-	-	$ 40,000	$ -
Poplar-Cotton Center	Housing Rehab & Homebuyer Assistance	-	-	-	1	-	-	$ 10,000	$ -
Richgrove	Housing Rehab & Homebuyer Assistance	-	-	-	4	-	-	$ 110,000	$ -
Traver	Housing Rehab & Homebuyer Assistance	-	-	-	4	-	-	$ 167,930	$ -
	TOTALS	-	7	-	60	-	2	$ 2,162,955	$ 10,000
GRANTS/TCRA TOTALS		70	67	424	760	4,002	1,907	47,276,913	33,335,593

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Appendix E
Alphabetical Listing of Tulare County Cities and Special Districts

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 County Water Works District #1
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 Irrigation 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